



# Development Review (Minor) Staff Approval

132-SA-2017

The Grove at McCormick,  
formerly Paseo De Las Flores

## APPLICATION INFORMATION

LOCATION:	7300 N Via Paseo Del Sur	APPLICANT:	George Pasquel III
PARCEL:	177-03-216	COMPANY:	Withey Morris, PLC
Q.S.:	23-47	ADDRESS:	2525 E Arizona Biltmore Cir A-212 Phoenix, AZ 85016
CODE VIOLATION #:		PHONE:	(602) 230-0600

Request: Minor modifications to the site plan, building elevations, landscape plan, and exterior lighting plan.

## STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations prepared by Finn Architects, LLC, with a city staff date of 08/11/2017.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Finn Architects, LLC, with a city staff date of 08/11/2017.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Laskin & Associates, Inc., with a city staff date of 08/11/2017.
4. Light fixture EM is unacceptable due to clear acrylic lenses and diffuser lens which will result in excessive glare. At time of final plans, please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.1202.A.
5. The temporary framed storefronts shall be constructed to be consistent with the Development Review Board approved elevations upon determination of a tenant. At time of tenant improvement plan review and permit, the owner shall submit elevations for review and approval by current planning staff. Elevations are subject to the satisfaction of staff review.
6. At time of final plans, the applicant shall revise the landscape plan so that Agave *murpheyi* Murphey's Agave will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants.
7. At time of final plans, the applicant shall revise the site plan so that the bicycle parking spaces that are adjacent to the north-most driveway on Via Paseo Del Sur will be relocated so that these bicycle parking spaces shall not encroach in the required 20-foot-wide landscape setback.
8. All signs require separate review, approval and permit.
9. Final plans are subject to recordation of the replat (2-PP-2016).

## 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.**
- ARCHITECTURAL: ☒ 4 set of architectural plans and 1 additional site plan and elevation.
- IMPROVEMENTS: ☒ 4 sets of civil improvement plans  
☒ 4 sets of landscape improvement plans

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)

**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:



DATE:

August 29, 2017

Meredith Tessier

**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

# Development Review (Minor)

## (Administrative Staff Approval)

### Development Application Checklist



Official Use:

City Staff Contact:

Staff Signature:

Phone:

Email:

Project Name:

The Grove at McCormick (aka Paseo de las Flores)

Property's Address:

7300 N. Via Paseo Del Sur

A.P.N.: 177-03-219

Property's Zoning District Designation:

C-1

Application Request:

Admin approval for site/landscape and exterior lighting minor modifications to case 8-DR-2016.

Owner:

David Sellers

Applicant:

Steven Nevala

Company:

McCormick Retail Partners, LLC

Company:

FINN architects, llc

Address:

140 E. Rio Salado Parkway #200, Tempe, AZ 85281

Address:

1810 W. Loemann Drive, Queen Creek, AZ 85142

Phone:

480-966-4001

Fax:

602-225-2788

Phone:

480-206-8229

Fax:

-

E-mail:

dsellers@lgedesignbuild.com

E-mail:

steven@finnarchitects.com

Submittal Requirements: Please submit materials requested below. All plans must be folded. ←

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>87.00</u> (fee subject to change every July)	<input checked="" type="checkbox"/> Landscape Plan ( <u>1</u> copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below ✓	<input type="checkbox"/> Cross Sections – for all cuts and fills applications
<input type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications	<input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.
<input type="checkbox"/> Request for Site Visits and/or Inspections form	<input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)
<input checked="" type="checkbox"/> Narrative – describing nature of request	<input type="checkbox"/> Airport Vicinity Development Checklist
<input type="checkbox"/> Homeowners or Property Owners Association Approval	<input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input type="checkbox"/> Color photographs of site – include area of request	<input checked="" type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.
<input checked="" type="checkbox"/> Site plan ( <u>1</u> copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.	
<input type="checkbox"/> Elevation Drawings or Color Photo simulations ( <u>    </u> copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed	

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Review Methodologies

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)



## FINN architects, llc

To: Meredith Tessier – Senior Planner  
From: Steve Nevala  
Date: Friday, May 19, 2017  
Re: Development Review (Minor – Administrative Staff Approval  
for - The Grove at McCormick (8-DR-2016)

This application is for the minor staff review and approval for the proposed site, landscape and exterior lighting plans submitted hereto for 'The Grove at McCormick' project approved under 8-DR-2016.

The modifications have been made to further enhance and promote safe site circulation and access for pedestrians and vehicles while maintaining the intent of the approved DRB and Zoning cases for the project.

The following items are proposed modifications;

1. Refuse enclosure location and access – redesigned to promote safe refuse service, backing and access while maintaining an appropriate setback and screening from the neighborhood.
2. Building 'B' exterior stair and electrical SES/gear locations have been coordinated to meet utility requirements and provide proper code exiting, life safety compliance for the second-floor office space.
3. Site lighting – modifications made are to address the manufacture of the fixture, minor location and quantity adjustments per the attached photometrics and cut sheets to provide safe, pedestrian scale light coverage and design attention.
4. Landscaping – modification to the final plant count and sizing have been made to the north property/boundary at the adjacent 'pocket park' while maintaining the pedestrian connection at both corners. Hardscape modification at the north side of Building 'A' for pedestrian flow/access.

This application includes the proposed Architectural, Landscape and Photometrics plans.

As always, we appreciate your assistance on this project and look forward to approval and permitting.

Sincerely,



Steve Nevala  
FINN architects, llc

**McCormick Ranch Property Owners' Association, Inc.**

9248 N 94TH ST  
SCOTTSDALE, AZ 85258

Phone: 480-860-1122

Fax: 480-860-1530

6/9/2017

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

Re: Architectural Submittal at 7300 E VIA PASEO DEL SUR

Dear Homeowner:

The Architectural Control Committee for McCormick Ranch Property Owners' Association, Inc. has reviewed and **APPROVED WITH CONDITIONS** the architectural submittal of your building changes to The Grove Retail Center per the plans submitted based on the following condition:

**The ACC respectfully requests that you consider a new color, or some color blocking on some of the buildings, for the stucco that is closer to the LRV of 72.**

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 admin@mrpoa.com.

**The applicant shall commence construction, reconstruction, alteration or other work pursuant to this approval within forty-five (45) calendar days of this approval letter. If the project is not started within forty-five (45) 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 is otherwise received. If approval was a result of a violation issued against the property, that applicant has 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.

132-SA-2017