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**Marked Agendas**  
**Approved Minutes**  
**Approved Reports**

**The September 15, 2016  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:	September 15, 2016	Item No. 5
General Plan Element:	<i>Character and Design</i>	
General Plan Goal:	<i>Foster quality design that enhances Scottsdale as a unique southwestern desert community.</i>	

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## ACTION

### Paseo De Las Flores 8-DR-2016

**Location:** 7300 N. Via Paseo Del Sur

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new commercial development, comprised of two, two-story buildings, with approximately 28,000 square feet of building area, 3,700 square feet of outdoor dining area, all on a 2.64-acre.

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## OWNER

McCormick Retail Partners, LLC  
Bret Anderson

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## ARCHITECT/DESIGNER

AV3 Design Studio

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## ENGINEER

LGE Corporation

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## APPLICANT CONTACT

George Pasquel III  
Withey Morris, PLC-George Pasquel III  
602-230-0600

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## BACKGROUND

### Zoning

This property was annexed into the City in 1967 and zoned Single-family Residential, R1-43. In 1971, this site was zoned Planned Community District with the McCormick Ranch Development Plan (Ordinance No. 613). Currently the site is zoned Single-family Residential, Planned Community District (R1-7 PCD), which is intended for single-family homes, churches, and schools to be established. Since 1975, this site has operated both as a school and church with a conditional use permit.

Action Taken \_\_\_\_\_

### **Context**

The property is located at the southeast corner of N. Hayden Rd. and E. McCormick Parkway, within the McCormick Ranch Master Planned Community. A neighborhood commercial center is located to the east, residences to the south, and to the north there is a vacant parcel with residential zoning, but it has been maintained by the McCormick Homeowners Association as open space. Please refer to the context graphics attached.

### **Adjacent Uses and Zoning**

- North: Undeveloped parcel, zoned Single-family Residential, Planned Community District (R1-7 PCD).
- South: Existing residences (Paseo Villas Replat), zoned Townhouse Residential, Planned Community District (R-4 PCD).
- East: N. Via Paseo Del Sur abuts the property to the east. Beyond N. Via Paseo Del Sur is the existing Paseo Village commercial center, zoned Neighborhood Commercial, Planned Neighborhood Center, Planned Community District (C-1 PNC PCD).
- West: N. Hayden Rd. abuts the property to the west. Beyond N. Hayden Rd. are existing residences (Camello Vista, Unit II), zoned Townhouse Residential (R-4R).

### **Key Items for Consideration**

- Zoning Ordinance
- Development Review Board Criteria
- Sensitive Design Principles
- McCormick Ranch Homeowner's Association Approval

## **DEVELOPMENT PROPOSAL**

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### **Purpose of Request**

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a commercial development, comprised of two (2), two-story buildings, with approximately 28,000 of building area and 3,700 square feet of outdoor dining area all on a 2.64 acre site.

### **Neighborhood Communication**

Property owners within 750 feet, as well as on the Interested Parties List maintained by the City, have been notified of the applicant's request and the site is posted with the required sign. Additionally, the applicant held an Open House on December 17, 2015 located on-site within the existing church building. The McCormick Ranch Property Owners Association reviewed and approved the development on June 16, 2016. City staff received an email in opposition due to noise, trash, and traffic. Please refer to Attachment #10.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The General Plan Land Use Element describes the Commercial land use designation as areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, retail businesses and shopping centers that serve community and regional needs. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and located on arterial streets for high visibility and traffic



volumes. The request conforms to the General Plan description of Commercial, intending to provide a combination of 17,000 square feet of retail and 11,000 square feet of office in a “neighborhood scale” redevelopment project that is near several residential neighborhoods within the McCormick Ranch Master Plan.

Access to the site is provided by a new deceleration lane and driveway entrance along N. Hayden Road that will be right-in and right-out only to minimize the traffic along N. Via Paseo Del Sur that primarily serves the multi-family residences to the south. Pedestrian connectivity is proposed along both street frontages that will connect to the buildings, on-site amenities and the adjacent McCormick Ranch-owned open space area. Restaurant patios and retail storefronts are positioned to create an open-air courtyard with shaded walkways that are treated with landscaping, awnings, and covered colonnades.

Architectural materials and colors emulate a Spanish Territorial style. Materials include slump block walls, precast concrete accents applied to the columns, mosaic tile applied to the building entrance, wood beams that frame the windows and colonnades and clay tile roofs applied to the roof. Building paint colors reflect the same color scheme that is throughout the neighboring properties which include “Antique White” applied to the exterior buildings, “Oatmeal” applied to the precast columns and “Dark Bronze” applied to railings.

Mature trees, floral shrubs, and ground cover are provided along both street frontages and internal to the site to enhance pedestrian shade within the parking lot and patios. Plant species include Jacaranda, Ficus, Heritage Southern Live Oak, and Red Bird of Paradise. A large shade tree, with pedestrian scale lights, benches, decorative pavers, and landscape pots, are proposed at the northwest corner of the site to create an active pedestrian node.

### Development Information

- Existing Use: Church, school
- Proposed Use: Commercial (Office, Retail, Restaurant)
- Buildings/Description: Two (2), two-story commercial buildings  
Building A (Retail, Restaurant): 6,688 square feet  
Building B (Office, Retail, and Restaurant): 21, 332 square feet
- Parcel Size: 115,254 gross square feet/2.87 gross acres
- Building Height Allowed: 36 feet
- Building Height Provided: 33 feet, 8 inches
- Parking Required: 106 spaces
- Parking Provided: 143 spaces
- Open Space Required: 22,589 square feet
- Open Space Provided: 38,290 square feet
- Floor Area Allowed: 0.8
- Floor Area Provided: 0.28

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Paseo De Las Flores per the attached stipulations, finding that the provisions of the Land Use and Character and Design Element of the General Plan have been met, and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENTS**

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**Planning and Development Services**

Current Planning Services  
Traffic Engineering  
Water Resources  
Fire and Life Safety Services

**STAFF CONTACT**

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Planner  
480-312-4211  
E-mail: mtessier@ScottsdaleAZ.gov

**APPROVED BY**

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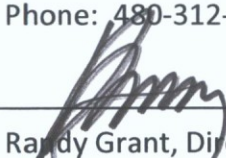
Meredith Tessier, Report Author

09/07/2016  
Date



Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

9/7/16  
Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

9/8/16  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Combined Context Aerial and Site Plan
- 5. Site Plan
- 6. Building Elevations
- 7. Landscape Plans
- 8. Electrical Site Plan
- 9. Citizen Involvement Report
- 10. Correspondence



**Stipulations for the  
Development Review Board Application:  
Paseo De Las Flores  
Case Number: 8-DR-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by AV3 Design Studio with a city staff date of 05/25/2016.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by AV3 Design Studio, with a city staff date of 05/25/2016.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Laskin & Associates, Inc., with a city staff date of 05/25/2016.
  - d. The case drainage report submitted by Hunter Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable General Plan and Zoning cases for the site were: 2-GP-2016, and 4-ZN-2016.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- B. No building on the site shall exceed 36 feet in height, measured as provided in the applicable section of the Zoning Ordinance.



**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. With the final plan submittal, the applicant shall provide information and details related to the roof drainage system, in compliance with Zoning Ordinance Section 7.105.
4. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
5. Based on Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, modify the design of the office building in order to incorporate passive architectural solutions to the east, south, and west sides of the building, to avoid solar exposure, heat gain, and to minimize reflected heat. Passive architectural solutions may include such features as awnings, extended eaves, horizontal projections between floors, galleries and arcades, recessed and/or punched windows, perforated metal screens, lattice and trellis features, light shelves, and other such devices to modify the exposure of the exterior wall and window surfaces.
6. Based on Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, provide section drawings of the proposed shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices.
7. Based on Scottsdale Design Standards and Policies Manual Section 2-1.401.4, roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.

**SITE DESIGN:**

**Ordinance**

- C. In accordance with Zoning Ordinance Section 9.105., a minimum of 4 percent of the total provided parking shall be accessible, instead of 4 percent the required parking.

**DRB Stipulations**

8. Perimeter and site walls shall be constructed with 6-or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building.

Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest, per Scottsdale Design Standards and Policies Manual Section 2-1.401.5.

9. All exterior mechanical, utility, and communications equipment shall be screened by a wall that matches the architectural characteristics, color, and finish of the building. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit, per Design Standards and Policies Manual, Section 2-1.401.1.
10. At time of final plans, the applicant shall provide an accessible route that conforms to the Scottsdale Design Standards and Policies Manual Section 12-1.300, et seq.
11. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

### **LANDSCAPE DESIGN:**

#### **Ordinance**

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- E. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
- F. At time of final plans, the applicant shall modify the planting density and layout so that it is representative of the mature size of the proposed species and relative to the planting area. Zoning Ordinance Sections 10.100 and 10.700.
- G. Coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Refer to Zoning Ordinance Section 7.600.

#### **DRB Stipulations**

12. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
13. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
14. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.



15. Based on Scottsdale Sensitive Design Principle 13, revise the landscape plan to avoid conflicts between the size of mature trees and light fixtures, by shifting either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.
16. Utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan, per the Scottsdale Design Standards and Policies Manual Section 5-3.119.
17. At time of final plans, the applicant shall revise the landscape plan so that it indicates *Lantana montevidensis*, *Rosmarinus officinalis*, and *Wedelia trilobata* will be installed at least three (3) feet on-center from the back-of-curb/edge of pavement in order to avoid conflicts between the mature size of these plants and the sidewalk/pedestrian areas, per DSPM Sec. 2-1.1001.14.

#### **EXTERIOR LIGHTING:**

##### **Ordinance**

- H. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade.
- I. At time of final plans, the applicant shall coordinate the lighting plan with the landscape plan in order to avoid conflicts between light fixtures and mature-size trees, specifically the light pole/fixtures, in compliance with Zoning Ordinance Section 7.600.

##### **DRB Stipulations**

18. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
19. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
20. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
21. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
22. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign.
23. At time of final plans, the applicant shall avoid conflicts between the light fixtures and the size of mature trees by shifting either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.
24. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes. (City of Scottsdale

Exterior Lighting Policy, and DSPM) A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only. (City of Scottsdale Exterior Lighting Policy, and DSPM).

25. Incorporate the following parking lot and site lighting into the project's design:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

26. The owner shall provide bicycle racks per City of Scottsdale requirements, unless otherwise approved by Transportation Department staff.

**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**Ordinance**

- J. The owners shall dedicate a 1-foot-wide vehicular non-access easement on N. Hayden Road except at the approved site driveway location.
- K. Direct site access to N. Hayden Road shall be limited to one (1) site driveway located a minimum distance of 330 feet from the E. McCormick Parkway centerline. The access at this driveway shall be restricted to right-in and right-out only movement. With the final plan submittal, the developer shall verify that sight distance for the right turn from the site onto N. Hayden Road is provided by submitting off-site plans for the relocation or removal of the existing wall southwest of the site and by demonstrating compliance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines.
- L. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
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N. Hayden Road	Major Arterial (Suburban)	1-foot-wide VNAE, 15-foot- wide Motorized Public Access Easement	Right-turn deceleration lane, 8-foot-wide sidewalk widening	a., b.
N. Via Paseo Del Sur	Local Collector (Suburban)	Public Non- Motorized Access easement	Remove existing driveway and construct 2 new driveways	c., d.

- a. The developer shall construct a new 8-foot-wide sidewalk along site frontage, separated from the back of curb where possible.
- b. The owner shall dedicate a 15-foot-wide Motorized Public Access Easement along the N. Hayden Road frontage for required right-turn deceleration lane at the proposed site driveway and the 8-foot-wide sidewalk along N. Hayden Road.
- c. The developer shall remove the existing site driveways and replace with vertical curb, gutter and a 6-foot-wide sidewalk. The proposed two new site driveways on N. Via Paseo Del Sur shall be constructed in general conformance with City of Scottsdale Standard Detail# 2256, Type CL-1. Driveway spacing shall be 165 feet minimum.
- d. The owner shall provide a 6-foot-wide sidewalk along site frontage and dedicate to the City of Scottsdale a Public Non-Motorized Access easement over the portion of public sidewalk outside the right-of-way.

#### **EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

##### **Ordinance**

- M. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

#### **WATER AND WASTEWATER STIPULATIONS:**

27. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

28. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
29. With final drainage report, the applicant shall submit retention basin percolation analysis DSPM: Section 4-1.402.
30. At time of final plans, the applicant shall dedicate a drainage easement over the proposed retention basins.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

31. Prior to final plan submittal, the applicant shall submit the Final Plat for City Council review and approval. The Final Plat for Case 2-PP-2016 shall be recorded prior to final plan approval.
32. All signs require separate review and approval.

# *PASEO De Las FLORES*

Minor General Plan Amendment, Rezoning, Preliminary Plat and Development Review

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## **PROJECT NARRATIVE**

Prepared by:

*Withey Morris, PLC*

Jason Morris

George A. Pasquel III

On behalf of:

*LGE Design Build*

David Sellers

Design Team:

*AV3 Design Studio*

Artie Vigil

Original Submittal: February 2, 2016

Revised Submittal: May 25, 2016

## **1. INTRODUCTION**

### **Location**

The roughly 2.6 acre site is located at 7300 N. Via Paseo del Sur near the southeast corner of Hayden Road and McCormick Parkway, Accessor Parcel No. 177-03-216 (the "Property").

### **Adjacent Zoning / Uses:**

- North: McCormick Parkway, then C-0, PCD (commercial uses)
- East: Via Paseo del Sur, then C-1, PNC, PCD (commercial shopping center)
- South: R-4, PCD (multi-family townhomes)
- West: Hayden Road, then R-4R (multi-family townhomes)

### **Property History**

The Property was originally annexed into the City in 1967 and zoned R1-43. Since that time it has gone through various changes and iterations. The Property was rezoned to R1-7, Planned Community District to allow for a 700+ seat church in the mid-1970's. Later approvals allowed for a pre-school use, a Montessori school and a daycare. Currently the property is developed with a roughly 17,000 sqft, 2-story, building used for a variety of church and school functions. A majority of the building is currently unused or underutilized and the Property also has an outdoor, gated playground.

### **Request**

The Property is currently zoned Single Family Residential, Planned Community District (R1-7, PCD) and has a General Plan designation of Office. Because these designations are outdated in consideration of the existing uses and unsuitable for the proposed improvements, this application seeks to rezone the Property to Neighborhood Commercial (C-1) with a General Plan designation of Commercial.

### **Purpose of Request**

The purpose of this request is to enable the development of a new, neighborhood scale, boutique retail restaurant and office project designed to reflect the neighborhood scale and charm of McCormick Ranch. The boutique development envisioned will consist of roughly 17,000 sqft of ground level retail positioned around open air courtyards and landscaping with a small, roughly 11,000 sqft upper level office component. The use will create a walkable amenity for nearby residents while tying into the existing, larger Paseo Village commercial center adjacent to the site.



## **2. PROJECT OVERVIEW**

### **Overall design concept**

Paseo De Las Flores “street of flowers” is designed to evoke the timeless tradition of a neighborly walk down to your neighborhood center. This multi-use center is designed as a neighborhood amenity in which residents and visitors can enjoy a visit to their favorite restaurant, retail store and or do business above the store. Traditionally designed and inspired by Spanish Territorial revival architecture, the buildings incorporate a diverse mix of frontages and architectural elements which give these two buildings a neighborhood scale. The pedestrian sidewalks are elegantly shaded with a diverse combination of colonnades, canopies and verdant tree landscape. Although only two buildings the intent for the design of this project is to provide an example of a traditional block with multiple buildings that would be found in a traditional neighborhood center with streets, sidewalks and blocks. Similar to timeless places the buildings become a canvas for which the retail, restaurants and verdant landscape can be framed and presented to the community.

### **Materials**

True to the Spanish Territorial architecture inspired design, this project implements all of the colors and textures that give this style of design its rich and timeless feel. Desert white colored stucco walls give the project a sense of coolness and reflect the ever changing shades of the desert sky and sunsets. Texture is provided with a combination of slump block walls, precast concrete accents, mosaic tile, wood beams, and clay tile roofs. All of these materials are currently implemented throughout McCormick Ranch at neighboring commercial and residential properties such as Scottsdale Suites Resort, and the newly developed Veritas at McCormick Ranch Condominiums.

### **Parking**

Parking for the project meets and exceeds the city required for a multi-use commercial development by 38 parking spaces. LGE is very conscientious about providing enough vehicular parking, bike parking and pedestrian options to ensure that a project is successful. Parking is evenly distributed around the buildings with the majority located towards the south and east. Sidewalks connect all areas of the parking areas to allow convenient access to the retail, restaurants and office spaces.

### **Landscaping**

At Paseo De Las Flores “Street of Flowers”, the landscape is an integral component of the development plan. Streets are formally planted with a combination of date palms and shade trees. Arranged and orderly they frame the streets that front the buildings and shade the parking and sidewalks. On the sidewalks that connect to the neighborhood along Paseo De La Sur, trees frame the sidewalk to provide shade for residents accessing the project from the south. Along the retail frontages the sidewalks and courtyard are accented with flowering shrubs, trees, vines and an eclectic mix of potted planters.

### **Refuse location**

The refuse for the project is located towards the back of the buildings. This central spot adjacent to the buildings minimizes the distance of travel from the back door of each tenant to the containers while also being located away from adjacent properties.

### 3. GENERAL PLAN CONFORMANCE

#### **This Application Does Not Trigger the Requirements for a Major General Plan Amendment**

The General Plan Conceptual Land Use Map designates the Property as Office. The proposed change to Commercial does not meet the criteria for a Major General Plan Amendment as defined in the General Plan and discussed below:

- **Criteria No. 1 - Change in Land Use Category**  
Per the table provided on page 20 of the General Plan, a change of land use category from Category E (Office) to Category E (Commercial) does not constitute a Major amendment.
- **Criteria No. 2 - Area of Change Criteria**  
Per the map provided on page 21 of the General Plan, the Property is located within Planning Zone A2. In Zone A2, a change in land use designation for an area greater than 10 acres triggers a Major amendment. The proposed amendment area is only 2.9 acres (125,061 sf).
- **Character Area Criteria**  
The Property is not located within a recognized Character Area Plan and therefore the proposal does not trigger a Major amendment.
- **Water/ Wastewater Infrastructure Criteria**  
The proposal will not result in a premature increase in the size of the master planned water transmission or sewer collection facility. The area has well-established infrastructure and the site has been previously developed with comparable square feet. Therefore, the proposal does not trigger a Major amendment.

#### **Conformance with the Six Guiding Principles**

CityShape 2020 established six Guiding Principles as recommendations for reaffirming and improving the General Plan. The proposed rezoning and minor General Plan Amendment is in conformance with these guiding principles as outlined below:

1. **Preserve Meaningful Open Space**  
The site currently has minimal, if any, meaningful open space. The proposal will create new, usable on-site open space with shaded courtyards, outdoor seating areas and landscaped breezeways. The proposal will also take advantage of the existing pocket park located immediate north of the Property. This space is currently neglected and underutilized. The proposal will enhance pedestrian connections and help draw people into this pocket park.
2. **Enhance Neighborhoods**  
The proposal marks a significant investment in the Property and therefore the neighborhood. The project will remove the dated and underutilized complex currently on-site and replace with an inviting and compatible amenity for the surrounding neighborhood. These improvements will greatly enhance and preserve the neighborhood.

### **3. Seek Sustainability**

The project design utilizes traditional energy strategies for the Arizona climate, such as recessed windows, thick walls and an abundance of shading, while also utilizing modern day construction technologies for advanced building performance - This is especially true when compared to the existing, dated building. Traditional building materials such as cool-toned stucco, block construction, and smaller, properly placed windows are more sustainable than most contemporary glass and steel buildings. Furthermore, places designed to be pedestrian and bike friendly are more sustainable than those designed primarily for automobile visits. As McCormick Ranch is more mature and developed as a community, it is important that this project provide shaded sidewalks and an abundance of bike parking for residences to have the ability to choose alternative modes of transportation to the project.

### **4. Support Economic Vitality**

The existing, aging complex and use provides minimal economic vitality for the area or the City as a whole. The proposal will replace the existing uses with high-quality retail and restaurant tenants that generate economic activity. The boutique office space will also provide additional employment and commerce opportunities. The proposal will help Scottsdale, and this particular neighborhood, remain attractive and economically competitive.

### **5. Advance Transportation**

The Project is within easy walking or biking distance of several neighborhoods. The proposal will provide a walkable amenity for these neighborhoods, minimizing the need for vehicular trips. The project also plans to incorporate a mix of uses with varying peak times to disperse visits throughout the day, further minimizing vehicular congestion. The project also incorporates a series of bike racks to further encourage alternative transportation.

### **6. Value Scottsdale's Unique Lifestyle and Character**

The McCormick Ranch area of Scottsdale is known for this lush landscape, Spanish-territorial inspired architecture, connected pathways, variety of housing options and upscale retail options. The proposed project strengthens this unique lifestyle and character with a significant investment in a compatible, high-quality project. The site design is traditionally inspired with eclectic retail and restaurant storefronts, broad sidewalks, formal landscape, and traditional lighting. Restaurant patios and retail storefronts will front the sidewalks and courtyards to create a vibrant neighborhood center which neighbors and customers alike can enjoy. Walkways are shaded with a combination of awnings, trees, and covered colonnades. The variety provides for the interesting walkways which makes traditional architecture so appealing. Parking is evenly distributed around the buildings. Pedestrian sidewalks around the buildings connect to the existing network of sidewalks, green space and parking areas.

## **General Plan Goals and Approaches**

The proposed rezoning and minor General Plan Amendment would support the following goals and policies of the General Plan Guiding Principles as outlined below:

### **(CD) Character & Design Element**

***CD Goal 1** – Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

- *Approach: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Approach: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

Response: The project exemplifies safe, attractive and context compatible development through the use of appropriate design style, materials, scale and proposed uses. The project reflects the specific context of the area and needs of the surrounding neighborhood.

**CD Goal 6 – Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.**

- *Approach: Require substantial landscaping be provided as part of new development or redevelopment.*
- *Approach: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*

Response: The project maintains and improves the existing landscape areas along the perimeter of the Property while also providing new internalized landscaping solutions which provide comfortable pedestrian areas and reduce the effects of heat and glare.

**CD Goal 7 – Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.**

- *Approach: Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Approach: Encourage lighting designs that minimize glare and lighting intrusions.*

Response: Current lighting on site features dated, inefficient lighting – and in some cases upward facing, non-shielded lights. Redevelopment of the site will incorporate the latest technologies and strategies including downward facing and/or shielded lights and more energy efficient light fixtures to minimize glare and spill-over of light.

#### **(LU) Land Use Element**

**LU Goal 5 – Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

- *Approach: Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Approach: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*
- *Approach: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*



Response: The proximity of the project to adjacent neighborhoods and the mix of uses planned for the development will encourage fewer automobile trips and a better balance of live, work play land uses for the area. New bike racks will also be installed to provide further mobility options and take advantage of the existing fabric of trails and pathways.

**LU Goal 6** – *Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.*

- *Approach: Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.*
- *Approach: Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.*  
Response: The project provides a compatible mix of uses to compliment the surrounding area and existing community resources. No new roads, utilities or other infrastructure development are required to serve the project, further conserving resources. The redevelopment and investment will help to protect and revitalize the established area by promoting new development that will serve to re-energize an area.

**LU Goal 8** – *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

- *Approach: Promote public land uses, such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interactions.*
- *Approach: Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*
- *Approach: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*

Response: Creating a sense of community while reinforcing the area's character is a key aspect of this proposal. The project's design and scale fits seamlessly into the neighborhood while the uses and pedestrian connections help promote community interactions.

The project's pathways and courtyards act as natural extensions and improvements to the existing network of pathways and the adjacent pocket park. New pedestrian connections along Hayden (at the northwest and southwest corners of the site) help link the project to existing pedestrian paths. The same occurs along Via Paseo Del Sur, where enhanced landscaping and design draws the pedestrian into or through the site.

Additionally, the project will promote the use of the existing pocket park to the north of the site. This park is currently seldom used, not because of its design or layout, but because it is somewhat detached from other amenities. The placement of an inviting retail/office use immediately adjacent to the park will change this and will promote the use of the park. Neighbors, customers and employees can grab a quick coffee or bite and stroll to the park to enjoy the environment or use as a convenient meeting place. .

## **(EV) Economic Vitality Element**

***EV Goal 5 – Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.***

- *Approach: Maintain and develop neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations.*
- *Approach: Promote pedestrian/bicycle improvements and provide options for alternative modes of transportation to access commercial, retail and entertainment centers.*

Response: The project will help maintain and breathe new life into the existing neighborhood shopping area. The new, neighborhood scale retail and restaurant options will complement the existing mix of commercial uses nearby and provide more quality amenities within proximity to the neighborhoods. The project also encourages alternative modes of transportations by providing bike racks, pedestrian shade and linking into the exiting pathways of McCormick Ranch.

***EV Goal 7 – Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.***

- *Approach: Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.*
- *Approach: Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The proposal will enable the redevelopment and revitalization of an underutilized property into a thriving community amenity that will help sustain the long-term economic well-being of the City.

## **(N) Neighborhood Element**

***N Goal 2 – Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods.***

- *Approach: Use revitalization and redevelopment tools to help maintain the community's mature neighborhoods, thus sustaining Scottsdale's quality of life and the aesthetics of its built environment. Residential and commercial deterioration in mature neighborhoods reflects negatively on the community as a whole.*

Response: The proposal is a perfect example of revitalization efforts in a mature neighborhood aimed at stemming deterioration. The existing complex, build in 1970's, is somewhat deteriorated and is limited in the level of amenity it can provide to the surrounding community. The project marks a major economic investment and improvement that will provide long-term stability.

***N Goal 4 – Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.***

- *Approach: Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community*

Response: The proposal preserves, and greatly enhances, pedestrian and alternative transportation connections and links with a neighborhood supporting land uses. As noted above, the pedestrian connections along the property frontage as well as through the project are a great enhancement from the existing conditions. Pedestrians along Hayden and along Via Paseo Del Sur are naturally drawn into the site along landscaped sidewalks and courtyards. The proposed uses, the ease of walkability, and the provision of adequate and convenient bike racks promote alternative modes of transportation to and from the site.

### **(OS) Open Space & Recreation Element**

**OS Goal 1** –*Protect and improve the quality of Scottsdale’s natural and urban environments as defined in the quality and quantity of its open spaces.*

- *Approach: Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*
- *Approach: Protect the visual quality of open space, unique city characteristics, and community landmarks.*

Response: As noted above, the project provides vast improvements in connections (both visually and physically) to open space. The project encourages and enables comfortable pedestrian connections to the adjacent pocket park. A vast amount of open space is also provided within the project, in both common area open space and landscaped open space.

### **(PE) Preservation and Environmental Planning Element**

**PE Goal 10** – *Encourage environmentally sound “green building” alternatives that support sustainable desert living.*

- *Approach: Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.*
- *Approach: Encourage “green building” techniques and alternatives in conjunction with revitalization, neighborhood conservation and redevelopment efforts.*

Response: The development incorporates numerous “green building” strategies into a project that will help with revitalization and neighborhood conservation efforts. Perhaps the most profound strategy is the overall location and project layout. Simply choosing to develop the Property at this location with a mix of accessible uses is counter to the suburban, car-centric developments which, because of their locations, require automotive trips to visit and then provide a “sea of asphalt” for the required parking. The project helps to facilitate the transition of McCormick Ranch Paseo Village commercial center from a suburban strip mall to a more traditional neighborhood town center. The project incorporates neighborhood pathway connections and an abundance of bike parking to provide access options for nearby residents.

The mixed use nature of the project creates a “park-once” mentality in which a concentration of neighborhood amenities and services are in close proximity and developed on a smaller plot of land than the typical suburban site development requires.

### **(CM) Community Mobility Element**

**CM Goal 10** – *Encourage a diversity of links between neighborhood systems and with citywide and regional systems.*

- *Approach: Explore alternative layouts that use existing connections, such as alleys, drainage corridors, dead-end streets, vista corridors, grade-separated crossings, and open space to create additional non-motorized connections between neighborhoods.*

Response: The project layout and improvements enhance existing pedestrian connections. The sidewalks along Hayden and along Via Paseo Del Sur will have an improved pedestrian comfort levels based on the property landscaping and improvements. The pathways to and from the project also become natural extensions of the existing links. The overall result is the encouragement of non-motorized connections between the existing neighborhoods, as residents have a more enjoyable, comfortable walking option.

**CM Goal 11** – *Provide opportunities for building “community” through neighborhood mobility.*

- *Approach: Encourage the sensitive integration of live, work and play land uses and their physical links within and between neighborhoods to emphasize sense of place.*
- *Approach: Emphasize strong pedestrian orientation (e.g. shaded safe paths, links to civic spaces) to foster a strong sense of community.*

Response: As previously noted in this section, the project is designed with a keen eye toward enhancing pedestrian connections. Enhanced pedestrian connections are provided from all 4 corners of the project and encourage the community to “meet” within the project or at the adjacent pocket park. The project also provides low-intensity “work” and “play” options in convenient proximity to the existing “live” uses in the neighborhood. Overall, the project will provide an inviting and convenient place for community interaction opportunities and will enhance the sense of place for the neighborhood.

#### 4. CONFORMANCE WITH ZONING DESIGNATIONS

The Property will be rezoned from Single-Family Residential, Planned Community District (R1-7, PCD) to Neighborhood Commercial, Planned Community District (C-1, PCD) and is in conformance with applicable zoning designations.

). The stated purpose of the Neighborhood Commercial district is to provide convenient shopping and services for nearby neighborhoods and to provide small business and service establishments which supply commodities and services to meet the daily needs of the community. The proposal will meet the stated goal of the zoning district. The rezoning will allow for an appropriate, neighborhood scale development which will provide services and amenities for the nearby community.

The Property will remain within the long existing Paseo Village Planned Community District (PCD) and will adhere to Section 5.2104 of the zoning ordinance regarding findings required to modify a PCD property as follows:

- A. *That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.*

Response: As noted above in Section 3, the project adheres to numerous General Plan goals and approaches and is well-coordinated with existing development in the surrounding area.

- B. *That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.*

Response: No new streets are proposed with the application. Existing streets and thoroughfares are adequate to serve the use and anticipated traffic demand. Traffic patterns in the area are well established, especially for traffic traveling to and from the existing commercial center to the immediate east of the project. To further ensure compatibility, a new ingress/egress point is provided along the west side of the Property to Hayden Road to help minimize cut-through traffic into adjacent residential area.

- C. *The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:*

1. *In the case of case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.*

Response: The proposed project is not a residential use.

2. *In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.*

Response: The proposed project is not an industrial or research use.

3. *In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.*

Response: The proposed commercial use (retail and office) is appropriate for the location and is in harmony with the character of the surrounding areas.



## 5. DEVELOPMENT REVIEW CONFORMANCE

The vision for Paseo De Las Flores is to create a neighborhood scaled multi-use commercial development. The concept of "street of flowers" is intended to create a pedestrian orientated development which feels more traditional in its design aesthetics and is well-aligned with the character of McCormick Ranch.

### Site Layout

Paseo De Las Flores will consist of two buildings. The northern building (A), is roughly 6,700 sqft, single story and is proposed to be a combination of retail and restaurants with patios on the east and western end of the building. The southern building (B), is roughly 21,000 sqft and will be a combination of retail, restaurant and second level office. A restaurant patio will be on the northern side of building (B) within a courtyard between.

### Architecture

The Architecture proposed for Paseo Del Las Flores will honor the unique architectural character of McCormick Ranch. The buildings are arranged and clustered together to give a sense of being two blocks of a village. The intention is that this development represents the village core of McCormick Ranch. Similar to many of the recent developments within McCormick Ranch neighborhood, this project is architecturally inspired by Spanish Territorial Architecture design. A combination of textures such as light stucco, block, wood, mosaic tile and clay tile roof are carefully designed to provide a clean yet eclectic architectural street front. Sidewalks are shaded with a combination of canopies, colonnades and verdant landscaping.

### Landscape Architecture

The landscape at Paseo De Las Flores will be landscaped in a manner consistent with the quality of landscape that prevails within McCormick Ranch, utilizing plants that are water-conservative. Existing trees which can be salvaged will be reused on site. Within the pedestrian areas, shade trees, flowering accents, potted plants will create the sense of being within traditional Spanish Territorial streetscape.

### Conformance to Scottsdale Zoning Criteria for the Development Review Board

*In considering any application for development review approval, the Development Review Board shall be guided by the following criteria:*

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

### Response:

The project development proposal is consistent with the design character of McCormick Ranch, City of Scottsdale and its guidelines, development standards, design standards and polices manual, master plans, character plan and general plan. McCormick Ranch historically has been designed with a Spanish Territorial influence. This design aesthetic is prevalent throughout the neighborhood. Most recently the remodel to the Scottsdale Suites Hotel which is nearby along with the apartments to the north of LA Fitness are all inspired by Spanish Territorial revival architecture. The streets and mini neighborhoods all have Spanish names. Continuing with this

theme we designed a Spanish inspired project that is common with in the desert southwest. White walls similar to the Scottsdale Mission, terracotta tile roofs, precast concrete accents, ornate tile accents are all traditional design components found throughout Scottsdale. The intention for this development is to create a neighborhood scale, mixed use project. The buildings are designed to have a variety of massing elements, undulations in the facade, variety in the canopies and shade treatments to create a dynamic pedestrian experience. The goal is to present a walking experience that is influenced by old world designs, yet reflective of the contemporary spirit of Scottsdale.

*2. The architectural character, landscaping and site design of the proposed development shall:*

*a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response:

The buildings are arranged and clustered together to continue the village scale and character that currently exists within McCormick Ranch. Building frontages and patios are orientated to the streets and green space for visibility and connection. The back of the buildings help to screen the pedestrian frontages from the adjacent neighborhoods. The topography is relatively flat with a slight slope to the south west. Throughout the project the focus on the pedestrian experience to create what Jane Jacobs calls the "interesting walk" in which variety uses, diversity in architecture and scaled at a more human scale. The McCormick ranch green space is currently underused as the current church abuts the park and has its back to the park. Great "town squares" are usually framed by a sidewalk, street and the fronts of buildings which frame the space formally. This allows a continual visibility of the faces of the buildings to both Hayden and the green space. Doing this also allows us to provide the service aspects of the buildings such as trash and utilities to the back side of the project. The location of the buildings also allows the parking to be arranged around the buildings, minimizing large fields of parking and creating a formal and traditional town block arrangement. This achieves the goal of creating a new precedent for traditional neighborhood block design which is a goal of the neighborhood and area.

*b. Avoid excessive variety and monotonous repetition;*

Response:

The buildings are traditionally designed utilizing the proportions, materials and accents found within the Spanish Territorial architectural style. Building A is divided to have two focal design elements which are located on the east and west frontages. Building B incorporates a variety of architectural changes around the building which gives it the appearance of several buildings built upon each other over time. The charming style of Spanish Colonial/Territorial style of architecture is the layering affects which give the sense that this place was built over time. The monochromatic nature of the buildings is intentional as it allows the variations in the architectural facade to be more subtle and less busy giving a sense of serenity and luxury. Shadows from the combination of trees and date palms will grace the buildings, reflecting the orange and purple hues of the western sunset, these buildings will have a dynamic nature to them that cannot be presented with contemporary design.

*c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

Response:

The buildings and site are designed with the sensitive desert environment in mind. Building colors are light to reflect the desert sun. Colonnades, canopies and shade trees are used to protect the pedestrian walkways from the sun. Sonoran Desert plants and trees will be incorporated into the landscape plan. The oldest church in Arizona is designed with a similar style and color. The Scottsdale mission is also a good example to reference. Lighter color buildings within the desert are best suited to give a sense of cool and serenity rather than dark colors which absorb light and heat. The cream white tone of the stucco, tan brick, concrete accents and Spanish tile all are common methods for design with the desert southwest.

*d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

Response:

This project is not within the Environmentally Sensitive Lands ordinance or overlay district.

*e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response:

This project is not within the Historic Property Overlay District.

*3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response:

The site development is designed with safety and convenience in mind. The development proposal includes one "right-in, right-out" automobile entrance off of Hayden Road which will minimize traffic along the more pedestrian Via Paseo De Las Sur. This was a major talking point of many residents in the neighborhood to minimize the traffic on Paseo Del Sur. Sight visibility triangles have been taken into consideration with the revised plans. Parking is evenly distributed around all of the buildings. Refuse and service areas are located behind the buildings and away from adjacent residential to the south.

*4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response:

All mechanical equipment, appurtenances and utilities will be screened as required.

*5. Within the Downtown Area, building and site design shall:*

Response:

The development proposal is not within downtown area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

Response:

The development does not propose public art as part of Cultural Improvement Program.

**Project Data:**

The preliminary project data for the project is provided below. Please note these figures are subject to change as the project further develops and is modified through the entitlement, permit and building process.

**BUILDING AREA:**

Building A: (RETAIL, RESTAURANT)	6,688 sqft
Building B: (OFFICE, RETAIL, RESTAURANT)	<u>21,332 sqft</u>
Total Building Area:	28,020 sqft

**EXTERIOR PATIO AREA**

Building A:	2,600 sqft
Building B:	<u>1,109 sqft</u>
Total Patio Area:	3,709 sqft

**LOT COVERATE**

28,020 SF / 115,254 SF	0.24 %
------------------------	--------

**PARKING**

Required: Commercial Mixed Use (31,729 / 300)	105 Spaces
Provided: On Site Parking	143 Spaces

**BICYCLE PARKING**

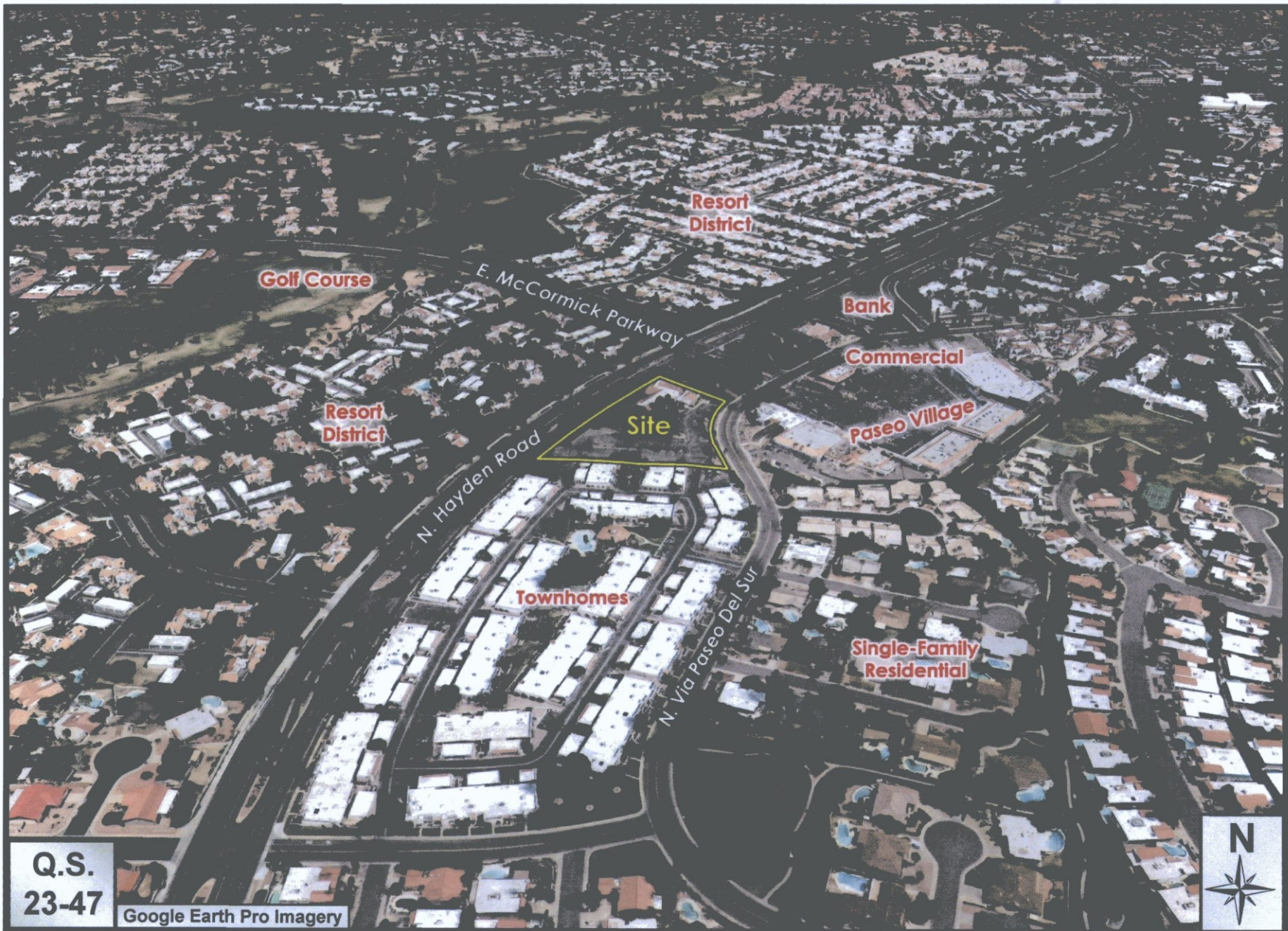
Required: (105 parking spaces / 10)	11 Spaces
Provided:	26 Spaces



## **6. CONCLUSION**

As outlined in this narrative and as seen in the application exhibits, the proposal meets and exceeds numerous stated goals of the General Plan and the Planned Community District and conforms to the existing neighborhood context. The project will breathe new into the existing commercial area and bring new, high-quality retail and restaurant options to the neighborhood and nearby businesses. All of this will be accomplished in an appropriately designed and scaled development.

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Paseo De Las Flores

8-DR-2016

ATTACHMENT #2





Paseo De Las Flores

8-DR-2016

ATTACHMENT #2A





Paseo De Las Flores

8-DR-2016

ATTACHMENT #3



**LGE**  
DESIGN BUILD  
**PASEO DE LAS FLORES**  
SCOTTSDALE, ARIZONA

RENDERED  
LANDSCAPE  
PLAN  
V02

Project # 15

2016 - 05

**AV**  
design  
AV3DESIGNS  
602.32

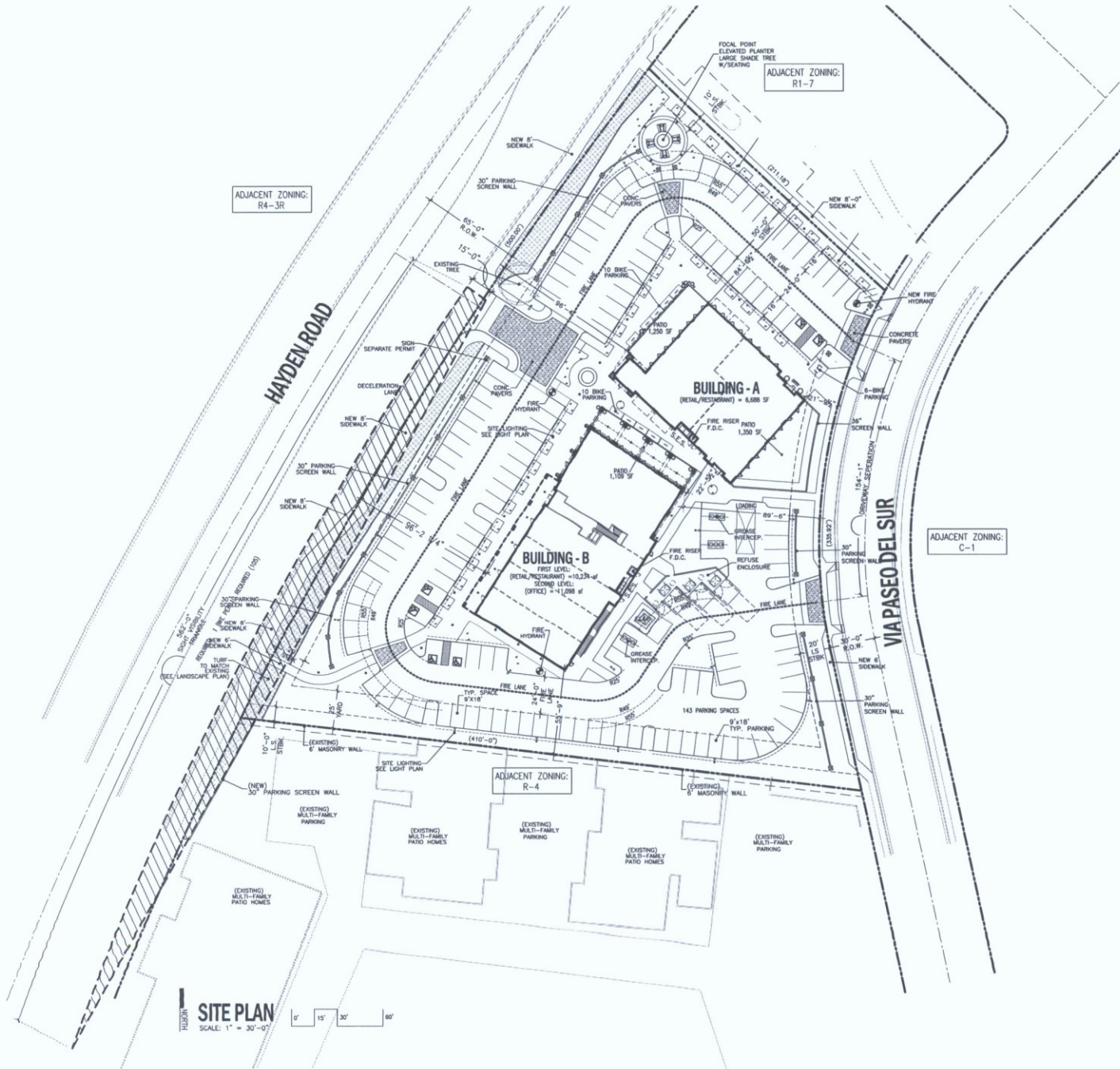
8-DR-2016  
5/25/2016

ATTACHMENT #4

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**SITE PLAN**  
SCALE: 1" = 30'-0"

### PROJECT DATA

ADDRESS: 7300 VIA PASEO DEL SUR, SCOTTSDALE, AZ  
 APN: 177-03-216  
 ZONING: R1-7 (CURRENT) RE-ZONE TO C-1, PCD  
 LAND USE: NEIGHBORHOOD COMMERCIAL  
 NET SITE AREA: 115,254 SF  
 GROSS SITE AREA: 115,254 SF  
 OPEN SPACE CALCULATIONS: SEE OPEN SPACE PLAN FOR CALCS.

BUILDING AREA	
BUILDING A (RETAIL / RESTAURANT)	8,688 SF
BUILDING B (OFFICE, RETAIL, RESTAURANT)	21,532 SF
TOTAL BUILDING AREA	28,220 SF
PATIO AREA	
PATIO DINING - BLDG A (EAST AND WEST PATIO)	2,600 SF
PATIO DINING - BLDG B	1,109 SF
TOTAL PATIO DINING	3,709 SF
LOT COVERAGE	
ALLOWED	0.80
PROVIDED: (28,220 SF / 115,254 SF)	0.24
BUILDING HEIGHT	
ALLOWED	36'-0"
PROVIDED:	36'-0"

### PARKING DATA

REQUIRED PARKING (B.130A- SCHEDULE OF PARKING REQUIRED)	105 SPACES
COMMERCIAL MIXED USE (1/300) 31,729 SF	
TOTAL PARKING PROVIDED	143 SPACES
	(5.14 SPACES PER 1000 SF)
ADA PARKING (ADA2010 - TABLE 208.2)	
REQUIRED: 101-150 (ADA2010 - TABLE 208.2)	5 SPACES
PROVIDED:	6 SPACES
BIKE PARKING (SEC 9.10300)	
REQUIRED: 1 BIKE PER 10 REQUIRED (105)	11 SPACES
PROVIDED:	28 SPACES

### DIRECTORY

**DEVELOPER:**  
 LGE DESIGN BUILD  
 740 N. 50TH STREET, SUITE 200  
 PHOENIX, AZ 85008  
 ATTN: DAVID E. SELLERS  
 P: 480-966-4001  
 E: DAVID@LGEDESIGNBUILD.COM

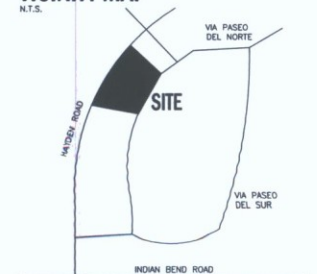
**LAND USE ATTORNEY:**  
 WITHEY MORRIS, PLLC  
 2525 E. AZ BILTMORE CIR.  
 SUITE A-212  
 PHOENIX, AZ 85016  
 ATTN: DAVID E. SELLERS  
 P: 602-230-0600  
 E: JASON@WITHEYMORRIS.COM

**ARCHITECT:**  
 AV3 DESIGN STUDIO  
 PO BOX 16782  
 PHOENIX, AZ 85011  
 ATTN: ARTIE VIGIL  
 P: 602-326-1387  
 E: ARTIE@AV3DESIGNSTUDIO.COM

### LEGAL DESCRIPTION

TRACT "M" PASEO VILLAGE, AMENDED, ACCORDING TO BOOK 154 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

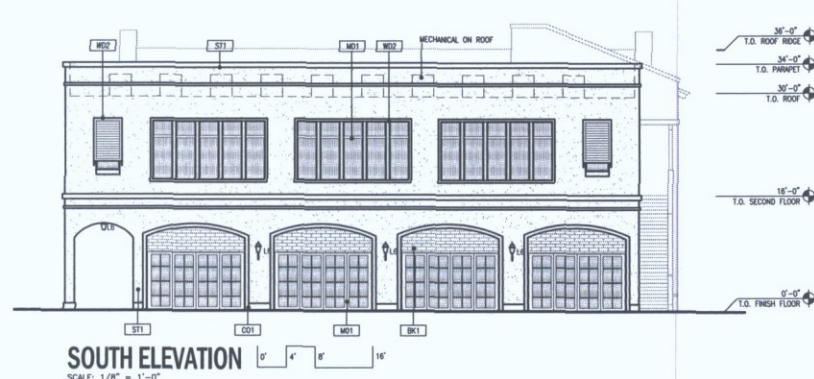
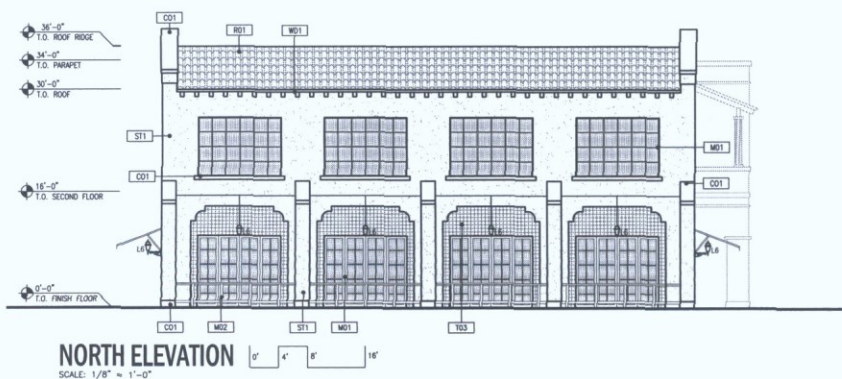
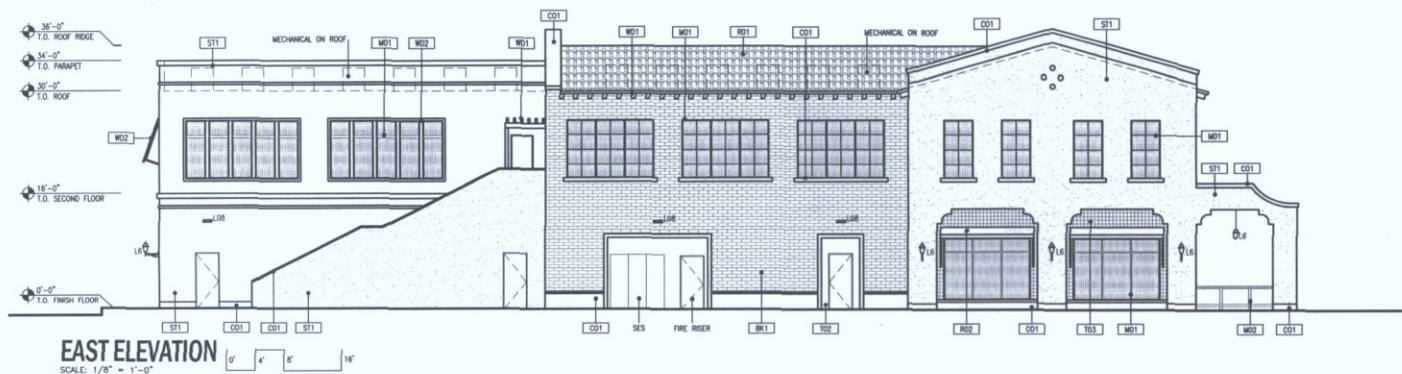
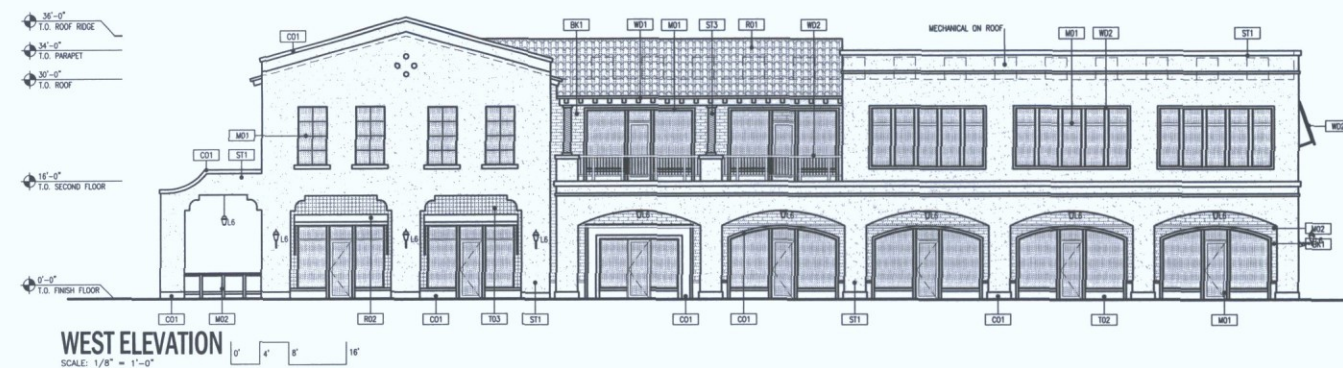
### VICINITY MAP



DEVELOPMENT REVIEW  
 PROJECT # 1041-PA-2015  
**SITE PLAN**  
**v2C**  
 PROJECT # 15023  
 2016.02.01  
 REVISED: 2016.05.23







## COLORS & MATERIALS

### R01: ROOF CLAY TILE

MFG: REDLAND CLAY TILE  
TYPE: CLAY TILE  
COLOR: PORTLAND BLEND  
FINISH: 10% CHALKED TILES  
LOCATION: ROOF

### R02: CANVAS AWNING

MFG: SHURELLA  
TYPE: AWNING FABRIC  
COLOR: TERRACOTTA  
FINISH: EXTENDED GRADE  
LOCATION: BUILDING B - CANOPIES

### ST1: STUCCO

MFG: DUNN EDWARDS PAINTS  
TYPE: STUCCO  
COLOR: ANTIQUE PAPER B02S18  
FINISH: SAND FINISH  
LOCATION: EXTERIOR BUILDINGS A AND B  
LBS: 81

### ST3: PRECAST COLUMNS

MFG: CONCRETE DESIGN INC.  
TYPE: TUCSON COLUMN 14"x8" 8'-0"  
COLOR: GRAY  
FINISH: ACID ETCH  
LOCATION: ACCENT COLUMNS BLDG A AND B

### CO1: PRECAST CONCRETE VENEER

MFG: CONCRETE DESIGN INC.  
TYPE: ACCENT VENEERING  
COLOR: GRAY  
FINISH: ACID ETCH  
LOCATION: BUILDING A & B

### T02: ACCENT TILE - BLDG B

MFG: TERRAZZOLUX (OR SIMILAR)  
TYPE: JASANA 8" x 8"  
COLOR: NATURAL TERRACOTTA  
FINISH: GARNET  
LOCATION: BUILDING B - BRICK ACCENT

### T03: ACCENT TILE - BLDG B

MFG: ARIZONA TILE  
TYPE: MORAVICH  
COLOR: PORCE GREY WHITE MIX  
FINISH: MATTE  
LOCATION: ACCENT COLUMNS

### BK1: SLUMP BLOCK

MFG: WESTERN BLOCK  
TYPE: SLUMP BLOCK  
COLOR: JARLUM BROWN  
FINISH: LIGHT ENDOUST FINISH  
LOCATION: BUILDING B

### WD1: WOOD BEAMS

MFG: ELWOOD RECLAIMED TIMBER  
TYPE: ANTIQUE OAK  
COLOR: CHESTNUT BEE STAIN - MINNAX  
FINISH: RECLAIMED TIMBER  
LOCATION: EXTERIOR LUMBER

### WD2: WOOD STAIN

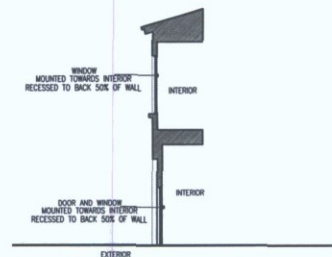
MFG: MINNAX WOOD STAIN  
TYPE: WATER BASED STAIN  
COLOR: CHESTNUT BEE STAIN - MINNAX  
FINISH: MATTE  
LOCATION: EXTERIOR WOODWORK

### M01: STOREFRONT COLOR

MFG: WESTERN WINDOWS  
TYPE: ALUMINUM STOREFRONT WINDOWS  
COLOR: DARK BRONZE  
FINISH: MATTE  
LOCATION: WINDOW / STOREFRONT

### M02: METAL PAINT

MFG: KYNAR 500 (OR SIMILAR)  
TYPE: STEEL PAINT  
COLOR: DARK BRONZE  
FINISH: MATTE  
LOCATION: FRAMES / RAILS



FOR:  
**LGE**  
DESIGN BUILD  
**PASEO DE LAS FLORES**  
MIXED USE DEVELOPMENT  
SCOTTSDALE, ARIZONA



DEVELOPMENT REVIEW  
PROJECT # 10411-PA-2015  
**BLDG B - EXT ELEVATIONS**  
**v2B**  
PROJECT # 15023  
2016 - 02 - 01  
REVISED: 2016 - 05 - 23

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AV3DESIGNSTUDIO.COM  
602.326.3387





# SALVAGE TREE LIST

Tag #	Species	Common Name	cal
4	Citrus Tree	Citrus	12"
5	Citrus Tree	Citrus	14"
6	Citrus Tree	Citrus	11"
7	Citrus Tree	Citrus	13"
40	Quercus	Live Oak	10"
41	Quercus	Live Oak	16"
42	chamaerops	Med Fan	8"
43	saguaro	saguaro	10"
45	Prosopis	Mesquite	14"
46	Prosopis	Mesquite	6"
47	Ferocactus	Barrel	3' h

limit of work - North  
large Multi SPECIMEN TREE (in raised planter)  
low decorative mounding at Islands (typ)  
decorative Pavers & conc. banding  
low decorative mounding & boulders  
parking screen wall

curb & gutter (ref. civil)  
pedestrian Sidewalk

existing Pine (#35)  
remain in place

annuals  
focal-point Feature  
Entry Drive

annuals  
decorative column  
concrete header

parking screen wall  
Turf

curb & gutter (ref. civil)  
sidewalk  
Pole lighting (ref. arch)  
new Turn Lane  
concrete header

bike rack (ref. arch)  
low mound & boulders  
low decorative mound  
ped entry walk

low mound

ADA spaces

boulder cluster & low decorative mounding

existing block wall w/ Vines espalier to wall (typ)

Light fixture (typ)

Limit of work - South

## EXISTING LANDSCAPE & IRRIGATION NOTES

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, (minimum 48" box). At no additional cost to owner. All shrubs and groundcover shall be replaced with 5 gal. plants.
3. Landscape areas disturbed by new construction shall be repaired with new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall

5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.
6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100
7. Shrubs in landscape areas on SEPARATE VALVE tied into existing system
8. Landscape Contractor to provide 100% full coverage to ALL Landscaped areas and pots.

include but not be limited to; hand watering, temporary above ground irrigation, existing system ... etc.

Ref Enlargement A - CL.02

## Conceptual Landscape Plan

### POT SCHEDULE

pot A	SIZE
DuraArtStone.com MODEL: Dresden DR Round 30" Traditional (color: Mexican Tile, - LSB finish) Each pot A contains: (1) Chamaerops humilis (15 gal) (2) Wedelia trilobata (1 gal)	
pot B	SIZE
JacksonPottery.com MODEL: TCR-0150 21"x18"x13" Italian Terracotta collection Each pot B contains: (1) Bougainvillea Vine (5 gal)	
pot_group C	SIZE
JacksonPottery.com MODEL: DG-123B x 1 27"x23"x16" Glazed (color: AZule) MODEL: DG-123A x 2 22"x19"x14" Glazed (color: Pacific) Each pot C contains: (3) Wedelia trilobata (1 gal) Lg central pot contains: (1) Sago Palm (5 gal)	
pot D	SIZE
JacksonPottery.com MODEL: TCR 2-40 21"x18"x13" Italian Terracotta collection (Roll Rim) Each pot D contains: (1) Chamaerops humilis (15 gal) (3) Portulacaria afra (5 gal)	

Note: Owner / Architect to approve final pot & color selection prior to ordering & scheduling delivery.

## LANDSCAPE LEGEND (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE / CLPR / HT.	QTY.
Jacaranda mimosifolia	48" box 3' / 13' u.o.n.	4
Jacaranda (select)	60" box specimen	4
Fraxinus velutina 'Fan-Tex'	36" box 1.75' / 9'	11
Fan-Tex Ash	standard	
Pistacia x 'Red Push'	36" box 1.75' / 9'	25
Red Push Pistache		
Caesalpinia mexicana	24" Box 1.0' / 5 multi.	25
Mexican Bird of Paradise	Matching, 18" Trunk Ft	22
Phoenix dactylifera	Straight & Diamond Cut	
Date Palm		
Quercus virginiana	36" Box 1.75' / 10' u.o.n	12
Heritage Southern Live Oak	48" Box 3' / 13' standard	18
Chamaerops humilis	24" Box 1.3'	5
Mediterranean Palm	Matching, Standard	
Cupressus sempervirens	36" Box 1.75' / 7'	4
Italian Cypress		
Ficus Nitida	48" box 3' / 13'	18
Ficus	Matching	
Olea europaea 'fruitless'	36" Box 7' multi	5
Fruitless variety Olive		
Pinus eldarica	48" box 5.5' / 15'	2
Mondell Pine		
Large Specimen Tree (species l.b.d., based on availability)	60" + sz container, multi.	1
salvage tree #		11

### SHRUBS / ACCENTS / VINES

SIZE	QTY
Agave murpheyi	5 gal. 57
Murphey's Agave	
Muhlenbergia rigens	5 gal. 118
Deer Grass	
Caesalpinia pulcherrima	5 gal. 16
Red bird of Paradise	
Muhlenbergia capillaris	5 gal. 78
white cloud Muhlenbergia	
Agave geminiflora	5 gal. 87
Twin Flower Agave	
Nerium Oleander	5 gal. 95
Petite Pink var. Oleander	
Bougainvillea 'La Jolla'	5 gal. 25
Bougainvillea	
Eremophila Valentine	5 gal. 62
Valentine bush	
Ligustrum japonica Japanese	5 gal. 42
Privet (hedge form)	
Senna artemisioides	5 gal. 12
Feathery cassia	
Citrus aurantium	20" B & B / 10' / 5.0' / 4.0' Standard - 26
Bitter Orange	hedge canopy prior to planting. plant material 20" o.o to create a continuous live screen wall.
Leucophyllum candidum Thunder Cloud™	5 gal. 135
Thunder Cloud sage	

### GROUNDCOVERS

SIZE	QTY
Rosmarinus officinalis	1 gal. 198
'Prostratus' Prostrate var. Rosemary	
Lantana montevidensis	1 gal. 344
'Gold Mound'	

### INERT MATERIAL

SIZE	QTY
Decomposed Granite - Express Brown (1/2" Select)	
2" min thickness in all L.S. areas	
Submit samples to LA for approval	
Fractured cobble Granite - Express Brown (3" to 6")	
install at down-spouts, roof drains and drainage outlets	
Mid-Iron sod, hybrid bermuda	
Concrete Header at all turf locations	(4" x 6")
Surface Select Granite Boulders	(3' min size)
(min 2700 lbs bury a min of 1/3)	qty 35

LASKIN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
57 East Wilson Ave  
Phoenix, Arizona 85012  
602.440.7771  
602.440.8821  
www.laskinlandscape.com



Paseo De Las Flores  
7300 Via Paseo Del Sur  
Scottsdale, Arizona  
Conceptual Landscape Plan

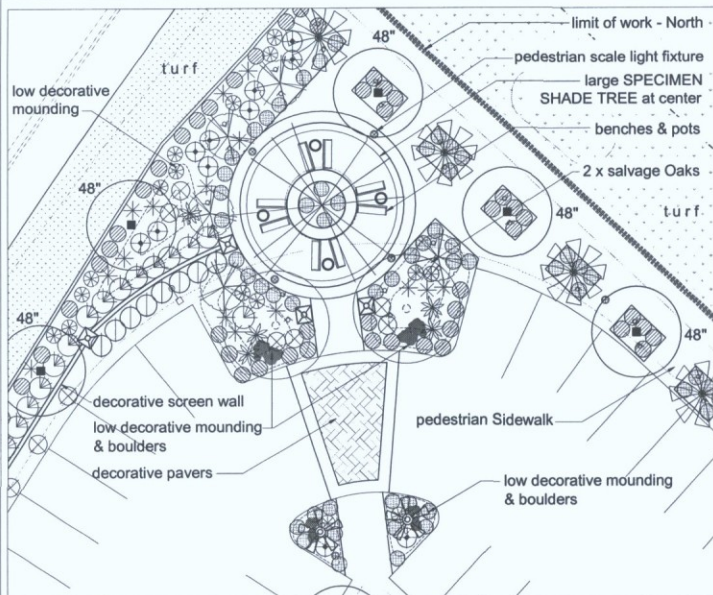
DATE  
4.27.16  
REVISIONS

proj # 15023

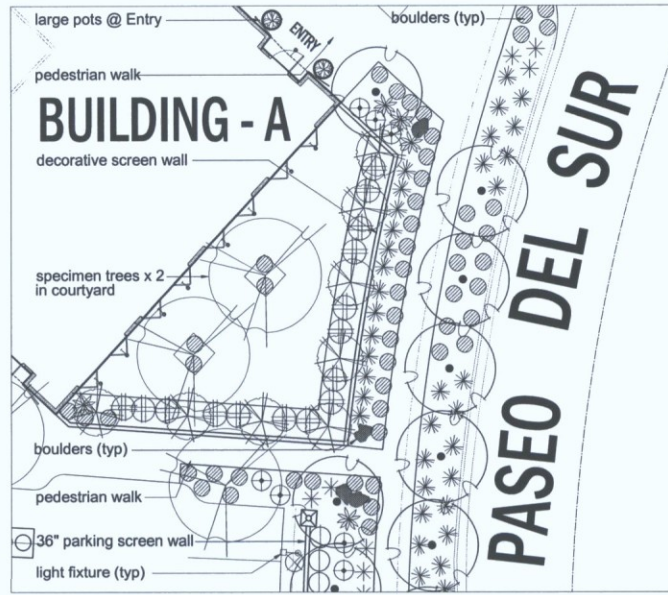
CONCEPTUAL LANDSCAPE

CL.01





**Landscape Enlargement A**



**Landscape Enlargement B**



**PROJECT DATA:**

PROJECT ADDRESS: 7300 Via Paseo Del Sur  
Scottsdale Arizona

ARCHITECT: AV3 Design Studio  
BUILDER: LGE Construction

PROJECT SCOPE: A NEW COMMERCIAL RETAIL BLDG

APN: R1-7  
CURRENT ZONING: C-1  
PROPOSED ZONING:  
LAND USE: MIXED USE COMMERCIAL  
SITE AREA: 125,061 sq. ft. / 2.87 Acres

BUILDING AREA:  
BUILDING A (RETAIL / RESTAURANT): 6,735 S.F.  
BUILDING B (OFFICE, RETAIL, RESTAURANT) 20,507 S.F.

TOTAL BLDG AREA 27,242 S.F.

PATIO DINING - BUILDING A: 2600 S.F.  
PATIO DINING - BUILDING B: 1109 S.F.  
TOTAL PATIO DINING 3709 S.F.

LOT COVERAGE: 21%

REQUIRED PARKING  
COMMERCIAL MIXED USE (1/300) 30,951 SQ. FT. 103 SPACES

TOTAL PARKING PROVIDED 143 SPACES

**SCOTTSDALE CITY NOTES**

Replanting in areas identified for revegetation, subject to the requirements of case.  
No turf areas to be provided on this Project.  
Any alteration of the approved Civil plans (additional fill, boulders, etc.) Shall require additional final plans staff review and approval.  
Landscape specifications section of the plans have not been reviewed and shall not be part of the City of Scottsdale approval.

A minimum of 50 percent of the provided trees shall be mature trees, pursuant to the City of Scottsdale's zoning ordinance ARTICLE X, SECTION 10.301, as defined in the City of Scottsdale zoning ordinance ARTICLE III, SECTION 3.100.

A single trunk tree's caliper size, that is to be equal or less than 4" shall be determined by utilizing the smallest dia. of the trunk 6" above finish grade adjacent to the trunk

A tree's caliper size for single trunk trees that are to have a dia. greater than 4" shall be determined by utilizing the smallest dia. of the trunk 12" above the finish grade adjacent to the trunk.

A multiple trunk tree's caliper size is measured at 6" above the location that the trunk split originates, or 6" above finish grade if all trunks originate from the soil. All landscape areas to receive irrigation.

Prior to the establishment of water service, non residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with SECTIONS 49-245 through 49-248 of the city code to the Water Conservation Office.

Areas within sight distance triangles are to be clear of landscaping, signs or other visibility obstruction with a height greater than 1.5'. Trees within the sight triangle shall have a canopy that begins at 8' in height upon installation. All heights are measured from the nearest street line elevation.

**BUILDING FOUNDATION LANDSCAPE & IRRIGATION NOTES:**

1. Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a min of 10'.
2. NO irrigated plants are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAX of 1 GPH. NO emitters to be located between the Buildings and the Plant material.
3. Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
4. ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
5. NO large trees are to be planted within a min 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 ft away from Buildings. Tree roots are to be discouraged to grow under bldg. foundations.

**POT SCHEDULE**

POT A	SIZE
DuraArtStone.com MODEL: Dresden DR Round 30" Traditional (color: Mexican Tile, - LSB finish) Each pot A contains: (1) Chamaerops humilis (15 gal) (2) Wedelia trilobata (1 gal)	
POT B	
JacksonPottery.com MODEL: TCR-0150 21"x18"x13" Italian Terracotta collection Each pot B contains: (1) Bougainvillea Vine (5 gal)	
POT GROUP C	
JacksonPottery.com MODEL: DG-123B x 1 27"x23"x16" Glazed (color: AZule) MODEL-DG-123A x 2 22"x19"x14" Glazed (color: Pacific) Each pot C contains: (3) Wedelia trilobata (1 gal) Lg central pot contains: (1) Sago Palm (5 gal)	
POT D	
JacksonPottery.com MODEL: TCR 2-40 21"x18"x13" Italian Terracotta collection (Roll Rim) Each pot D contains: (1) Chamaerops humilis (15 gal) (3) Portulacaria alra (5 gal)	

Note: Owner / Architect to approve final pot & color selection prior to ordering & scheduling delivery.

**LANDSCAPE LEGEND (U.O.N. - UNLESS OTHERWISE NOTED)**

TREES	ALL TREES TO MEET OR EXCEED A.N.A. SPECS	SIZE / CLPR / HT.
Jacaranda mimosifolia	48" box 3' / 13' u.o.n.	
Jacaranda (select)	60" box specimen	
Fraxinus volutina 'Fan-Tex'	36" box 1.75' / 9' standard	
Fan-Tex Ash	36" box 1.75' / 9'	
Pistacia x 'Red Push'	24" Box 1.0' / 5' multi.	
Red Push Pistache	Matching, 18" Trunk Ft	
Caesalpinia mexicana	Straight & Diamond Cut	
Mexican Bird of Paradise	36" Box 1.75' / 10' u.o.n	
Phoenix dactylifera	48" Box 3' / 13' standard	
Date Palm	24" Box 1' / 3'	
Quercus virginiana	Matching, Standard	
Heritage Southern Live Oak	36" Box 1.75' / 7'	
Chamaerops humilis	48" box 3' / 13'	
Mediterranean Palm	Matching	
Cupressus sempervirens	36" Box 1.75' / 7'	
Italian Cypress	48" box 3' / 13'	
Ficus Nitida	Matching	
Ficus	36" Box 7' multi	
Olea europaea 'fruitless'	48" box 5.5' / 15'	
Fruitless variety Olive	60" + sz container, multi.	
Pinus eldarica	salvage tree #	
Mondell Pine	Salvage tree from site (relocated from original location) see Native Plant Inventory	

**SHRUBS / ACCENTS / VINES**

SHRUBS / ACCENTS / VINES	SIZE
Agave murpheyi	5 gal.
Murphey's Agave	
Muhlenbergia rigens	5 gal.
Deer Grass	
Caesalpinia pulcherrima	5 gal.
Red bird of Paradise	
Muhlenbergia capillaris	5 gal.
white cloud Muhlenbergia	
Agave geminiflora	5 gal.
Twin Flower Agave	
Nerium Oleander	5 gal.
Petite Pink var. Oleander	
Bougainvillea 'La Jolla'	5 gal.
Bougainvillea	
Eremophila Valentine	5 gal.
Valentine bush	
Ligustrum japonica Japanese	5 gal.
Privet (hedge form)	
Senna artemisioides	5 gal.
Feathery cassia	

Citrus aurantium 20" B & B / 1.0 / 5.0 / 4.0 Standard -  
Bitter Orange hedge canopy prior to planting plant material  
20" o.c. to create a continuous live screen wall.

GROUNDCOVERS	SIZE
Rosmarinus officinalis	1 gal.
'Prostratus' Prostrate var. Rosemary	
Lantana montevidensis	1 gal.
'Gold Mound'	

**INERT MATERIAL**

INERT MATERIAL	SIZE
Decomposed Granite - Express Brown (1/2" Select)	
2" min thickness in all L.S. areas	
Submit samples to LA for approval	
Fractured cobble Granite - Express Brown (3" to 6")	
install at down-slopes, roof drains and drainage outlets	
Mid-Iron sod, hybrid bermuda	
Concrete Header at all turf locations	(4" x 6")
Surface Select Granite Boulders	(3' min size)
(min 2700 lbs bury a min of 1/3)	



Pasco De Las Flores  
7300 Via Paseo Del Sur  
Scottsdale, Arizona  
Conceptual Landscape Plan

DESIGN	hcs
DRAWING	hal
SHEET SCALE	1"=30'
DATE	4.27.16
REVISIONS	

proj # 15023

NOTES & ENLARGEMENTS

CL.02



# **SITE LIGHTING LEGEND**

KEY	NUMBER	ITEM
⊕	11	TYPE: PEDESTRIAN AREA LIGHT MFG: STERNBERG LIGHTING FIXTURE: PLADA SERIES COLOR/FINISH: MEDIUM BRONZE
⊗	12	TYPE: PARKING LOT AREA LIGHT MFG: CREE FIXTURE: EDGE SERIES COLOR/FINISH: DARK BRONZE
◇	13	TYPE: LANDSCAPE ACCENT LIGHTING MFG: WINDSCAPE FIXTURE: AS-ASPEN COLOR/FINISH: BRONZE
⊖	14	TYPE: BLDG A - SCIENCE - WEST MFG: STERNBERG LIGHTING FIXTURE: 1843 - LED CARSON CITY SERIES COLOR/FINISH: MEDIUM BRONZE - SOLID BODY
⊖	15	TYPE: BLDG A - SCIENCE - EAST MFG: SPECTRUM LIGHTING FIXTURE: WAREHOUSE SHADE COLLECTION COLOR/FINISH: BRONZE
⊖	16	TYPE: BLDG B - SCIENCE/PENDANT MFG: STERNBERG LIGHTING FIXTURE: 5440 - SEVILLE - CRF COLOR/FINISH: DARK BRONZE TEXTURED
		TYPE: LIGHT TYPE UNUSED / REMOVED MFG: - FIXTURE: - MODEL: -
⊖	18	TYPE: WALL MOUNT AREA LIGHT MFG: CREE FIXTURE: VOLARE ARCH WALL PACK LED COLOR/FINISH: DARK BRONZE

SEAL  
REGISTERED ARCHITECT  
ARIZONA  
ARTHUR A. Z  
V.O.B.  
12/24/1998

DEVELOPMENT REVIEW  
PROJECT # 1041-PA-2015  
**SITE LIGHTING PLAN**  
**v2B**  
PROJECT # 15023  
2016 . 02 . 01  
REVISED: 2016 . 05 . 23

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8-DR-2016  
5/25/2016



## **SITE LIGHTING PLAN**

SCALE: 1" = 30'-0"

0' 15' 30' 60'

**Citizen Review Report**  
**Non-Major General Plan Amendment, Rezoning, Preliminary Plat and**  
**Development Review**

Application No. 1041-PA-2015

Per the City of Scottsdale Citizen Review Checklist and the Neighborhood Involvement General Plan Checklist (both attached at TAB A), please see attached and below regarding the Citizen Review Report.

As required, the applicant met with City Staff early in the process to discuss neighborhood involvement strategy. Beyond the required neighborhood open house and notification letters, the applicant also planned to do additional outreach to the immediately adjacent neighborhood to the south, known as Paseo Villa HOA, and to the larger area-wide HOA, the McCormick Ranch Property Owner's Association. In that effort, the development team reached out early to both of these groups and has had ongoing conversations.

On September 23, 2015, development representatives met with the Paseo Village HOA at their regularly scheduled meeting to introduce the new Property owner, discussed the planned applications and answer questions. Exhibits depicting proposal concepts and samples of previously completed projects were on display. Attendees had general questions regarding project timing, building height and potential tenants. A preference was noted for the relocation of the existing refuse location on the site. Residents also noted a preference for an access point off of Hayden Road to reduce traffic on Via Paseo del Sur.

On October 7, 2015, development representatives met with the McCormick Ranch Property Owner's Association, Architectural Control Committee at their regularly scheduled meeting. The committee had general questions regarding materials, design influence, building location, potential tenants, project timing and project access. Overall, the Committee was supportive of the concept and was looking forward to further information.

On November 18, 2015, development representatives met with the McCormick Ranch Property Owner's Association, Board of Director's at their regularly scheduled meeting. A copy of the approved meeting minutes are attached at TAB B. The Board had general questions regarding the design, building location, potential tenants, project timing and project access. A member of the Board noted a preference for access from Hayden Road. The Board voted to support the applications as noted in the meeting minutes.

On December 7, 2015, a Project Under Consideration sign was posted on site describing the proposal and inviting the public to a neighborhood open house.



On December 14, 2015, first class letters were sent out to property owners, interested parties and registered HOA's within 750' of the property as provided by the City. The letters provided a description of the applications and invited the recipient to attend an open house meeting. Contact information for the development team was also included should recipients choose not to attend the open house meeting. See sign posting affidavit, copy of open house mailing letter, mailing list and map of mailing area attached at **TAB C**.

On December 17, 2015, an open house meeting was held on site within the existing building. Exhibits depicting the Property and surrounding area, site plan, elevations and renderings of the proposal were on display. Representatives of the development team, including the owner, were present to provide information and answer questions. A sign-in sheet was provided along with business cards with contact information for any follow up questions. Roughly 20 members of the public chose to attend the meeting and 13 people signed in. Attendees had questions regarding building height, potential tenants, lighting, parking provided and project timing. Attendees were extremely supportive of the project and noted a strong desire for an access point on Hayden Road. See sign-in sheet and sample exhibits attached at **TAB D**

As of the date of this report, the applicant has received only one (1) phone call from a recipient of the notification letters. The call occurred on December 29, 2015 and the caller stated her complete support for the applications.

A Community Input Certification summarizing some of these efforts has been provided at **TAB E**. Our office has and will continue to be available to discuss the project with members of the public.

Thank you



# McCormick Ranch Property Owners' Association, Inc.

9248 N 94TH ST  
SCOTTSDALE, AZ 85258

Phone: 480-860-1122

Fax: 480-860-1530

6/16/2016

McCORMICK RETAIL PARTNERS, LLC  
140 E RIO SALADO PKWY #209  
TEMPE, AZ 85281

Re: Architectural Submittal for 7300 E VIA PASEO DEL SUR

Dear Homeowner:

The Architectural Control Committee for McCormick Ranch Property Owners' Association, Inc. has reviewed and **APPROVED** the architectural submittal for your conceptual retail/restaurant and office development remodel and building materials per the plans submitted.

This approval by the MRPOA Architectural Control Committee shall be null and void if City of Scottsdale permits are required and have not been obtained prior to commencement of work, or if such permits were denied. No project approved by the Architectural Control Committee shall be deemed final until all required permits have been obtained and copies thereof have been received by the MRPOA office.

If you have any questions, please contact the Association at (480)860-1122, ext. 200, or by email at [admin@mrpoa.com](mailto:admin@mrpoa.com).

All construction must commence within forty-five (45) days of this approval letter. If the project is not started within forty-five (45) calendar days, it must be resubmitted to the Committee unless prior authorization from the Committee is otherwise received. The project must be completed within sixty (60) calendar days, unless prior authorization from the Committee is otherwise received. If approval was a result of a violation issued against the property, applicant will have fifteen (15) calendar days to bring the property into compliance.

*ACC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ACC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ACC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ACC, the Association, the Board of Directors or the Association or any Members thereof, nor the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.*

Your patience and cooperation with the architectural review process is appreciated.

Best regards,

McCormick Ranch Property Owners' Association, Inc.

**McCormick Ranch Property Owners' Association, Inc.  
Board of Directors Meeting  
Board Room – 9248 N 94<sup>th</sup> St  
Wednesday, November 18, 2015 – 4:00 PM**

A quorum was present with the following Directors in attendance in person: Brian Calabro, Liz Guinan, Mike Hart, Sam Luft, Gaylene Ori, Linda Scorzo, Peggy Ullmann and Janet Wilson.

Executive Director Jaime Uhrich was present. Minutes were recorded by Bree Peterson.

The following homeowners were also present: Carol Garling, Maria Dos Santos, Bill Jenkins, William Rivoir, Alice Currey, Brigitte Metcalf and Dana Metcalf. Also present were George Pasquel III, Artie Vigil, Swen Anderson and Vince Dalke from Withey Morris.

**APPROVAL OF MINUTES**

**MOTION:** It was moved and seconded to approve the minutes from the October 28, 2015 meeting. Motion passed unanimously.

**APPEALS**

**7750 N VIA DE SOMBRE**

Homeowner Carol Garling addressed the Board regarding the ACC's decision to deny the use of Behr custom colors for the base and trim on her house at 7750 N Via de Sombre, which was painted without prior approval. Homeowner stated that the base is the same color the house has always been, and was not repainted, only touched up in areas that needed it.

**MOTION:** It was moved and seconded that the Board uphold the ACC decision to deny the use of Behr custom colors for the body and trim of the property at 7750 N Via De Sombre. The homeowner may keep the base color, but must choose and submit for approval the Architectural Control Committee, a new trim color in the same color scheme as the base. Motion passed unanimously.

**8101 E MORGAN TRI**

The Board reviewed the appeal regarding the use of Dunn Edwards Weather Board for the trim of the house located at 8101 E Morgan Trail, painted without prior approval.

**MOTION:** It was moved and seconded to uphold the ACC decision to deny the use of Dunn Edwards Weather Board as a trim color for the property at 8101 E Morgan Trail. Motion passed unanimously.

**APPEARANCE**

**7300 E Via Paseo Del Norte**

George Pasquel with Withey Morris, and representing LGE Design Build, presented to the Board a Mixed Used Commercial project proposed for 7300 E Via Paseo Del Norte, currently zoned Single Family Residential, Planned Community District (R1-7 PCD). The Property has a General Plan designation of Office and is currently used for a variety of non-residential uses including a church and Montessori school. The applications being submitted to the Board and City propose a General Plan designation of Commercial and a zoning designation of Commercial, Planned Community District (C-1, PCD).

The Board reviewed the zoning for neighboring properties which includes R4 PCD to the south, C-O PCD to the north and C-1 PNC to the east.

**MOTION:** It was moved and seconded to support LGE Design Group moving forward with their application to the City of Scottsdale for Rezoning and Minor General Plan Amendment for the parcel of property located at 7300 E Via Paseo Del Norte. The support of the Board is provisional, and is only for the current zoning and General Plan change. All other items, i.e. demolition plans, building locations, designs, etc., will have to be submitted to the Architectural Control Committee for approval prior to action. Further, LGE Design Group will obtain through the City of Scottsdale the proper entitlements to develop the new retail project, which includes neighborhood notifications for input, as well as rezoning and development review board applications. Motion passed with 6 Ayes, 2 Nays (Peggy Ullmann and Liz Guinan)

#### **TREASURER'S REPORT**

##### October Finance Reports

The Finance Committee reviewed the October Operating Report, Delinquency Report and Balance Sheet Summary.

**MOTION:** It was moved and seconded to approve the October Treasurer's Report. Motion passed unanimously.

##### Vehicle/Equipment Purchases and Loans

**MOTION:** It was moved and seconded to approve Mike Hart researching end of the year rebates and incentive programs for vehicle purchases needed and approved in the 2016 Budget. Mr. Hart will determine if the Association will benefit from discounts and seek financing the vehicles until February 2016 should the Association benefit from purchasing the vehicles in 2015. Motion passed unanimously.

#### **COMMITTEE REPORTS**

##### **Architectural Control Committee**

##### Summary of Association Rules, Regulations and Architectural Control

The Board was presented with proposed changes from the Architectural Control Committee and staff to the Summary of Association Rules, Regulations and Architectural Control booklet. Changes included spelling issues not previously found, additional storage shed guidelines and landscape guideline clarifications.

**MOTION:** It was moved and seconded that the Board approve the proposed changes made to the Summary of Association Rules, Regulations and Architectural Control booklet. Motion passed unanimously. (Exhibit A)

##### **Landscape Committee**

The Committee continues to meet regularly with Logan Simpson regarding the Landscape Master Plan. Inventory and mapping of the Ranch is nearing completion.

Logan Simpson will have a tent at the Holiday Lights Event. Architect Craig Coronato and an Association will be available to answer questions and receive input from residents.

Information item only. No action taken.

### **Holiday Lights Committee**

Board member Liz Guinan updated the Board about the progress of upcoming event.

#### **Funding Future Holiday Lights Events**

Liz Guinan presented an idea to the Board of Directors for funding Holiday Lights on McCormick Ranch. Ms. Guinan suggested that residents be given the option on their annual assessment statement to round-up their annual assessments up to a full dollar amount (i.e. \$206 payment, would be rounded up to \$210), and allowing the difference to be used to fund Holiday Lights on McCormick Ranch. Board Members questioned the legality of this option.

**MOTION:** It was moved that the Board seek legal counsel about adding a voluntary contribution to the annual statements to fund Holiday magic. Motion was withdrawn.

**MOTION:** It was moved and seconded to review funding options for Holiday Lights on McCormick Ranch in January/February 2016 Board Meeting. Motion passed unanimously.

### **EXECUTIVE DIRECTOR REPORT**

#### **#2015-207 Compliance and Fine Policy**

**MOTION:** It was moved and seconded that the Board approve resolution #2015-207 Compliance and Fine policy. Motion passed unanimously. (Exhibit B)

#### **#2015-208 Delinquency Policy**

**MOTION:** It was moved and seconded that the Board approve resolution #2015-208 Delinquency Policy. Motion passed unanimously. (Exhibit C)

#### **#2015-209 Miscellaneous Fees**

**MOTION:** It was moved and seconded that the Board approve Resolution #2015-209 Miscellaneous Fees. Motion Passed unanimously. (Exhibit D)

#### **Architectural Fees and Deposit Schedule**

**MOTION:** It was moved and seconded to table the Architectural Fees and Deposit Schedule. Motion passed unanimously.

#### **Salt River Fields**

Executive Director, Jaime Uhrich, updated the Board on recent complaints received from homeowners regarding noise levels at Salt River Fields. Ms. Uhrich has been in contact with Dave Dunne from Salt Fields. Mr. Dunne is currently researching noise abatement options that could be used by Salt River Fields during loud concerts and events.

The Board and Executive Director will continue to monitor and address noise complaints regarding

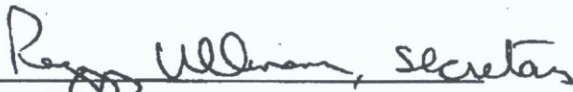
## **PRESIDENT'S REPORT**

### **#2015-210 BOARD MEMBER CODE OF ETHICS**

**MOTION:** I was moved and seconded that the Board of Directors approve resolution #2015-210 Board Member Code of Ethics. Motion passed unanimously. (Exhibit E)

### **ADJOURNMENT**

**MOTION:** A motion was made and seconded to adjourn the meeting into Executive Session. Motion passed unanimously.

  
Peggy Ullmann, Secretary

1/27/16

Date





December 4, 2015

**Re: 7300 N. Via Paseo del Sur - Rezoning & Minor General Plan Amendment - Case No. 1041-PA-2015**

Dear Property Owner / Neighbor

Our office represents LGE Design Building ("LGE") with regard to the roughly 2.9 acre property located at 7300 N. Via Paseo del Sur near the southeast corner of Hayden Road and McCormick Ranch Parkway (the "Property"). See attached aerial map for reference. The purpose of this letter is to inform you that LGE has recently filed a pre-application with the City and intends to file a formal rezoning, minor general plan amendment, and development review board application in the coming weeks to obtain the required entitlements to develop a new retail project with a small office component on the Property.

Although the Property is currently zoned Single Family Residential, Planned Community District (R1-7, PCD), the Property has a General Plan designation of Office and has already been developed and used for a variety of non-residential uses including a church and a Montessori school. The applications will better align the General Plan and zoning designations, with a proposed General Plan designation of Commercial and a zoning designation of Commercial, Planned Community District (C-1, PCD). The Property will still remain within the Paseo Village PCD. The goal of the project is to create a walkable, boutique, neighbor-hood scale retail/restaurant project. A preliminary site plan is enclosed for reference. The project consists of 2 buildings – one fronting on the small park, the other more centrally located on the site. The design evokes the best of McCormick Ranch style with Spanish Colonial and Santa Barbara influenced design aspects including white plaster walls, red tile roofs, iron details and an abundance of landscaping and outdoor gathering areas.

In order to discuss this application and any questions you may have, we have scheduled an open house as follows: Thursday, December 17, 2015 from 6:00-7:00pm, on site at 7300 N. Via Paseo del Sur in Scottsdale. Feel free to stop by at any time. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or [George@WitheyMorris.com](mailto:George@WitheyMorris.com). Additionally, any questions and/or comments can be directed to the City's Project Coordinator Meredith Tessier at 480.312.4211 or [MTessier@ScottsdaleAZ.gov](mailto:MTessier@ScottsdaleAZ.gov).

In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings by the Development Review Board, Planning Commission and City Council. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/projects>. Thank you for your courtesy and consideration.

Very truly yours,

WITHEY MORRIS P.L.C.

By

George Pasquel III

Attachment: Aerial, Site Plan

## SIGN-IN

LGE - CASE NO. 1041-PA-2015

7300 N. VIA PASEO DEL SUR

NEIGHBORHOOD OPEN HOUSE MEETING

DECEMBER 17, 2015 - 7300 N. VIA PASEO DEL SUR - 6:00 PM- 7:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. Paul Sesse	7145 N. Via de Pasa		pssesse@butteridge.com	Paseo Villas
2. DON MUNSON	7260-VIA NUEVA	602-321-9909	DonMunson	
3. Ed Miksch	8355 E Via de Viva		Edmikschr@yahoo.com	Del Norte
4. George & Diane Sutherland	7122 N. Via Nueva	602-599-4100	dlsutherland@stgma.com	PVIA
5. ANNA & GORDON MCDUGALL	7216 N VIA NUEVA	480-2400893	GORD564@GMAIL.COM	PASSEO VILLAS
6. Joe Sciolla	8107 E. Via del Futuro		JoeSciolla@gmail.com	
7. Mark Donhowe	7143 N. Via Nueva	563-380-8074	markdonhowe@gmail.com	Paseo Villa
8. SHARMA MCKINNON	8129 VIA DE DORADO	480-6884440	sharmanmc@attol.com	Paseo Verde
9. GARY TIROZZI	"	705-919-4702	gtirozzi@gmail.com	"
10. Becky Meyer	7248 N. Via Nueva	4176395677		PASEO VILLAS

## SIGN-IN

ARMSTRONG

CVS/UNIVERSITY & MILL

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 12, 2012 – FIRST SOUTHERN BAPTIST CHURCH - 1300 SOUTH MILL AVENUE - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
11. Jaime Whrich	246 N. 9th St.	480-800-1122	jaimewhrich@gmail.com	MRPCA
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				



## Castro, Lorraine

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**From:** Tessier, Meredith  
**Sent:** Wednesday, July 20, 2016 4:57 PM  
**To:** 'juliefurlong@comcast.net'  
**Cc:** Castro, Lorraine; Kercher, Phillip  
**Subject:** Paseo De Las Flores (4-ZN-2016, 2-GP-2016, 8-DR-2016)

Julie Furlong:

Thank you for contacting the City of Scottsdale regarding the applicants request for; a zoning district map amendment and non-major general plan amendment (4-ZN-2016, 2-GP-2016) and Development Review Board approval of the Site plan, landscape plan and elevations for two 2-story buildings (8-DR-2016). A hearing date for the Development Review Board has not been determined. Please click on the following link to view the applicants site plan, landscape plan and elevations. In response to the lighting question, attached is their site lighting plan. Please contact the applicant regarding business operation hours.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45860>

[http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\\_submittals/ProjInfo\\_8\\_DR\\_2016.pdf](http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_8_DR_2016.pdf)

Thank you,  
Meredith Tessier, Planner  
Planning & Development Services  
P: 480/312-4211



**From:** Julie Furlong [<mailto:juliefurlong@comcast.net>]  
**Sent:** Tuesday, July 19, 2016 5:28 PM  
**To:** Projectinput  
**Subject:** Paseo De Las Flores

I am a part time resident of Scottsdale and own a home in Paseo Villas – directly across the wall from this proposed Retail/restaurant and office space. I am not able to attend the July 27 hearing, so would like to voice my strong admonitions for this proposed development.

I am quite concerned about the noise and increased traffic. This document shows cars butted right up to our back patios.  
[http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\\_submittals/ProjInfo\\_2\\_GP\\_2016.pdf](http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_2_GP_2016.pdf)

What I would like to see is multiple rows of shrubbery and plantings between this parking lot and the walls abutting our back patios.

What I do not see in this document are the "elevation" drawings of these two proposed buildings.

I Read in Category 5 that they intend to have a variety of retail and more importantly, restaurants in both buildings. What are the hours going to be of these retail locations and restaurants? Will they have liquor licenses and stay open until all hours... thus invading the privacy and peace of our homes? If so, I will state right now, that the first time we are disturbed

by this, we will call the authorities on noise issues. They need to provide us much more information about these proposed restaurants. Additionally, I see in EV Goal 7 mention of "entertainment opportunities." What does this mean? Again, no post 9 pm noise should be allowed from this NEIGHBORHOOD site. We live here.

Under "Conformance to Scottsdale Zoning Criteria ..." #2 (Pg 14) that they plan to place all of the "trash utilities on the back side of the project" which sounds as though they will be directly facing our homes. We do not want to smell their trash...nor be disturbed by trash trucks emptying and picking these things up at 6 am weekly. We already deal with this from Paseo Village – i.e. Walgreens and the Vig.

As well, I would like to see a plan for the enhanced electrical mapping for what is assured to be increased electrical needs for these buildings.

These are just the first few thoughts as I read through this document. Please have the owner/developer/builder provide us with more information rather than just regurgitating what the city's needs are for new development in the city.

Thank you,

Julie Furlong  
Media Relations Consultant  
206.850.9448  
[juliefurlong@comcast.net](mailto:juliefurlong@comcast.net)

## Tessier, Meredith

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Meredith Tessier, Planner  
Planning & Development Services  
P: 480/312-4211



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