



# Development Review (Minor) Staff Approval

34-SA-2017

Mercedes Benz of Scottsdale  
Overhang Enclosure

APPLICATION INFORMATION	
LOCATION: 4725 N Scottsdale Rd	APPLICANT: Ed Blackshear, Jr.
PARCEL: 173-38-072B	COMPANY: C Blackshear Construction LLC
Q.S.: 18-45	ADDRESS: Po Box 752 Chandler, AZ 85225
CODE VIOLATION #: N/A	PHONE: 602-326-0271
<b>Request:</b> Request to enclose existing building overhang for new storage area.	

### STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the existing building elevations. Plans submitted for permitting must identify that all new materials will match those of the existing building, with the exception of the new gate. A detail of the proposed gate and all footings/foundations for new enclosure must also be submitted for permit review.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

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

[http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP\\_Permit\\_Commercial.pdf](http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf)

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

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

### Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:

Brad Carr, AICP, LEED-AP

DATE:

2/13/2017

### Planning and Development Services

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# 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 and 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 submittal 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>Overhang Enclosure</u>	
Property's Address: <u>4725 N. Scottsdale Rd.</u>	APN: _____
Property's Zoning District Designation: _____	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     If yes, provide a copy with this submittal	
Owner: <u>Vern Foutz</u>	Applicant: <u>Ed Blackshear Jr.</u>
Company: <u>Mercedes-Benz of Scottsdale</u>	Company: <u>C. Blackshear Construction LLC</u>
Address: <u>4725 N. Scottsdale Rd.</u>	Address: <u>P.O. Box 752, Chandler, AZ</u>
Phone: <u>480-528-0039</u> Fax: _____	Phone: <u>602-326-0271</u> Fax: _____
E-mail: <u>Marice.L@mb.scottsdale.com</u>	E-mail: <u>blackshear@jimp.com</u>
 Owner Signature	 Applicant Signature
Official Use Only     Submittal Date: <u>2/2/17</u>	Application No.: <u>08</u> -PA- <u>2017</u>
Project Coordinator: _____	

**Planning and Development Services**

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# 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)	<b>Other</b>
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions</b>	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

### Submittal Requirements: (fees subject to change every July)

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

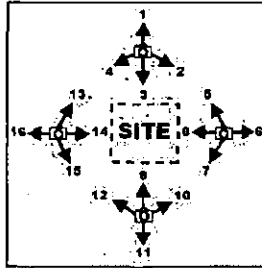
Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
*(Only required when requested by Staff)*

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

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

Site / Context Photographs

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



Other

7100 811

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

### Additional Submittal Information

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

### Planning and Development Services

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

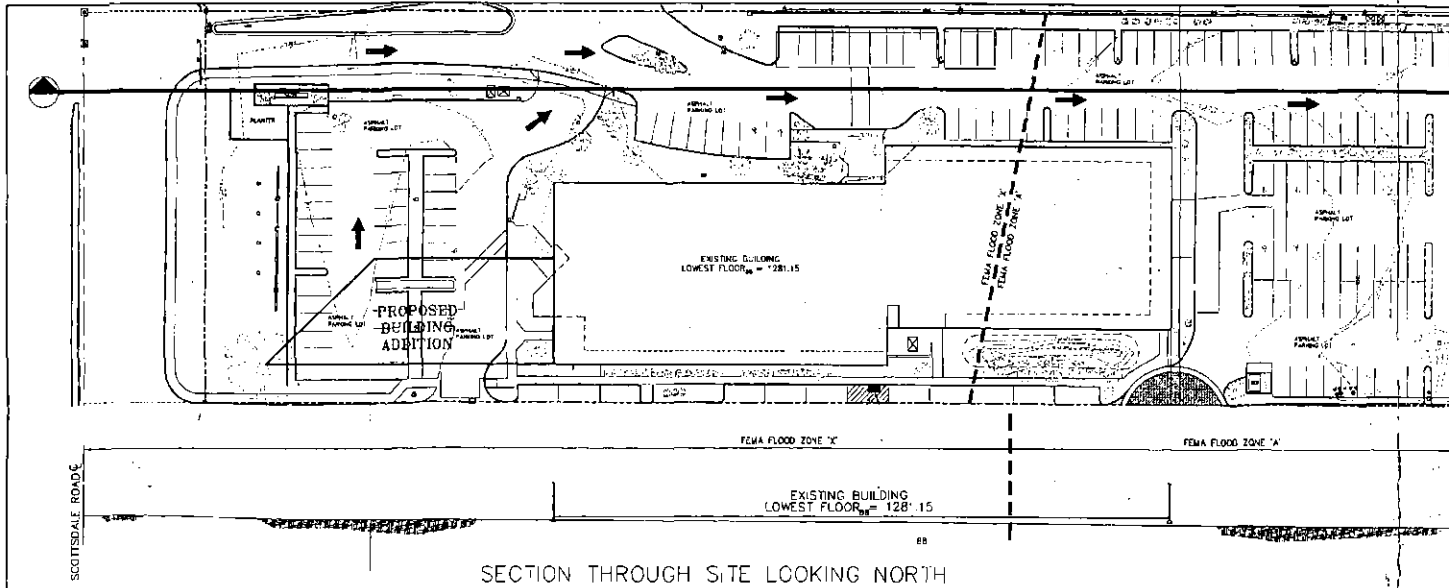
## Narrative:

To enclose 25' x 7' using 2 x 4's; ply wood;  
stucco + paint to match existing structure.

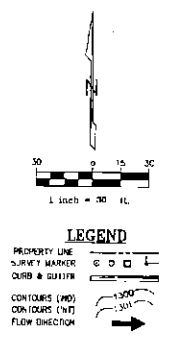
Used for additional storage for auto parts.

Not Iron gate installation for entrance.

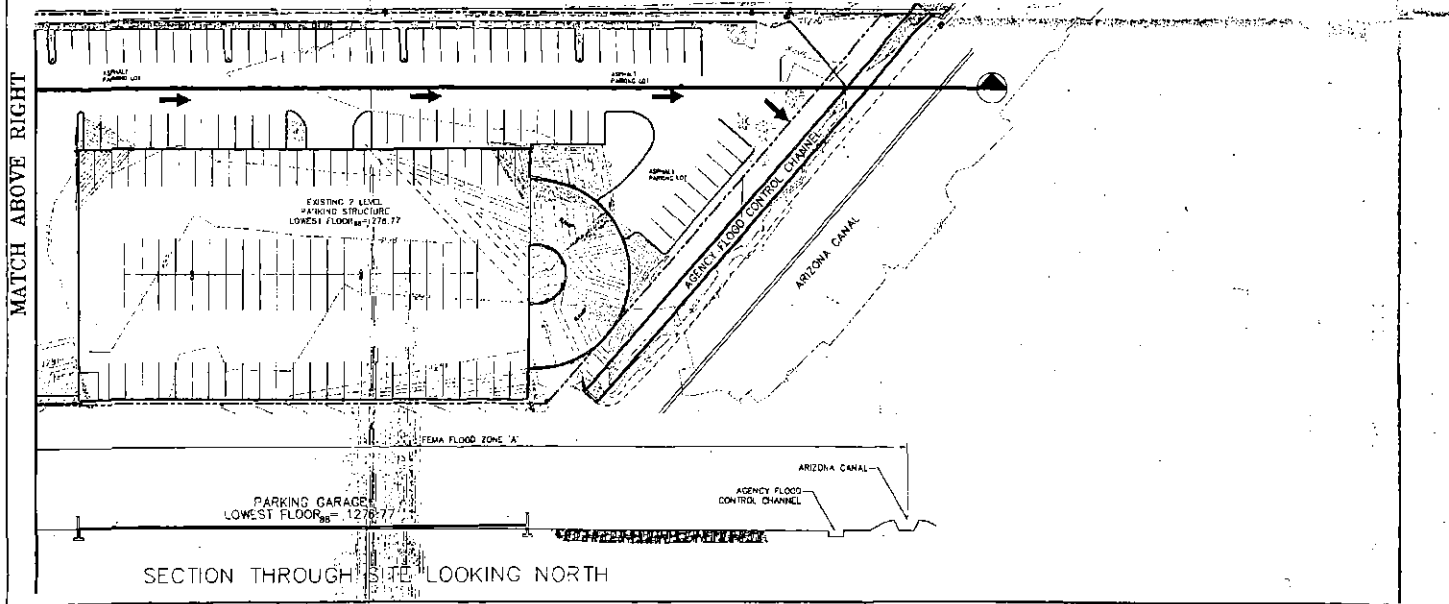
Enclosure will be 9' in height.



MATCH BELOW LEFT



SECTION THROUGH SITE LOOKING NORTH



MATCH ABOVE RIGHT

SECTION THROUGH SITE LOOKING NORTH

MERCEDES BENZ  
SCOTTSDALE, AZ  
DRB SITE SECTION



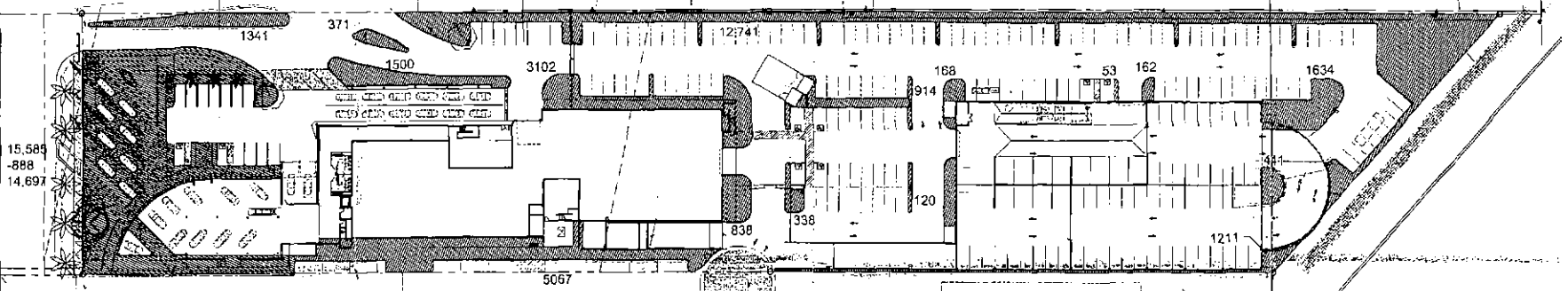
DATE: 12-31-13  
**WOOD/PATEL**  
 CIVIL ENGINEER  
 LICENSE NO. 12000  
 2080 N. MORTBACH AVE.  
 PHOENIX, AZ 85016  
 (602) 335-8500  
 WWW.WOODPATEL.COM  
 WOODPATEL@GMAIL.COM

DESIGNED BY	J. WOOD
CHECKED BY	J. WOOD
DATE	12/31/13
SCALE	AS SHOWN
PROJECT NO.	13000.02
SHEET	1 OF 1





SCOTTSDALE ROAD



OPEN SPACE PLAN

SCALE: 1/4" = 1'-0" N

OPEN SPACE CALCULATIONS

NET LOT AREA: 21,514 SF.  
 OPEN SPACE SHALL BE:  
 NET LOT AREA X .10 = 2,151.4 SF OPEN SPACE

FOR BUILDINGS OVER 7'-0" HIGH SHALL HAVE OPEN SPACE REQUIREMENT PLUS 0.004 X NET LOT AREA FOR EACH FOOT OF BUILDING HEIGHT OVER 12 FT.

BUILDING HEIGHT: 37'-0"  
 21,514 SF X (37'-12" - 25' HEIGHT) X 0.004 = 2,151.4 SF

TOTAL REQUIRED OPEN AREA: 2,151.4 SF + REQUIRED OPEN SPACE FOR BUILDING OVER 12 FT HIGH = 42,502.8 S.F. TOTAL OPEN SPACE  
 102,844 S.F. PER APPROVED VARIANCE (03-04-1980)

FRONT OPEN AREA PROVIDED: 15,589 S.F. - (8 DISPLAY VEHICLES AT 111 S.F.) = 14,697 SF  
 TOTAL OPEN AREA PROVIDED: 44,699 S.F.  
 44,699 S.F. - 14,697 (TOTAL AREA) = 30,002 SF (REMAINING)



**BARRY R. BARGAS ARCHITECT, INC.**  
 5333 NORTH 7TH STREET, SUITE C-123  
 PHOENIX, AZ 85014 (602) 264-4341 FAX: 264-2542



CORPORATE HEADQUARTERS AND SALES AND SERVICE FACILITY FOR  
**PHOENIX MOTOR CO.**  
 4705 N. SCOTTSDALE ROAD  
 SCOTTSDALE, AZ 85251

C.O.S. 18-01-2012

PROJECT NO.	1217
DRAWN BY	A.V.
DATE	12-21-12
REVISIONS	

SHEET NO.  
**OS-1**

AS OR SHOWN  
 DATE: 12/21/12

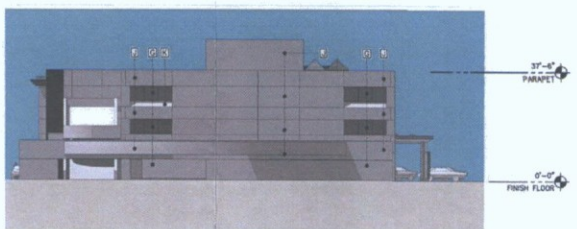
DESIGN REVIEW BOARD SUBMITTAL (12-21-12)



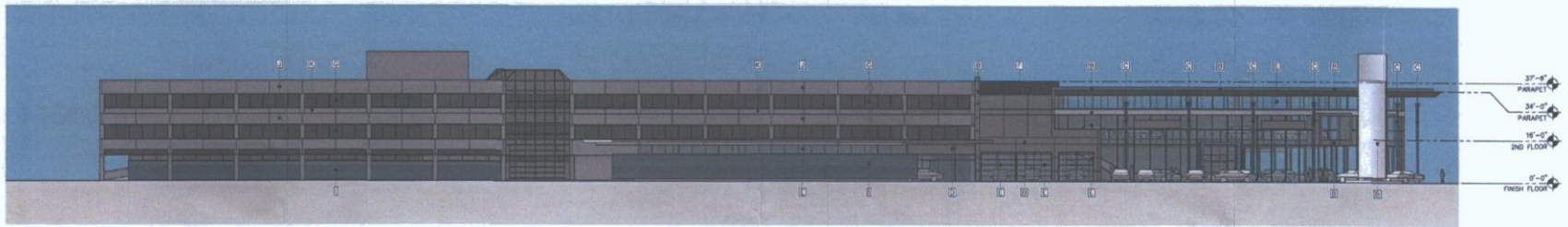
WEST STREET SCAPE ELEVATION 1"=20'-0"



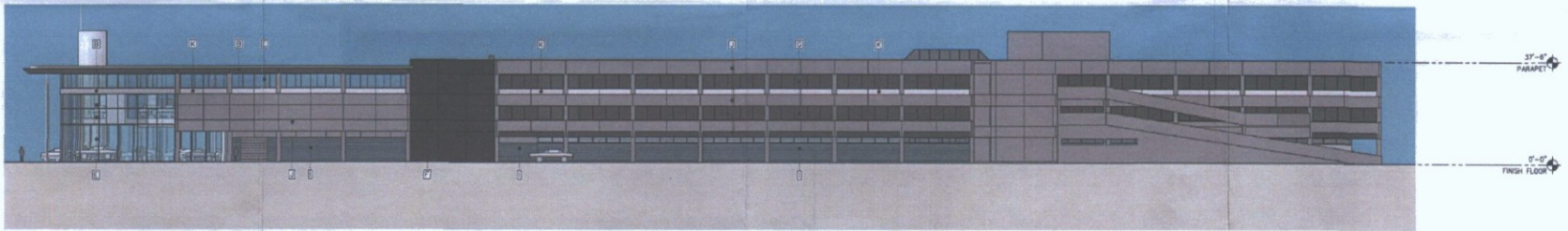
WEST BUILDING ELEVATION 1"=20'-0"



EAST BUILDING ELEVATION 1"=20'-0"



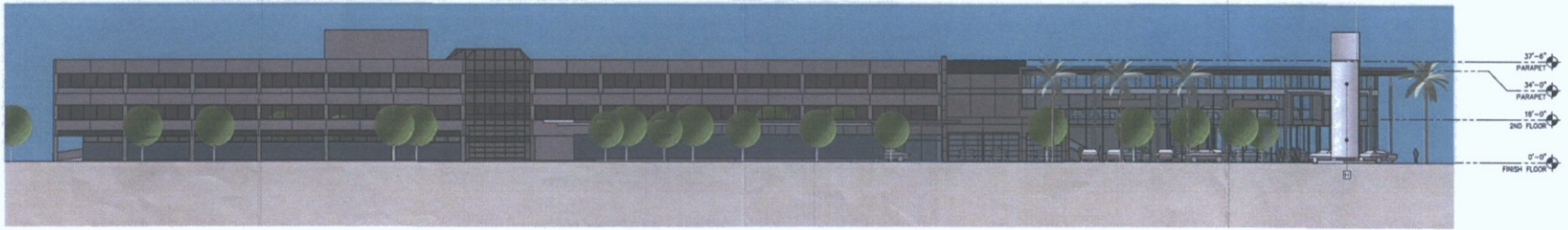
NORTH BUILDING ELEVATION 1"=20'-0"



SOUTH BUILDING ELEVATION 1"=20'-0"

**MATERIAL LEGEND:**

- 1. ACM SMOOTH METAL PANELS MB "COBALT BLUE"
- 2. ACM SMOOTH METAL PANELS METALLIC SILVER (SATIN)
- 3. MB IODN COLUMNS MB COBALT BLUE
- 4. ACM RIBBED METAL PANELS METALLIC SILVER
- 5. LIGHT GREY GLASS IN CLEAR ANODIZED ALUMINUM FRAME
- 6. REFINISH EXISTING EIFS MEDIUM GREY
- 7. EXISTING GLASS AND FRAMES TO REMAIN
- 8. ACM SMOOTH METAL PANELS BRIGHT SILVER (SATIN)
- 9. ACM RIBBED METAL PANELS FAHSE BLUE
- 10. EIFS WALLS LIGHT GREY
- 11. EIFS WALLS SILVER METALLIC



NORTH STREET SCAPE ELEVATION 1"=20'-0"



**Barry R. Barcus Architect, Inc.**  
 5333 NORTH 7TH STREET, SUITE C-123  
 PHOENIX, AZ 85014 (602) 264-4341 FAX: 264-2542

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



CORPORATE HEADQUARTERS AND  
 SALES AND SERVICE FACILITY FOR  
**PHOENIX MOTOR CO.**  
 4725 N. SCOTTSDALE ROAD  
 SCOTTSDALE, AZ 85251

JOB NO. 1217  
 DRAWN BY:  
 DATE 12-21-12  
 REVISIONS:

SHEET NO.:

65-DB-2012  
 1/15/2015

C.O.S. 18-UP-2012  
 DESIGN REVIEW BOARD SUBMITTAL - (12-21-12)



VIEW A1

N.T.S.



VIEW A1

N.T.S.



VIEW A2

N.T.S.



VIEW B

N.T.S.



VIEW C

N.T.S.



VIEW C1

N.T.S.



VIEW C2

N.T.S.



VIEW D

N.T.S.



VIEW E

N.T.S.



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5333 NORTH 7TH STREET, SUITE C-123  
PHOENIX, AZ 85014 (602) 264-4341 FAX: 264-2542

PRELIMINARY  
NOT FOR  
CONSTRUCTION



CORPORATE HEADQUARTERS AND  
SALES AND SERVICE FACILITY FOR:  
**PHOENIX MOTOR CO.**  
4725 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85251

Some details, drawings, notes and  
specifications are subject to change  
without notice. The user of these  
drawings shall be responsible for  
checking the accuracy of the  
information. The user shall be  
responsible for obtaining all  
necessary permits and approvals  
from the appropriate authorities.  
PHOENIX MOTOR CO. RESERVES  
ALL RIGHTS.

JOB NO: 1217  
DRAWN BY:  
DATE: 12-21-12  
REVISIONS:

SHEET NO:

65-DR-L01  
1/25/2013

C.O.S. 18-UP-2012  
DESIGN REVIEW BOARD SUBMITTAL - (12-21-12)





