
Case Research

Chi, Andrew

From: Chi, Andrew
Sent: Tuesday, May 03, 2016 2:50 PM
To: 'Dennis Lee'
Cc: Paul Devers
Subject: RE: Scottsdale Automotive Pre-App 993-PA-2015

Dennis,

~~How are you? Thanks for emailing me regarding Pre-App 993-PA-2015.~~

A pre-app meeting did occur on 10/30/15 at 10am. I have notes from that pre-app meeting in our system:

October 30, 2015 Pre-App Meeting 10am OCC Atrium

Attendance:

John Mocariski, Applicant, LGE Design Group
Steve Venker, Development Review Board Liaison
Andrew Chi, Planner

Summary:

- Provided applicant with DRB formal application.
- Major changes to existing building - cannot administratively approve.
- I-beam feature may be an issue - recommend tube beam instead to prevent any birds from roosting.
- Standing canopy signs (signs mounted on top of a canopy) are prohibited in C-4 zoning.
- Colors and materials are acceptable.
- Applicant will schedule a meeting per # 73 of DRB checklist for formal DRB submittal.

The reason why this renovation requires Development Review Board consideration, and not staff review, is because the new proposed design is different from what the DRB approved back in the mid-1980s for the original 2-story office building.

At the pre-app meeting, the applicant was handed a DRB formal application and checklist, which I scanned and attached for you (see attached PDF 3.5MB). Within the checklist there are references to 'form provided,' and those forms can be found online:

- Development Application:
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/fomal-submittal-forms/Development+Application.pdf>
- Affidavit of Authority to Act as the Property Owner:
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Affidavit+of+Authority.pdf>
- Appeals of Dedications, Exactions, or Zoning Regulations:
[http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Appeals+of+Dedication\\$!2c+Exactions+or+Zoning+Regulations.pdf](http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Appeals+of+Dedication$!2c+Exactions+or+Zoning+Regulations.pdf)
- Request for Site Visits and/or Inspections (Cases):
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Site+Visit+Cases.pdf>
- Photos of Existing Conditions:
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/fomal-submittal-forms/Photos+of+Existing+Conditions.pdf>

The DRB Checklist, under #13, references the Design Guidelines for Office Developments along with the City's Sensitive Design Guidelines. You will fashion the application narrative based on the Office Design Guideline criteria and the Sensitive Design Principles.

<http://www.scottsdaleaz.gov/design>

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/final-office.pdf>

<http://www.scottsdaleaz.gov/design/design-guidelines>

The next step is to gather the materials required in the checklist and schedule a formal submittal meeting per #73 of the checklist.

Thank you very much Dennis and let me know if you have any questions.

Regards,

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/codes

Checkout Our NEW Online Services:

• Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:

<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>

*Refreshes every minute & formatted for mobile devices

• Search Pre-Applications, Building Permits, Plan Reviews, Cases, ROW Permits, and CofOs:

<https://eservices.scottsdaleaz.gov/bldgresources>

From: Dennis Lee [<mailto:dennisl@cawleyarchitects.com>]

Sent: Friday, April 29, 2016 4:17 PM

To: Chi, Andrew

Cc: Paul Devers

Subject: Scottsdale Automotive 993-PA-2015

Andrew,

This is Dennis Lee- Project manager at Cawley architects. Cawley is taking over the design for Scottsdale automotive project from LGE.. I would like to get up to speed on any meetings or activities with the City for the project. The record department gave me the following # #993-2015, which I am told is the pre-application #??

Has there been a Pre-application meeting completed for this project? If there has, can you forward a copy of the meeting comments to me at DennisL@cawleyarchitects.com.

Also, I would be interested in any other pertinent information or requirements for this site. Just to clarify. we are essentially renovating the front exterior of this building.

Sincerely,

Dennis Lee, Project Manager

P 602.393.5060 F 602.393.5061

730 North 52nd Street, Suite 203, Phoenix, AZ 85008

CawleyArchitects.com



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Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>SCOTTSDALE AUTOMOTIVE</u>	
Property's Address: <u>14950 N. 83RD RACE, SCOTTSDALE, AZ 85260</u> APN: <u>215-55-046</u>	
Property's Zoning District Designation:	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>R. RANDY STOLWORTHY</u>	Applicant: <u>JOHN MOCARSKI</u>
Company: <u>PATHFINDER TRF FOUR LLC</u>	Company: <u>LGE DESIGN GROUP</u>
Address: <u>21 E. 6TH STREET #706, TEMPE, 85281</u>	Address: <u>740 N. 52ND ST., PHX, AZ 85008</u>
Phone: <u>480-305-1960</u> Fax:	Phone: <u>480 906 4001</u> Fax:
E-mail: <u>john@rrs-co.com</u>	E-mail: <u>johnm@lgedesigngroup.com</u>
Owner Signature	Applicant Signature <u>10.19.2015</u>
Official Use Only Submittal Date: <u>10/22/15</u>	Application No.: <u>993</u> -PA- <u>2015</u>
Project Coordinator: _____	



Pre-Application Request

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Single-Family Residential
		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 87.00
(No fees are changed for Historic Preservation (HP) properties.)

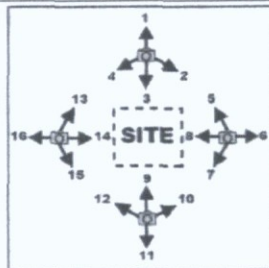
Records Packet Fee: \$ 21.00
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

Application Narrative:
The narrative describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- Site Plan - parking calculations 1/300
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services Department

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

Project: Scottsdale Auto
RE: Project Narrative; Pre-application submittal
Date: 10-19-15
From: Vince Dalke LGE Design Group

Project Overview:

The project is an existing C-4 property that was developed in the 1980's. The site itself is approximately 1.19 acres and is located in an area with other automotive and C-4 type uses. As with many projects built in the 80's the building needs to be re-positioned architecturally to keep the property current. The renovation includes a complete demolition of the interior spaces to allow future tenants to have a fresh start. The project site will maintain the current curb cuts, retention, circulation and parking. The existing landscape zones will be freshened up with a more current plant pallet utilizing xeriscape plant types.

The exterior façade of the project will have a dramatic change with the main façade being greatly modified. The old and dated walk out balcony will be removed and the building will be re-subdivided to accommodate just three tenants. The design incorporates steel elements, metal panel cladding features, and expanded glazing to speak to the market base the project will be promoting. Additionally, the signage for the project will be integrated into the steel features in a more current and contemporary way that is complimentary with the architecture. Overall the new design will completely reposition the building from being a "tan stucco" background building, to a memorable and recognizable project in the area.

LGE | DESIGN GROUP

Re: Property Owner Authorization Letter
Scottsdale Automotive
14950 N. 83rd Place
Scottsdale, Arizona, 85260

October 19, 2015

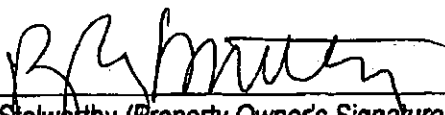
To: City of Scottsdale
Attn: Plan Review

To Whom It May Concern,

We are submitting our **Pre-Application Request** and plans for your review with regard to the above referenced project.

Property Owner Authorization

I hereby authorize **LGE Design Group** (applicant business name / contact name) to process this application with the City of Scottsdale.



 R. Randy Stolworthy (Property Owner's Signature)

BUSINESS OWNER INFORMATION	
Business Name:	Pathfinder TRF Four LLC
Contact Name:	R. Randy Stolworthy
Address:	21 E. 6 th Street #706
City:	Tempe, AZ 85281
Phone:	480-305-1960
Fax:	
Email:	john@rrs-co.com

APPLICANT INFORMATION	
Business Name:	LGE Design Group
Contact Name:	John MocarSKI
Address:	740 North 52 nd Street
City:	Phoenix, AZ 85008
Phone:	480-966-4001
Fax:	
Email:	johnm@lgedesigngroup.com

Chi, Andrew

Subject: 993-PA-2015 - Scottsdale Automotive - John MocarSKI
Location: Atrium

Start: Fri 10/30/2015 11:00 AM
End: Fri 10/30/2015 12:00 PM

Recurrence: (none)

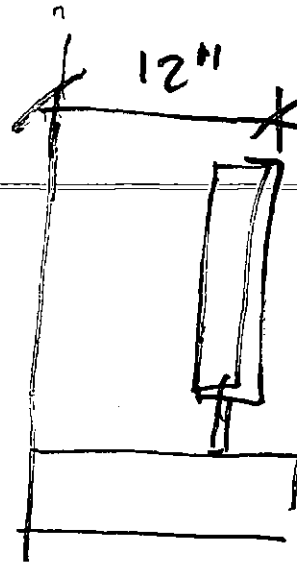
Meeting Status: Accepted

Organizer: Fitzpatrick, Karen
Required Attendees: Chi, Andrew; Venker, Steve

993-PA-2015 - Scottsdale Automotive -
John MocarSKI - 480-966-4001

Confirmed with applicant

Vince (LGE Architect)



* Significant change from original DRB to Today?

* Tube steel instead of I beam