

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

“The Outpost”
NWC of Pima Road & Dynamite Boulevard.
Conditional Use Permit
Project Narrative

Request:

Beus Gilbert PLLC is requesting a Conditional Use Permit on behalf of the property owner Atlas Development LLC to allow for a gas station with an approximately 5,500 square foot market/drive-thru (i.e. coffee, sandwiches, etc.) on an approximately 2.25 acre site (Conditional Use Permit acreage) of an approximately 8.61 net acre overall site, which is currently vacant/undeveloped land consisting of one parcel located at the northwest corner of Pima Road and Dynamite Boulevard. In 2015 the property was approved for rezoning to “PNC ESL FO” (Case #: 10-ZN-2015).

The proposed development intends to create a unique project that reflects the western/Sonoran Desert design theme utilizing the latest principles and practices of sustainability and green building design. The applicant is committed to developing a design expression that takes cues from authentic design features and conditions that maintain and enhance the unique community character. Unlike a typical commercial center, this unique project will appear as a rural and authentic design theme that better blends within the context of the surrounding desert setting.

Conditional Use Permit Criteria (Section 1.401)

A Conditional Use Permit is required for a gas station in the PNC district. Conditional Use Permits may be granted only after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council’s consideration shall include, but not limited to, the following factors:**
 - 1) Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.**

Response:

No excessive or significant noise, smoke, odor, or vibration is anticipated to be generated from the proposed gas station. Pursuant to the City’s Gas Station and Convenience Store Design Guidelines, canopy height as measured from natural grade to the lowest point of the canopy fascia will not exceed 13 feet – 9 inches. The canopy lighting will adhere to the levels set forth in the Design Guidelines to prevent any potential glare effects and to keep light output to a minimum. The property is setback from surrounding areas and carefully planned to include extensive buffers to surrounding areas through dedicated right-of-way, scenic corridor, a public trail easement, and landscape buffers.

2) Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response:

The minor arterial intersection of Pima and Dynamite is designed to handle the proposed volume of traffic and the proposed use will not result in an unusual increase of traffic volume typically found on minor arterial roads. The proposed development includes a range of support services that would allow for shorter automobile trips given its location near numerous master planned communities and promotion of a balance of land uses in a neighborhood that lacks neighborhood commercial opportunities. The land use integration creates a balance of uses appropriate for neighborhood services within residential communities that promote reduction of vehicle trips, air pollution, and resource consumption.

B) The characteristics of the proposed conditional use are reasonably compatible with the types of uses in the surrounding areas.

Response:

The area includes a variety of more intense and comparable uses traditionally found in rural residential neighborhoods. To the north along Pima Road, is a 25-acre public charter school property known as Freedom Academy North. West along Dynamite, is a large ranch facility with a series of large metal stables and active riding facilities. Further, the property is near a host of master planned communities and residential subdivisions that include Troon, Troon North, Estancia, and Desert Highlands. The property is adjacent to a major utility corridor with towers reaching well over 100 feet in height, as well as two regional arterial roads (Pima and Dynamite) that serve as two of the highest capacity roadways north of the Loop 101 providing vehicular connectivity from the 101 to Carefree and from Phoenix to Fountain Hills.

C) The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Response:

Section 1.403.H prescribes development standards specifically related to the physical structures and site improvements of an automotive service station with the intent to mitigate the effects of those occurrences identified above.

Section 1.403.H Gas Stations

- 1) The application shall include detailed landscape plans showing plant, type, size, and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be**

at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.

Response:

A landscape plan has been included as part of this request that not only meets the above noted criteria, but exceeds the open space calculations with the preservation of the scenic corridors along Pima and Dynamite. Additionally, there will be lush landscaping that will be meticulously maintained in keeping with the design philosophy of the project and the owner/operator's commitment to establishing and sustaining a premier neighborhood amenity.

- 2) All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.**

Response:

The development will be a distinctive, small-scale environmentally sensitive fueling opportunity consistent with the goals and strategies of the Desert Foothills Character Plan and in conformance with the Gas Station and Convenience Store Design Guidelines. Supporting graphics included with this application demonstrate the applicant's commitment to promoting a quality building design that enhances and maintains the area's rural lifestyle and desert character. The gas canopy is to be approved by staff to be separated from the General Store as to give separation between uses. The consideration of the character of the surrounding area will provide for a development with design features that blend seamlessly within a desert setting. The renderings submitted for structures will also be within reasonable conformity.

- 3) All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.**

Response:

The lighting for this service station will be concealed and attached to the main structures and will be flush mounted with the canopy consistent with the Gas Station and Convenience Store Design Guidelines with minimal glare and light trespass to promote "dark skies".

- 4) The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.**

Response:

The site plan has been designed in compliance with this requirement.

- 5) A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table**

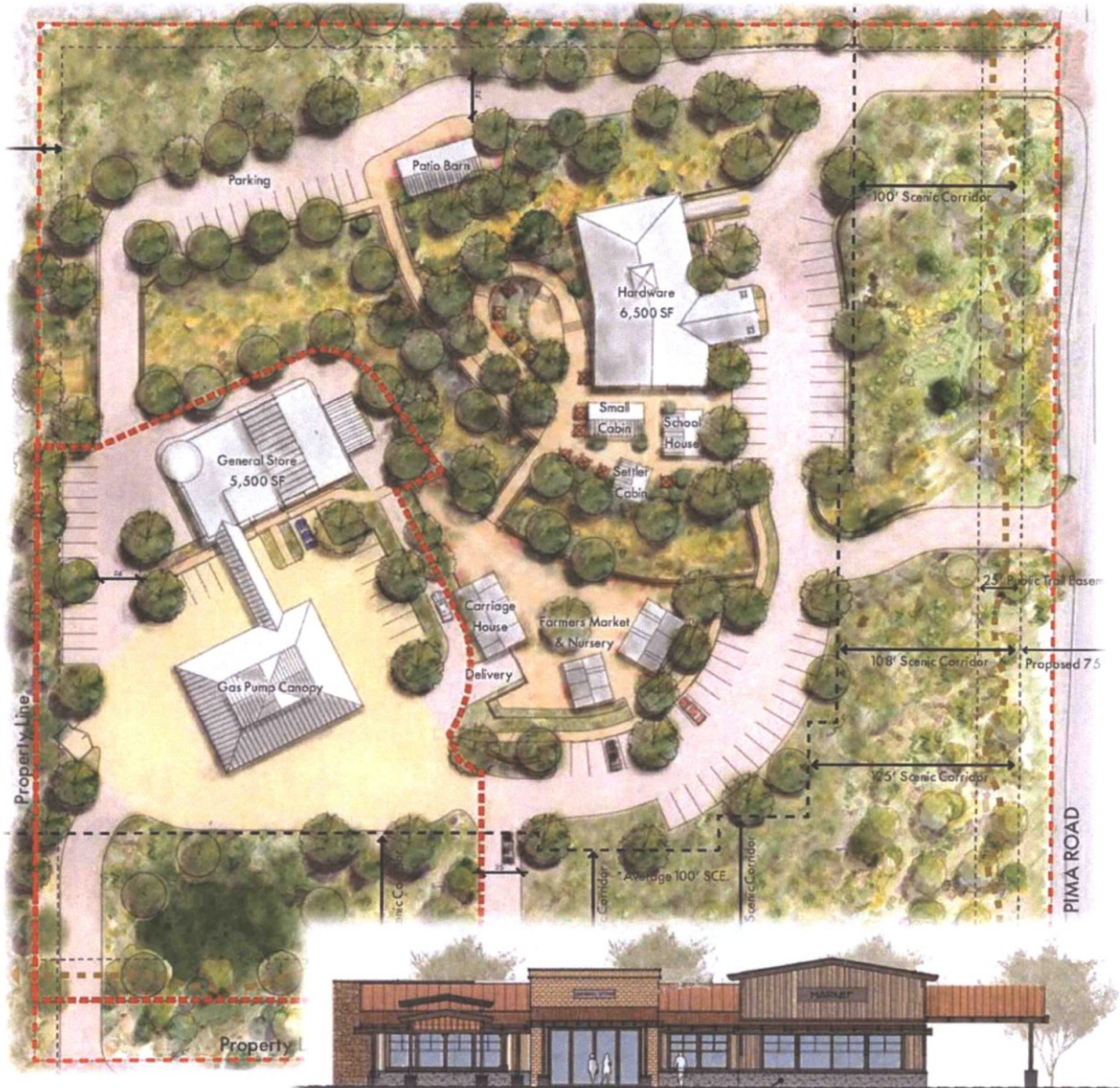
4.100A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.

Response:

A planting screen has been provided on the site plan though the gas station is situated so that it will not be visible from the adjacent residentially zoned properties.

“THE OUTPOST”

Northwest corner of Pima Road & Dynamite Boulevard
Conditional Use Permit
Project Narrative



Case: # 11-UP-2016
Resubmitted: September 1, 2017

11-UP-2016
09/01/17

“The Outpost”

Northwest corner of Pima Road & Dynamite Boulevard

Conditional Use Permit - Project Narrative

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Resubmitted: September 1, 2017

Request:

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The proposed development intends to create a unique project that reflects the western/Sonoran Desert design theme utilizing the latest principles and practices of sustainability and green building design. The applicant is committed to developing a design expression that takes cues from authentic design features and conditions that maintain and enhance the unique community character. Unlike a typical commercial center, this unique project will appear as a rural and authentic design theme that better blends within the context of the surrounding desert setting. The development is set back from a nearby major intersection and further buffered by a scenic corridor that will also contain an eight (8) foot wide stabilized decomposed granite trail along Pima Road and Dynamite Boulevard within a Public Non-Motorized Access Easement.

The current proposed site plan does not include the Hardware Store and the Flower and Garden Shop as a part of the six structures originally shown on the previously approved site plan for Case: 10-ZN-2015. These two (2) structures have been replaced by the structures currently identified on the proposed site plan. The patio barn, carriage house, small cabin, settler cabin, and school house are proposed ornamental secondary structures that are open air and non-air conditioned structures designed to provide shade, interest, and aid in the function of the proposed retail.

Conditional Use Permit Criteria (Section 1.401)

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A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council’s consideration shall include, but not limited to, the following factors:

1) Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response:

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2) Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response:

The minor arterial intersection of Pima and Dynamite is designed to handle the proposed volume of traffic and the proposed use will not result in an unusual increase of traffic volume typically found on minor arterial roads. The proposed development includes a range of support services that would allow for shorter automobile trips given its location near numerous master planned communities and promotion of a balance of land uses in a neighborhood that lacks neighborhood commercial opportunities. The land use integration creates a balance of uses appropriate for neighborhood services within residential communities that promote reduction of vehicle trips, air pollution, and resource consumption.

B) The characteristics of the proposed conditional use are reasonably compatible with the types of uses in the surrounding areas.

Response:

The area includes a variety of more intense and comparable uses traditionally found in rural residential neighborhoods. To the north along Pima Road, is a 25-acre public charter school property known as Freedom Academy North. West along Dynamite, is a large ranch facility with a series of large metal stables and active riding facilities. Further, the property is near a host of master planned communities and residential subdivisions that include Troon, Troon North, Estancia, and Desert Highlands. The property is adjacent to a major utility corridor with towers reaching well over 100 feet in height, as well as two regional arterial roads (Pima and Dynamite) that serve as two of the highest capacity roadways north of the Loop 101 providing vehicular connectivity from the 101 to Carefree and from Phoenix to Fountain Hills.



C) The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Response:

Section 1.403.H prescribes development standards specifically related to the physical structures and site improvements of an automotive service station with the intent to mitigate the effects of those occurrences identified above.

Section 1.403.H Gas Stations

- 1) The application shall include detailed landscape plans showing plant, type, size, and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.**

Response:

A landscape plan has been included as part of this request that not only meets the above noted criteria, but exceeds the open space calculations with the preservation of the scenic corridors along Pima and Dynamite. Additionally, there will be lush landscaping that will be meticulously maintained in keeping with the design philosophy of the project and the owner/operator's commitment to establishing and sustaining a premier neighborhood amenity.

- 2) All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.**

Response:

The development will be a distinctive, small-scale environmentally sensitive fueling opportunity consistent with the goals and strategies of the Desert Foothills Character Plan and in conformance with the Gas Station and Convenience Store Design Guidelines. Supporting graphics included with this application demonstrate the applicant's commitment to promoting a quality building design that enhances and maintains the area's rural lifestyle and desert character. The gas canopy has been integrated to provide a connection to the roof of the main structure (General Store). The consideration of the character of the surrounding area will provide for a development with design features that blend seamlessly within a desert setting. The renderings submitted for structures will be within reasonable conformity.



- 3) **All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.**

Response:

The lighting for this service station will be concealed and attached to the main structures and will be flush mounted with the canopy consistent with the Gas Station and Convenience Store Design Guidelines with minimal glare and light trespass to promote “dark skies”.

- 4) **The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.**

Response:

The site plan has been designed in compliance with this requirement.

- 5) **A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.**

Response:

Ownership feels that a planting screen is not necessary given the landscape buffers and setbacks provided in conjunction with the rural nature of the surrounding context. The gas canopy is situated so that it will be screened from the adjacent residentially zoned properties.

Conformance with Additional Ordinances, Policies, and Design Guidelines

In addition to the above required criteria for Conditional Use Permit we are further providing the following responses below to demonstrate how this proposal conforms to additional related policies and design guidelines by providing an exemplary development.

Conformance with the Foothills Overlay Development Standards

This proposal is in conformance with the intent of the Foothills Overlay Development Standards by providing a design that fulfills the essence of a development that responds to the characteristics of the Sonoran desert. The result of these standards and design produces a low impact development that relates to the preservation of the desert and blends the form of buildings and materials into the desert environment. These considerations minimize visual impact of buildings, conserves and retains the character of the natural desert, encourage innovative design and construction techniques, landscaping, and maintaining significant open spaces.



A. Conserve the character of the natural desert.

Response:

The proposed development conserves the natural desert to a great extent by providing large amounts of undisturbed or revegetated open space and natural features such as the wash traversing the site.

B. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response:

The location, intensity, pattern, design, construction techniques, and materials of development and construction will all be controlled as to produce minimal impacts to the site and surrounding area.

C. Retain the visual character of the natural desert to the greatest extent feasible by regulating building mass location, colors, and materials; grading location, design and treatment; and landscaping.

Response:

All aspects of the proposed development take into strong consideration the character of the desert environment. The regulation of building mass location, colors, materials; grading location, design and treatment; and landscaping were all carefully planned and selected to blend with and retain the visual character of the surrounding desert.

D. Maintain significant open spaces which provide view corridors and buffers, protect landmarks and prime wash habitats, and maintain the city's unique desert setting.

Response:

A significant amount of open space will be maintained throughout the development as well as a natural wash that provides view corridors and buffers, protects prime wash habitats, and maintains the unique desert setting.

E. Protect environmentally sensitive lands, while also recognizing the reasonable expectations of property owners.

Response:

The preservation of much of the site in a natural or revegetated state provides for protection of the area's rural character and to neighboring properties.



- F. Encourage innovative planning, design and construction techniques for development in environmentally sensitive areas.

Response:

Innovate planning, design, and construction techniques have been utilized that respond to and preserve to a great extent the character of the surrounding sensitive environment.

Conformance with the Environmentally Sensitive Lands District (ESL)

The proposed development meets the purpose and intent of the ESL District which is to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

Response:

The proposed development is safe and provides protection to people and property. The site will be constructed and maintained in a manner consistent with ESL development. The proposal contains natural and revegetated landscapes while also minimizing asphalt surface area. The site provides the required amount of retention and the natural features of this site do not pose any hazardous conditions or threats.

- B. Protect and preserve significant natural and visual resources. Such resources include but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

Response:

A majority of the proposed development would remain in a natural state, maintaining large open spaces, native landscaping, minimal asphalt, and scenic corridor along both major roadways providing a buffer to development, pedestrian activity, and nearby traffic. The main natural features of the site is a natural wash and raw desert land both of which will be preserved within the open spaces of the project. There are no known wildlife corridors located within the property, though open space and landscaping would provide for buffers to wildlife in the area.

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- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible uses.

Response:

The proposed development encourages sustainability through the overall design and construction methods. The proposed uses are appropriate and will not have a detrimental effect on renewable and non-renewable resources. Water quality, air quality, soils, and natural vegetation will all benefit from the large amounts of undisturbed or revegetated open space and opportunities for alternative modes of transportation.

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

Response:

The proposed development provides the community goods and services to nearby residents, newly constructed street improvements, and an eight (8) foot wide sidewalk and stabilized decomposed granite trail. The construction of a new trail will provide alternative modes of transportation. Collectively, these sustainable features provide a reduction in trip generation for the nearby community. As a result, a more sustainable trip generation will reduce costs to public services and facilities in the ESL District. Additionally, the development impact is minimized through siting, opens pace, and landscaping.

- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.

Response:

The proposal provides an abundance of natural desert character through carefully planned open space throughout the site. A scenic corridor setback of a minimum of 90' and up to 125' has been provided along Pima Road and Dynamite Boulevard that provides open space and a buffer to development and traffic while simultaneously providing connections through the development. In addition, the site plan maintains natural desert open space, natural features, and native landscaping throughout the open spaces within the development. The combination of these areas provides meaningful open space that protects and sustains the character of the area and provides a sustainable well design addition to the community.

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- F. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

Response:

The proposed project celebrates the cultural and historic assets of the local environment through dedication to an exceptional site design, building design, and use of authentic materials that resemble the historical characteristics of the Sonoran Desert. The proposed plan promotes rural characteristics that make the area appealing while also providing services and amenities that reflect the needs of nearby residents and visitors such as a new trail and trailer parking.

- G. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

Response:

A drainage study was submitted with this request that identifies the required criteria related to environmental conditions such as drainage. This proposal satisfies the City requirements which would mitigate any probable development impacts.

- H. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response:

The proposal provides an environmentally responsible and carefully planned development that blends within the context of the desert. The plan provides large amounts of area designated as undeveloped and revegetated Natural Area Open Space as to preserve much of the site in a natural state. In addition, the development is set back from a major intersection by means of a scenic corridor which will help to mitigate visual impacts of development. The materials and colors were specifically selected to blend with the context of the surrounding desert and its historical characteristics.

- I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

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Response:

The proposal retains the visual character of the natural landscape by preserving much of it in a natural or revegetated state and providing an abundance of open space throughout the site plan. The landscape plan will utilize revegetation techniques and use of native trees, plants, shrubs, and groundcover. Furthermore, the development is setback further from the major intersection and roadways to provide a buffer and visual relief.

- J. Maintain significant open spaces which provide view corridors, buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Response:

This proposed plan seeks to preserve the natural state of the site to the best extent possible. The scenic corridor along both roadways will remain in a natural state and serve as a buffer to the remainder of the site maintains and various open spaces and setbacks that provide a rural and natural setting. The site maintains a wash that traverses the center of the site as a prominent natural feature. The combination of the allocated open spaces, buffers, and landscaping preserve the desert setting to a great extent.

- K. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the overall economic goals of the city.

Response:

The proposed plan meets the development requirements of the applicable zoning district and overlays. It also provides opportunities for quality goods and services for residents and visitors, as well as producing revenue for the city.

- L. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

Response:

The proposal provides innovative planning, materials, design, and construction techniques appropriate for the ESL area. Various setbacks, open spaces, buffers, landscaping, maintaining of natural features, and maintaining of undisturbed desert land that is valued and blends with the surrounding Sonoran Desert. Future construction will minimize disturbances to natural desert and also locates buildings away from the roadways to minimize visual impact.

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Conformance with City of Scottsdale Sensitive Design Principles

1. The design character of any area should be enhanced and strengthened by new development.

Response:

The proposed building design takes into consideration the distinctive qualities and character of the surrounding Sonoran Desert and incorporates these qualities into its design. Features such as: colors, materials, landscaping, site design, and other considerations reflect a commitment to protecting the sensitivity design in the area.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

Response:

The proposed plan has taken careful consideration of the siting of the development by placing the structures back from the roadways and intersection by way of a scenic corridor. The site further preserves a major natural wash and disturbed and revegetated landscape.

3. Development should be sensitive to existing topography and landscaping.

Response:

The development preserves the existing topography and landscaping by preserving large amounts of undisturbed or revegetated open spaces and buffers while also maintaining major natural features such as the wash that runs through the site. The site plan and design reflect the character of the surrounding topography and landscape of the rural desert.

4. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response:

The overall site design minimizes the overall disturbance to the site while carefully preserving the existing washes and natural features that continue the rural desert character. The site design preserves large scenic corridors, open space, and landscape buffers

5. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response:

The preservation and revegetation of natural desert landscape and scenic corridor in conjunction with the overall design maintains the protection of the Sonoran desert character that will continue to promote the existing natural habitats and ecological processes with minimal disturbance.

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6. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
 - a. Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response:

The proposed development provides prominent scenic corridors that enhance the public realm along both major roadways as well as mitigates the development's impact. In addition, the development will be providing natural open space and a multi-use trail along both major roadways. The site design, high quality materials, landscaping, and property improvements further blend with the surrounding context that conveys the design expectation of the area.

7. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response:

Alternative modes of transportation are highly encouraged throughout this development. The multi-use trails within the scenic corridors provides for pedestrian, bicycling, and equestrian transportation integrated within the site and surrounding pedestrian and major transportation networks.

8. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - a. Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response:

The pedestrian connections and experience were a primary element of consideration during the site layout. The site provides alternative access for pedestrians along the major roadways by means of a new trail buffered by a large scenic corridor. This landscaped scenic corridor ranges from 90'-125' providing a buffer and exceptional pedestrian access and experience through human scaled shelter and shade.

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9. Buildings should be designed with a logical hierarchy of masses:
- a. To control the visual impact of a building's height and size
 - b. To highlight important building volumes and features, such as the building entry.

Response:

All proposed buildings within the site are single story including the gas canopy. The elevations include a logical hierarchy of varying building masses that highlight important features. Materials with a natural and authentic feel such as reclaimed wood siding and rusted seam roofing further blend the buildings within the context of the natural setting.

10. The design of the built environment should respond to the desert environment:
- a. Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - b. Materials with colors and coarse textures associated with this region should be utilized.
 - c. A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
 - d. Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response:

The building design is a reflection of the characteristics of the desert environment and historic southwestern “general stores”. The primary goal of the design was to create a unique development iconic to the southwestern desert and history that easily blends within the natural setting. A variety of high quality materials were chosen based on their relation to the natural desert environment such as: natural stone, reclaimed wood, and rusted corrugated metal. Features such as: roof overhangs, recessed windows, and shade structures further compliment the materials and provide visual interest into the buildings and development.

11. Developments should strive to incorporate sustainable and healthy building practices and products.
- a. Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response:

The development and design take the utmost consideration of the environment by setting the development farther back from the intersection through means of a landscape buffer which minimizes the impact in terms of overall siting and visual impacts from the surrounding major roadways. Furthermore, much of the site design strives to provide a natural desert landscape through preservation or revegetation that maintains the feel of the natural environment. Building techniques will be utilized that



minimize disturbance to the site to the greatest extent feasible and reflect sustainable qualities.

12. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- a. The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.
- b. The landscaping should compliment the built environment while relating to the various uses.

Response:

Where landscape is provided within the site revegetation techniques will be utilized. All landscape materials will be native materials indigenous to the region and further compliment the scale, arrangement, and built environment.

13. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- a. Water, as a landscape element, should be used judiciously
- b. Water features should be placed in locations with high pedestrian activity.

Response:

The proposed site design incorporates efficient water use techniques through utilizing and preserving native plants and also a major wash that will conserve and minimize water use as a precious resource.

14. The extent and quality of lighting should be integrally designed as part of the built environment.

- a. A balance should occur between the ambient light levels and designated focal lighting needs.
- b. Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response:

The lighting included in this proposal meets the standards and requirements.

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15. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.
- a. Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response:

Any proposed signage will be complementary to the architecture, landscaping, and overall design theme including characteristics of the desert environment. Signage considerations will also include visibility and legibility.

Conformance to Gas Station & Convenience Store Design Guidelines:

1. Mitigate impacts on adjoining uses from site activities by orienting auto repair bay and car wash openings, service and storage areas and refuse enclosures away from public view; orienting drive-through windows, menu boards, and stacking lanes away from residential areas; and displaying items for sale within the main building or within designated areas that are screened from public streets.

Response:

The developments mitigates impacts to adjoining uses from site activities by orienting the overall site development, service areas, and refuse enclosures away from public view and screened from adjacent properties.

2. Discourage buildings whose image is derived solely from applied treatments that express corporate identity. Branding or business identity features not falling under the sign ordinance will be viewed as architectural elements. Business identity, through awnings, accent bands, paint or other applied color schemes, signage, parapet details, or materials, should not be the dominant architecture feature.

Response:

The building design and materials is intended to replicate historical development that blends with the desert context and discourages expression of corporate identity.

3. Canopy integration to building and site walls is desired; multiple canopies or canopies that express differing architectural masses are encouraged. Canopy height should not exceed 13' 9" with the overall height not exceeding 17 feet. Canopy clearance should be clearly indicated. Canopy ceilings should be textured or have a flat finish.

Response:

The gas canopy expresses differing architectural masses and materials to provide visual interest. The canopy height will not exceed 13'9" with the overall height not exceeding 17 feet, as required.



4. Lighted bands or tubes or applied bands of corporate color are discouraged.

Response:

Lighted bands or tubes of corporate color are not proposed.

5. Gas tank vents shall be an integral part of the building design in terms of form, color, and texture.

Response:

Gas tank vents are an integral part of the proposed design.

6. Site lighting should minimize direct and reflected glare and excess brightness. Specific canopy lighting details are listed in the complete text of the document.

Response:

Site lighting is contained and directed appropriately minimizing reflected glare or excess brightness.

7. Pump island design should appear well organized and should not contribute to visual clutter. All design elements should be architecturally integrated with other structures on-site (color, material, and detailing); colors should be muted; translucent materials and internally lighted cabinets are discouraged; and a pump island curb or bollard is recommended.

Response:

The gas pump island contains similar architecture and materials as the other structures on site through use of similar design elements such as muted color, material, and detailing. In addition, the gas pump island will include a pump island curb or bollard.

Conformance to Commercial/Retail Design Guidelines:

1. Building frontages (especially those oriented to the street or public areas) should exhibit human scale detail, arcades, pedestrian level display windows, and other openings along ground floor pedestrian areas. Buildings should have a strong visual and pedestrian relationship to the street and public spaces.

Response:

The building frontages exhibit human scale design with pedestrian level display windows and openings along the ground floor. The buildings have a strong visual relationship to the public spaces within and surrounding the site.

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2. The design of buildings occupying a pad or a portion of a larger building in a planned project should share similar design characteristics. Replication is not necessary, but similar colors, materials, and textures or patterns can unify the design.

Response:

Similar colors, materials, and textures are used for all buildings throughout the site as to replicate historical western design elements and blend within the context of the desert setting.

3. Building entries should be easily identifiable and activate a building frontage, entrances should be located at intervals of 50 feet and no farther than 75 feet.

Response:

Building entries are easily identifiable and connected through a network of landscaped walkways and/or paths.

4. The apparent building mass may be reduced by: variations in roof form and parapet height; clearly pronounced recesses and projections; wall plane off-sets; changes in texture and color of walls; deep-set windows; ground level arcades and second floor galleries/balconies; protected and recessed entries; and vertical accents or focal points.

Response:

The building mass is broken up and reduced through variations in roof form and parapet height, clearly pronounced recesses and projections, changes in color and texture, deep set windows, shaded awnings, and vertical focal points.

5. If a building is required to be set back from the street, a strong pedestrian connection should be provided. Centers should feature a pedestrian space scaled with respect to the size and demands of the particular use and including landscaping shaded areas and seating opportunities.

Response:

The building is set back from the major intersection and provides a strong pedestrian connection. The center of the development provides a pedestrian scaled space, shaded areas, and seating opportunities.

6. Break up surface parking areas and other areas of paved surfaces with landscape planting. In large commercial developments parking should be planning in sub-areas and sub-areas should be separated by a 15-20 foot wide landscaped area. Install curbing at the edges of all planter areas next to parking or traffic areas.

Response:

Surface parking areas are broken up through the use of landscape planting and open space areas.

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7. Shopping carts should be stored within the building or screened with a wall that is integral to the architectural design of the building.

Response:

Shopping carts, if necessary, will be stored within the building or screened with a wall integral to the architectural design of the building.

8. When outdoor sales and display occur, the display area should be well organized, constrained, and not prominent from off-site views.

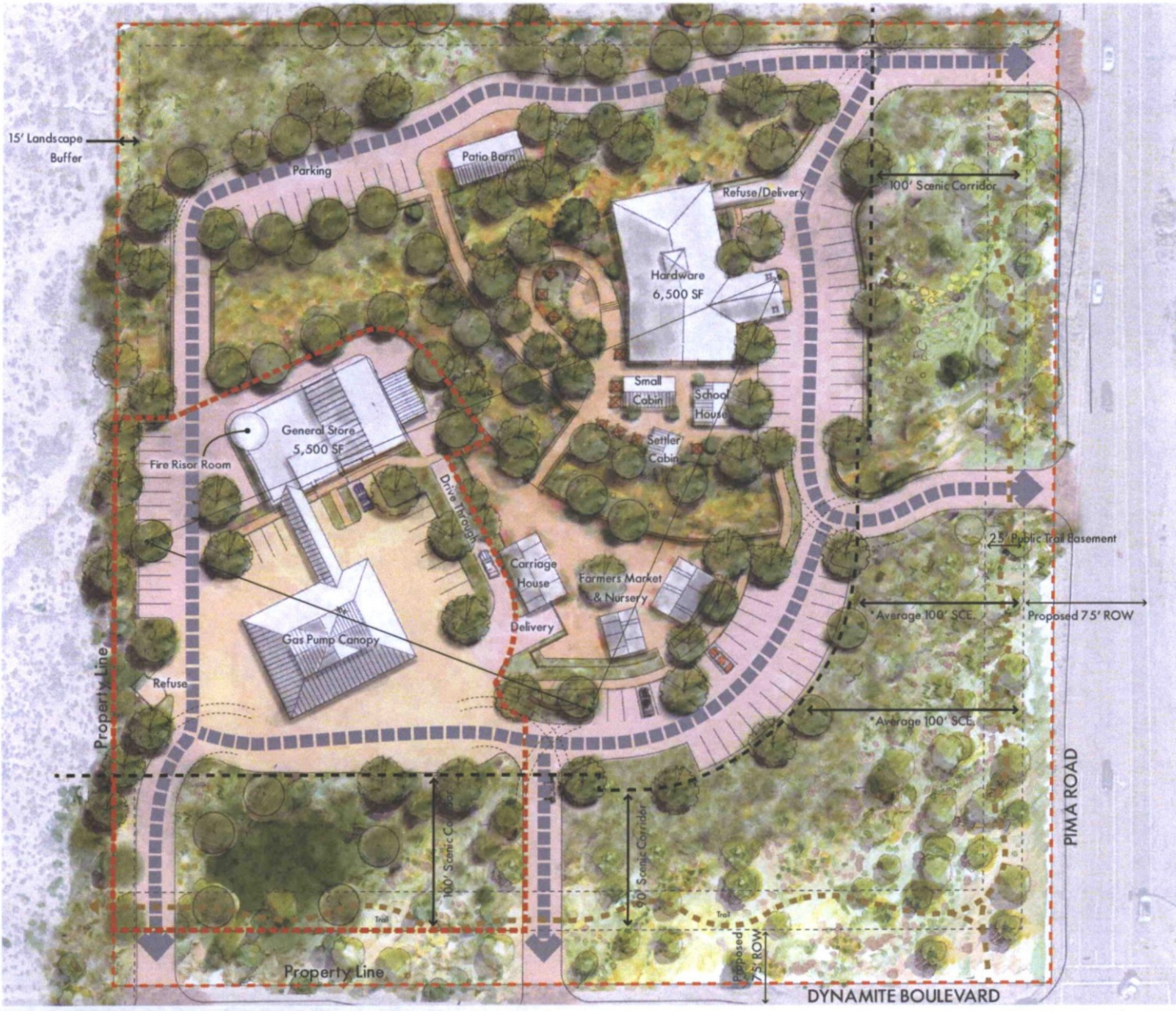
Response:

If outdoor sales displays occur, the display area will be well organized, contained, and not prominent from off-site views.

11-UP-2016
09/01/17



SITE PLAN



Development Information:

Project Data Zoning: PNC
Existing Use: Vacant
Proposed Use: General Store/Gas Pump Canopy, Hardware
Buildings/Description: Two(2) Buildings
Open Air Non-Conditioned Structure: Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
Building Height Allowed: 24 feet
Building Height Proposed: 24 feet
Parking Required: 70 spaces
Parking Provided: 104 spaces
Open Space Required: 196,544 SF (121,296 sf of NAOs and 75,248 SF of Open Space)
Open Space Provided: 190,659 SF (134,025 sf of NAOs and 56,634 sf of Open Space)
Floor Area Allowed: 171,003 SF (0.50 of net lot area)
Floor Area Proposed: 12,000 SF

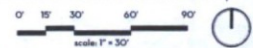
CUP Area Development Information:

Proposed Use: General Store and Gas Pump Canopy
of Gas Pumps: 9 pump stations
Hours of Operation: General Store and fueling pumps shall be open 24 hour / day, 7 days/week.
Gross Area: 2.05 Acres
Square Foot: 5,500 SF (General Store)
Parking Required: 12 parking spaces
Parking Provided: 29 parking spaces
Open Space Provided: 30,500 SF
Landscaped Area Provided: 3,440 SF

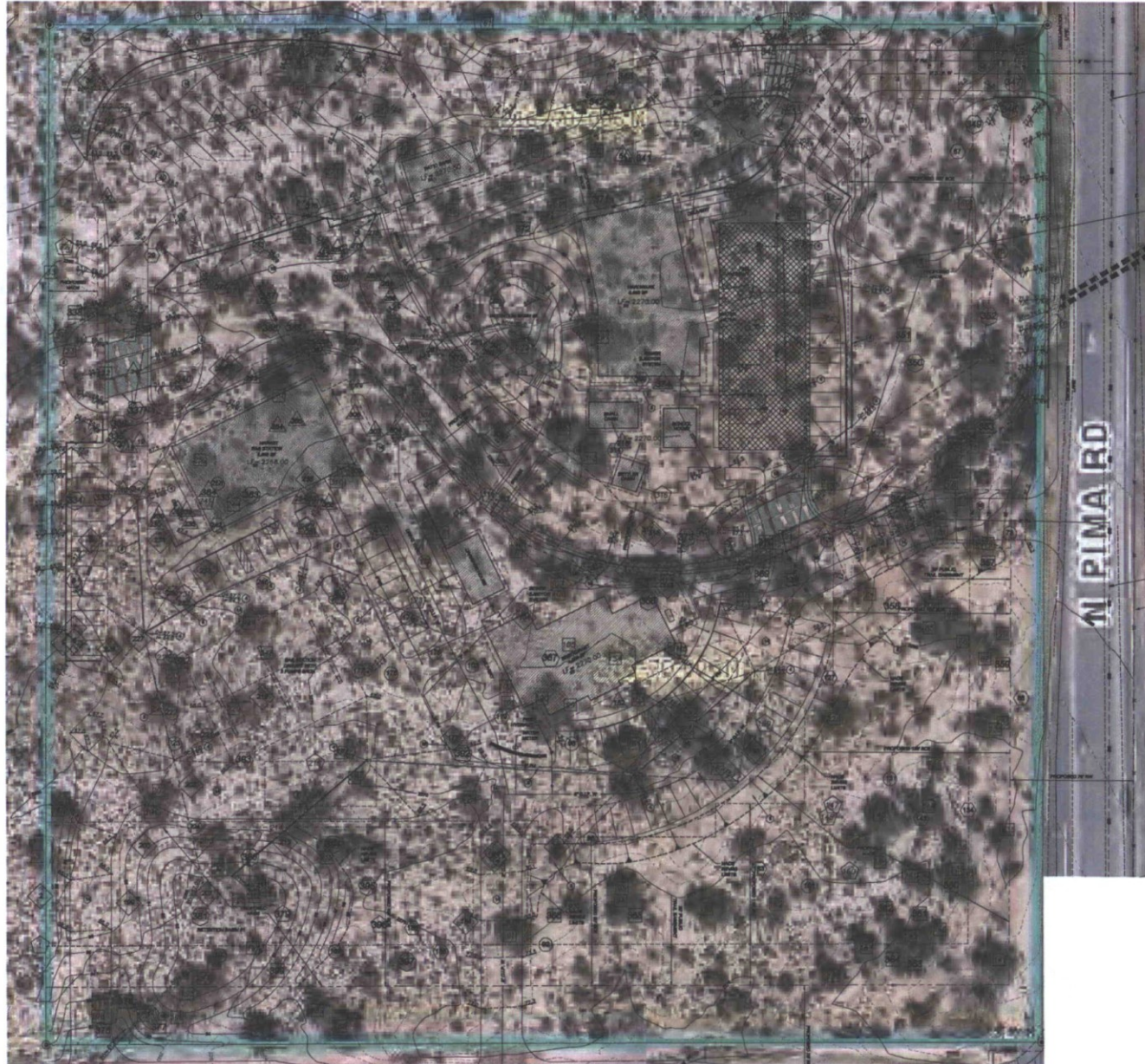
Legend:

- Conditional Use Permit required for General Store, Gas Pump Canopy, and Circulation
- 8' Wide Stabilized Decomposed Granite Trail
- Property Boundary
- Scenic Corridor Easement/Public Non-Motorized Access Easement
- Main Drive Circulation/Fire Lane (Min. 24 ft. Emergency & Service Access Easement)
- Denotes 6" complete Fire Hydrant
- Fire Lane Radius (49' Min. Outside Radius, 25' Min. Inside Radius)







Note: The intent of the Conditional Use Permit is for the General Store/Gas Pump Canopy only.



NATIVE PLANT INVENTORY



LEGEND

-  - Barrel Cactus
-  - Palo Verde
-  - Saguaro
-  - Acotillo
-  - Yucca
-  - Crucifixion Thorn
-  - Catclaw Acacia

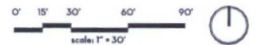
General Salvage Notes:

1. All salvageable material to be clearly flagged with reflective tape visible from all directions. Color Code as follows:
 Red = Salvage and relocate
 Blue = Destroy, not salvageable, can not remain in place
 White = Remain in place
2. Metal tag or reflective tape shall be numbered to correspond with the Native Plant Inventory and site plan.
3. All requirements of the State of Arizona, including the "Notice of Intent to Clear Land" shall be met notwithstanding any approvals by the City of Scottsdale.
4. Contractor is responsible for verifying all project property lines prior to salvage. Any plant material that is labeled salvageable or non-salvageable outside of final staking boundaries are to remain in place unless otherwise directed by owner.
5. Contractor is to verify with owner all plant material labeled salvageable or non-salvageable adjacent to N.A.O.S. boundaries and/or drainage ways.
6. Contractor to salvage and store in nursery all Barrel Cactus, Prickly Pear, Hedgehog Cactus, and secondary Cacti material that are located within limits of clearing.

Project Consultants:

Inventory Provider	Great Southwest Saguaro & Tree 4144 E. Lone Mountain Rd. Phoenix, AZ 85331 Contact: Bart Schrader 480-483-8355
Engineer	Summit Civil Group 8707 E. Vista Bonita Dr. Suite #145 Scottsdale, AZ 85255 Frank Boxberger P.E. 602-725-0372
Owner	R.L. Miller 17025 N. Scottsdale Rd. Suite 190 Scottsdale, Az 85255 602-326-2600

PLANT INVENTORY APPROVAL, City of Scottsdale
Plan approval good for one 90 Days.



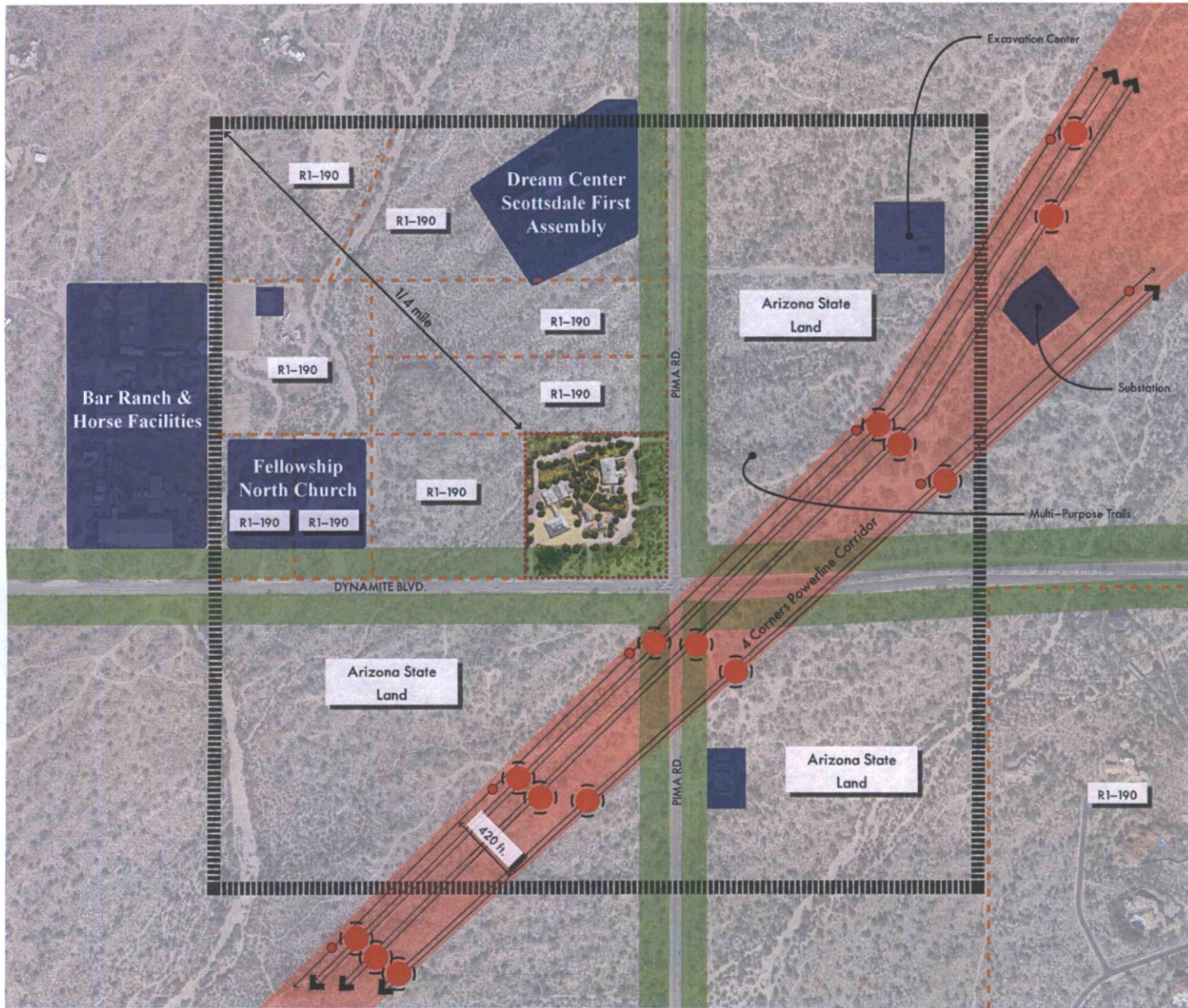
NATIVE PLANT INVENTORY LIST

Plant #	Species	Status	Colpup (ft)	Can Height (ft)	Total (ft)	Comments
1	barrel	NS	3			Dead
2	Crochilium thorn	S	13			
3	Feoehilla Palo Verde	RIP	20			Multiple Trunk
4	Feoehilla Palo Verde	S	14			Form
5	Crochilium thorn	NS	13			Multiple Trunk
6	Crochilium thorn	NS	10			
7	Crochilium thorn	S	5			
8	Saguaro	S	13	28		3 Arms
9	Crochilium thorn	NS	8			Multiple Trunk
10	Yucca Elata	NS	4			Dead
18	Yucca Elata	NS	2.5			Under Leaf
19	Yucca Elata	NS	3			Dead
20	Saguaro	S	22	40		3 Arms
21	Yucca Elata	S	4			3 Arms
22	Feoehilla Palo Verde	S	12			Exposed Roots
23	Feoehilla Palo Verde	RIP	11			Exposed Roots
24	Feoehilla Palo Verde	NS	18			Exposed Roots
25	Feoehilla Palo Verde	NS	6			Exposed Roots
27	Feoehilla Palo Verde	NS	10			Exposed Roots
28	Barrel	S	3			Open
29	Saguaro	S	11	22		4 Arms
30	Yucca Elata	S	1.5			9 Heads
31	Barrel	RIP	3.5			Open
32	Saguaro	RIP	6			Open
33	Feoehilla Palo Verde	RIP	6			Open
34	Crochilium thorn	S	16			Multiple Trunk
35	Crochilium thorn	NS	20			Dead, on ground
36	Saguaro	NS	30			3 Arms
37	Saguaro	S	12	30		4 Heads
38	Yucca Elata	S	1			2 Arms
39	Ocotillo	S	10			Form
40	Ocotillo	S	5			Form
41	Ocotillo	S	8			Form
42	Feoehilla Palo Verde	S	15			Exposed Roots
43	Feoehilla Palo Verde	NS	20			Multiple Trunk
44	Feoehilla Palo Verde	S	14			Form
45	Feoehilla Palo Verde	NS	7			Form
46	Ocotillo	S	14			2 Arms
47	Feoehilla Palo Verde	NS	22			Cluster/Trunk Spread
48	Feoehilla Palo Verde	S	14			Exposed Roots
49	Feoehilla Palo Verde	RIP	10			Exposed Roots
50	Saguaro	RIP	8			Barrel
51	Feoehilla Palo Verde	S	15			Barrel
52	Feoehilla Palo Verde	NS	9			Exposed Roots
53	Feoehilla Palo Verde	NS	7			Wash
54	Yucca Elata	RIP	4			Damaged/Mistletoe
55	Yucca Elata	RIP	4			Dead, on ground
56	Saguaro	NS	17			Exposed Roots
57	Ocotillo	RIP	17			Wash
58	Crochilium thorn	NS	6			Wash
59	Crochilium thorn	S	18			Wash
60	Ocotillo	S	13			Wash
61	Feoehilla Palo Verde	NS	7			Wash
62	Ocotillo	S	14			Wash
63	Feoehilla Palo Verde	NS	15			Wash
64	Feoehilla Palo Verde	NS	15			Wash
65	Feoehilla Palo Verde	NS	10			Wash
66	Feoehilla Palo Verde	NS	7			Wash
67	Saguaro	NS	7			Wash
68	Feoehilla Palo Verde	RIP	7			Wash
69	Feoehilla Palo Verde	RIP	10			Wash
70	Saguaro	RIP	25	71		Wash
71	Feoehilla Palo Verde	RIP	10			Wash
72	Feoehilla Palo Verde	RIP	7			Wash
73	Feoehilla Palo Verde	RIP	10			Wash
74	Feoehilla Palo Verde	RIP	9			Wash
75	Feoehilla Palo Verde	RIP	5			Wash
76	Feoehilla Palo Verde	RIP	20			Wash
77	Feoehilla Palo Verde	S	12			Wash
78	Ocotillo	NS	9			Wash
79	Feoehilla Palo Verde	NS	6			Wash
80	Feoehilla Palo Verde	NS	8			Wash
81	Feoehilla Palo Verde	NS	10			Wash
82	Feoehilla Palo Verde	NS	20			Wash
83	Feoehilla Palo Verde	NS	9			Wash
84	Feoehilla Palo Verde	NS	9			Wash
85	Feoehilla Palo Verde	NS	18			Wash
86	Feoehilla Palo Verde	NS	18			Wash
87	Feoehilla Palo Verde	RIP	10			Wash
88	Saguaro	NS	10	18		Wash
89	Feoehilla Palo Verde	NS	14			Wash
90	Feoehilla Palo Verde	RIP	15			Wash
91	Ocotillo	NS	15			Wash
92	Ocotillo	NS	14			Wash
93	Feoehilla Palo Verde	RIP	14			Wash
94	Feoehilla Palo Verde	RIP	16			Wash
95	Feoehilla Palo Verde	RIP	14			Wash
96	Ocotillo	S	7			Wash
97	Crochilium thorn	S	10			Wash
98	Ocotillo	S	18			Wash
99	Feoehilla Palo Verde	NS	24			Wash

100	Feoehilla Palo Verde	NS	18			Exposed Roots
101	Feoehilla Palo Verde	NS	6			Exposed Roots
102	Feoehilla Palo Verde	NS	7			Mistletoe
103	Ocotillo	S	11			Dead
104	Crochilium thorn	S	11			Dead
105	Feoehilla Palo Verde	NS	10			Multiple Trunk
106	Feoehilla Palo Verde	NS	8			Exposed Roots
107	Crochilium thorn	NS	10			Exposed Roots
108	Crochilium thorn	NS	10			Multiple Trunk
109	Crochilium thorn	NS	4			Exposed Roots
110	Crochilium thorn	NS	13			Exposed Roots
111	Crochilium thorn	NS	12			Slope
112	Feoehilla Palo Verde	NS	18			Exposed Roots
113	Feoehilla Palo Verde	NS	9			Multiple Trunk
114	Crochilium thorn	NS	10			Slope
115	Ocotillo	S	9			Multiple Trunk
116	Feoehilla Palo Verde	NS	10			Form
117	Feoehilla Palo Verde	NS	5			Form
118	Feoehilla Palo Verde	NS	15			Exposed Roots
119	Feoehilla Palo Verde	NS	6			Form
120	Feoehilla Palo Verde	NS	8			Slope
121	Feoehilla Palo Verde	NS	9			Slope
122	Feoehilla Palo Verde	NS	10			Exposed Roots
123	Feoehilla Palo Verde	S	9			Form
124	Feoehilla Palo Verde	NS	8			Form
125	Ocotillo	S	15			Form
126	Barrel	S	3			Multiple Trunk
127	Saguaro	S	11	31		4 Arms
128	Feoehilla Palo Verde	NS	22			Multiple Trunk
129	Ocotillo	S	10			Multiple Trunk
130	Feoehilla Palo Verde	RIP	14			Multiple Trunk
131	Ocotillo	S	15			Multiple Trunk
132	Feoehilla Palo Verde	RIP	30	35		Exposed Roots
133	Feoehilla Palo Verde	RIP	18			Exposed Roots
134	Saguaro	NS	18			2 Arms
135	Feoehilla Palo Verde	NS	22			Damaged
136	Feoehilla Palo Verde	RIP	7			2 Arms
137	Feoehilla Palo Verde	NS	10			Form
138	Feoehilla Palo Verde	NS	5			Form
139	Feoehilla Palo Verde	RIP	6			Form
140	Feoehilla Palo Verde	RIP	8			Form
141	Feoehilla Palo Verde	RIP	20			Form
142	Feoehilla Palo Verde	RIP	20	18	31	2 Arms
143	Saguaro	NS	10			Form
144	Feoehilla Palo Verde	NS	10			Form
145	Feoehilla Palo Verde	RIP	9			Form
146	Feoehilla Palo Verde	RIP	13			Form
147	Barrel	RIP	3			Form
148	Barrel	RIP	4			Form
149	Feoehilla Palo Verde	NS	10			Exposed Roots
150	Feoehilla Palo Verde	NS	23			Multiple Trunk
151	Ocotillo	NS	8			Dead
152	Ocotillo	NS	6			Exposed Roots
153	Feoehilla Palo Verde	S	6			Exposed Roots
154	Feoehilla Palo Verde	S	10			Form
155	Feoehilla Palo Verde	S	10			Form
156	Feoehilla Palo Verde	NS	18			Form
157	Feoehilla Palo Verde	NS	21			Exposed Roots
158	Crochilium thorn	S	16			Exposed Roots
159	Barrel	S	4			Form
160	Barrel	RIP	3.5			Form
161	Ocotillo	RIP	13			Form
162	Saguaro	RIP	9			Exposed Roots
163	Saguaro	RIP	30	56		4 Arms
164	Feoehilla Palo Verde	RIP	23			Exposed Roots
165	Feoehilla Palo Verde	RIP	20			Multiple Trunk
166	Feoehilla Palo Verde	RIP	9			Multiple Trunk
167	Feoehilla Palo Verde	RIP	12			Exposed Roots
168	Feoehilla Palo Verde	RIP	9			Exposed Roots
169	Feoehilla Palo Verde	RIP	8			Exposed Roots
170	Feoehilla Palo Verde	NS	12			Exposed Roots
171	Ocotillo	NS	15			Exposed Roots
172	Ocotillo	S	3			Form
173	Barrel	S	3			Form
174	Ocotillo	S	13			Form
175	Ocotillo	S	12			Form
176	Ocotillo	S	10			Form
177	Ocotillo	S	14			Form
178	Crochilium thorn	S	14			Form
179	Saguaro	S	23	40		6 Arms
180	Feoehilla Palo Verde	NS	18			Exposed Roots
181	Crochilium thorn	NS	9			Multiple Trunk
182	Crochilium thorn	NS	6			Form
183	Crochilium thorn	NS	10			Form
184	Crochilium thorn	RIP	6			Form
185	Saguaro	RIP	16	31		2 Arms
186	Saguaro	RIP	42	60		4 Arms
187	Ocotillo	S	26			Form
188	Feoehilla Palo Verde	RIP	15			Form
189	Feoehilla Palo Verde	RIP	9			Form
190	Feoehilla Palo Verde	RIP	12			Form
191	Feoehilla Palo Verde	NS	9			Mistletoe
192	Ocotillo	S	12			Form
193	Feoehilla Palo Verde	NS	8			Form
194	Feoehilla Palo Verde	NS	10			Form
195	Feoehilla Palo Verde	NS	11			Exposed Roots
196	Feoehilla Palo Verde	NS	7			Mistletoe
197	Feoehilla Palo Verde	NS	7			Mistletoe
198	Feoehilla Palo Verde	NS	26			Multiple Trunk
199	Crochilium thorn	NS	14			Cluster

200	Crochilium thorn	S	8			Form
201	Feoehilla Palo Verde	S	10			Form
202	Feoehilla Palo Verde	NS	6			Trunk Form
203	Crochilium thorn	NS	20			Trunk Form
204	Ocotillo	S	13			Form
205	Feoehilla Palo Verde	NS	17			Damaged
206	Feoehilla Palo Verde	NS	8			Exposed Roots
207	Crochilium thorn	S	7			Form
208	Feoehilla Palo Verde	NS	10			Form
209	Feoehilla Palo Verde	NS	6			Form
210	Feoehilla Palo Verde	NS	9			Multiple Trunk
211	Saguaro	S	28	52		5 Arms
212	Feoehilla Palo Verde	NS	18			Form
213	Crochilium thorn	NS	9			Exposed Roots
214	Feoehilla Palo Verde	S	8			Form
215	Feoehilla Palo Verde	S	12			Form
216	Barrel	S	6.5			Form
217	Feoehilla Palo Verde	NS	9			Exposed Roots
218	Feoehilla Palo Verde	S	10			Form
219	Crochilium thorn	NS	10			Trunk Spread
220	Feoehilla Palo Verde	NS	10			Form
221	Ocotillo	S	13			Form
222	Ocotillo	S	14			Form
223	Ocotillo	S	14			Form
224	Feoehilla Palo Verde	S	10			Form
225	Barrel	S	10			Form
226	Barrel	S	3			Form
227	Crochilium thorn	NS	13			Multiple Trunk
228	Crochilium thorn	NS	12			Declining
229	Barrel	S	3			Form
230	Ocotillo	S	15			Form
231	Barrel	NS				Form
232	Crochilium thorn	S	5			Form
233	Crochilium thorn	NS	16			Damaged
234	Crochilium thorn	S	13			Form
235	Yucca Elata	S	4			2 Heads
236	Yucca Elata	S	4			2 Heads
237	Yucca Elata	NS	4			2 Heads
238	Yucca Elata	NS	4			2 Heads
239	Yucca Elata	NS	4			2 Heads
240	Yucca Elata	NS	4			2 Heads
241	Barrel	S	3			Damaged
242	Saguaro	S	20	47		3 Arms
243	Saguaro	S	11			Form
244	Feoehilla Palo Verde	NS	11			Mistletoe
245	Barrel	NS				Form
246	Crochilium thorn	S	10			Form
247	Feoehilla Palo Verde	NS	13			Mistletoe
248	Feoehilla Palo Verde	NS	8			Exposed Roots
249	Saguaro	NS	25	72		Damaged / 7 Arms
250	Feoehilla Palo Verde	NS	18			Form
251	Yucca Elata	S	4			2 Heads
252	Crochilium thorn	S	4			2 Heads
253	Ocotillo	S	15			

CONTEXT AERIAL WITH SITE IMPROVEMENTS



LEGEND

- 1/4 MILE RADIUS
- PROPERTY BOUNDARY
- ZONING BOUNDARIES
- 100' SCENIC CORRIDOR EASEMENT
- EXISTING STRUCTURES
- TRANSMISSION LINE EASEMENT
- TRANSMISSION TOWER/POLE



OPEN SPACE PLAN

Development Information:

Project Data Zoning: PNC
Net Lot Area: 342,037 SF
Building Height: 24' Proposed

Required Common Open Space:
 FOR THE FIRST 12' OF HEIGHT: 16% x 342,037 NET LOT SF = 54,726 SF
 NEXT 12' OF HEIGHT: (.005 x 342,037 NET LOT SF)12' = 20,522 SF
 54,726 SF + 20,522 SF = 75,248 SF OF REQUIRED COMMON OPEN SPACE






Provided Common Open Space:
 88,808 SF OF COMMON OPEN SPACE

Required Frontage Open Space:
 0.50 X 75,248 SF = 37,624 SF

Provided Frontage Open Space: 101,851 SF (EXCLUDING R.O.W.)
 (50% OF PROVIDED OPEN SPACE)

Required Parking Lot Landscape:
 15% x 43,864 SF PARKING LOT AREA = 6,579.6 SF

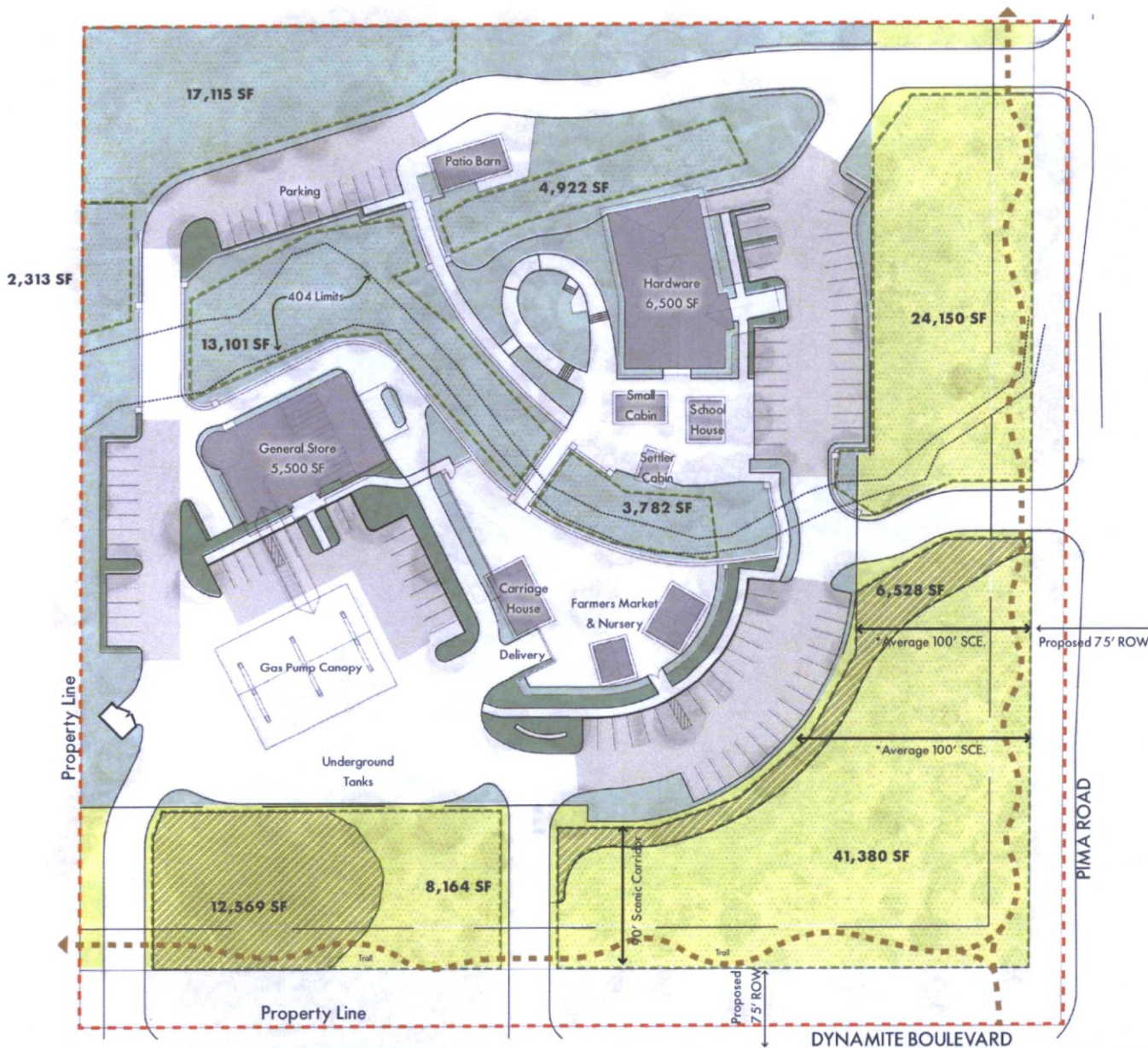
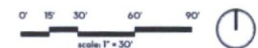
Provided Parking Lot Landscape:
 6,916 SF

-  PARKING LOT AREA | 43,864 SF
-  COMMON OPEN SPACE | 88,808 SF
(EXCLUDING THE FRONT OPEN SPACE)
-  FRONTAGE OPEN SPACE | 101,851 SF
-  PARKING LOT LANDSCAPING | 6,916 SF
-  TOTAL OPEN SPACE = 190,659 SF
(EXCLUDING THE NAOS SF OF 134,025 SF)

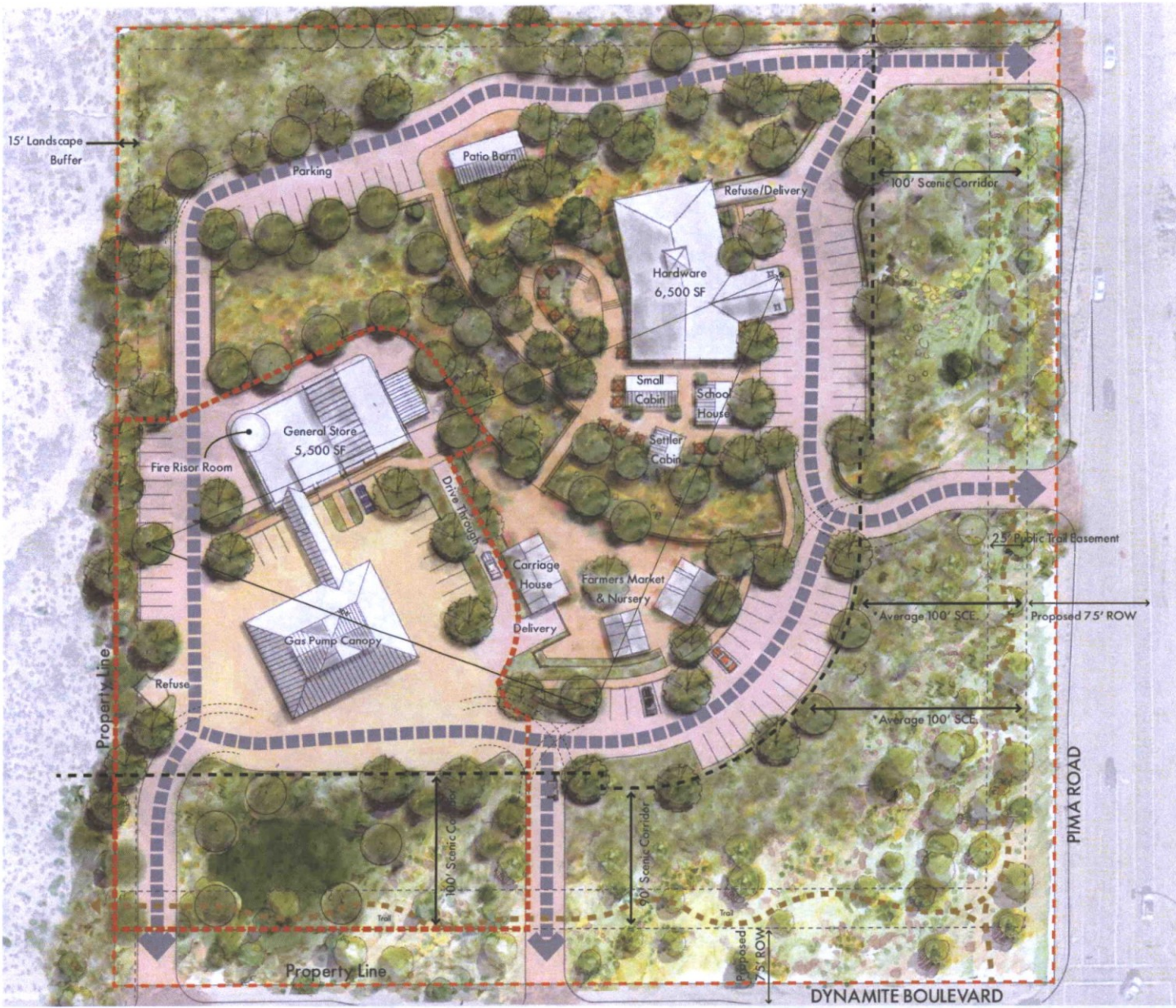
NAOS Calculations:

	Provided:	Required:
Total NAOS:	134,024 SF	121,296 SF
Undeveloped natural areas:	114,927 SF	84,907 SF (Min. 70%)
Revegetated Areas:	19,097 SF	36,389 SF (Max. 30%)

-  Undeveloped Natural NAOS
-  Revegetated NAOS



SITE PLAN



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Open Air Non-Conditioned Structure: Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
Building Height Allowed: 24 feet
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Open Space Provided: 190,659 SF (134,025 sf of NAOs and 56,634sf of Open Space)
Floor Area Allowed: 171,003 SF (0.50 of net lot area)
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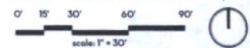
CUP Area Development Information:

Proposed Use: General Store and Gas Pump Canopy
of Gas Pumps: 9 pump stations
Hours of Operation: General Store and fueling pumps shall be open 24 hour/ day, 7 days/week.
Gross Area: 2.05 Acres
Square Foot: 5,500 SF (General Store)
Parking Required: 12 parking spaces
Parking Provided: 29 parking spaces
Open Space Provided: 30,500 SF
Landscaped Area Provided: 3,440 SF

Legend:

- Conditional Use Permit required for General Store, Gas Pump Canopy, and Circulation
- 8' Wide Stabilized Decomposed Granite Trail
- Property Boundary
- Scenic Corridor Easement/Public Non-Motorized Access Easement
- Main Drive Circulation/Fire Lane (Min. 24 ft. Emergency & Service Access Easement)
- Denotes 6" complete Fire Hydrant
- Fire Lane Radius (49' Min. Outside Radius, 25' Min. Inside Radius)

Note: The intent of the Conditional Use Permit is for the General Store/Gas Pump Canopy only.



OPEN SPACE PLAN

Development Information:

Project Data Zoning: PNC
Net Lot Area: 342,037 SF
Building Height: 24' Proposed

Required Common Open Space:
 FOR THE FIRST 12' OF HEIGHT: 16% x 342,037 NET LOT SF = 54,726 SF
 NEXT 12' OF HEIGHT: (.005 X 342,037 NET LOT SF)12' = 20,522 SF
 54,726 SF + 20,522 SF = 75,248 SF OF REQUIRED COMMON OPEN SPACE

Provided Common Open Space:
 88,808 SF OF COMMON OPEN SPACE

Required Frontage Open Space:
 0.50 X 75,248 SF = 37,624 SF

Provided Frontage Open Space: 101,851 SF (EXCLUDING R.O.W.)
 (50% OF PROVIDED OPEN SPACE)

Required Parking Lot Landscape:
 15% x 43,864 SF PARKING LOT AREA = 6,579.6 SF

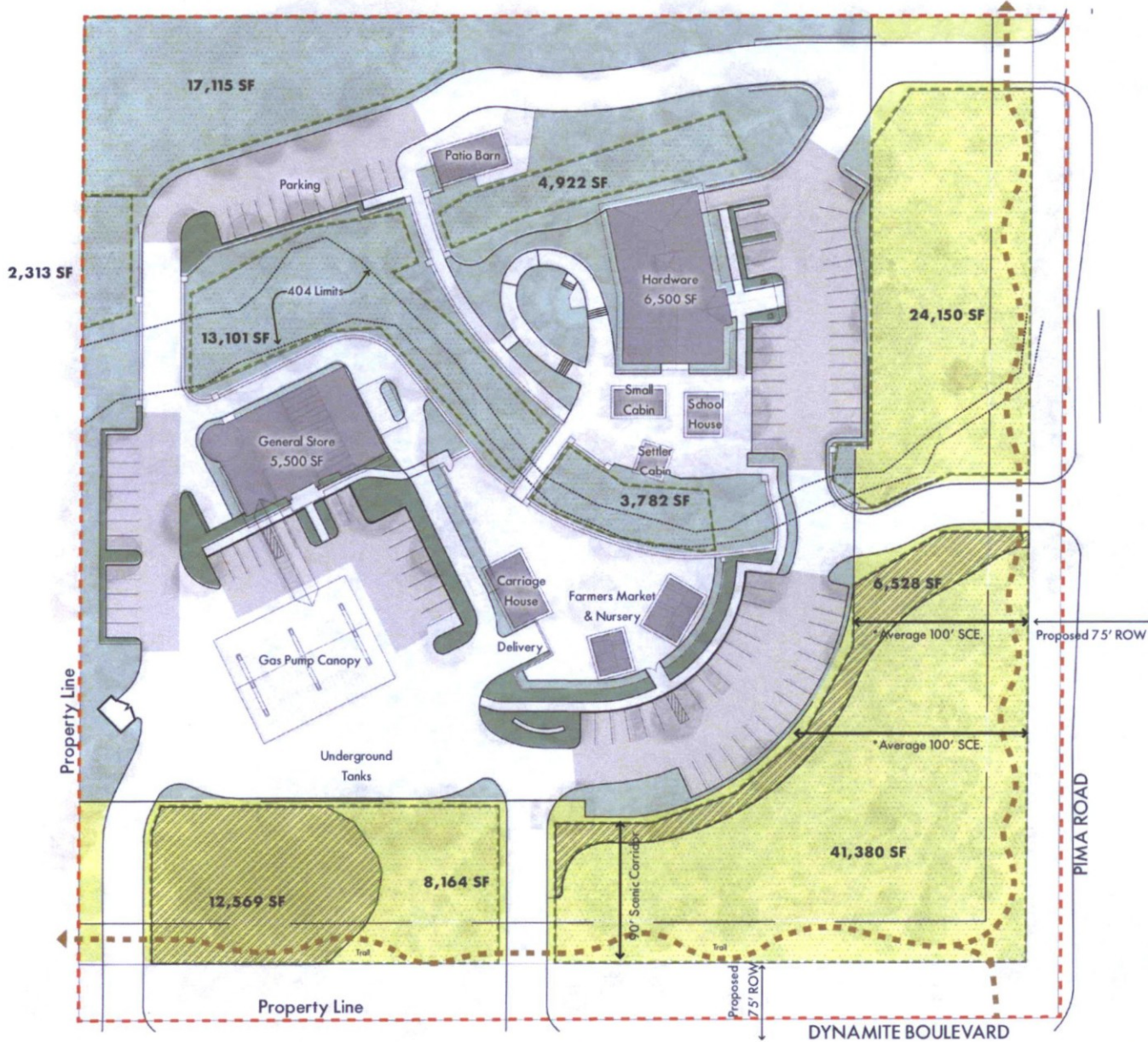
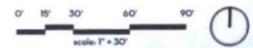
Provided Parking Lot Landscape:
 6,916 SF

-  PARKING LOT AREA | 43,864 SF
-  COMMON OPEN SPACE | 88,808 SF
(EXCLUDING THE FRONT OPEN SPACE)
-  FRONTAGE OPEN SPACE | 101,851 SF
-  PARKING LOT LANDSCAPING | 6,916 SF
-  TOTAL OPEN SPACE = 190,659 SF
(EXCLUDING THE NAOS SF OF 134,025 SF)

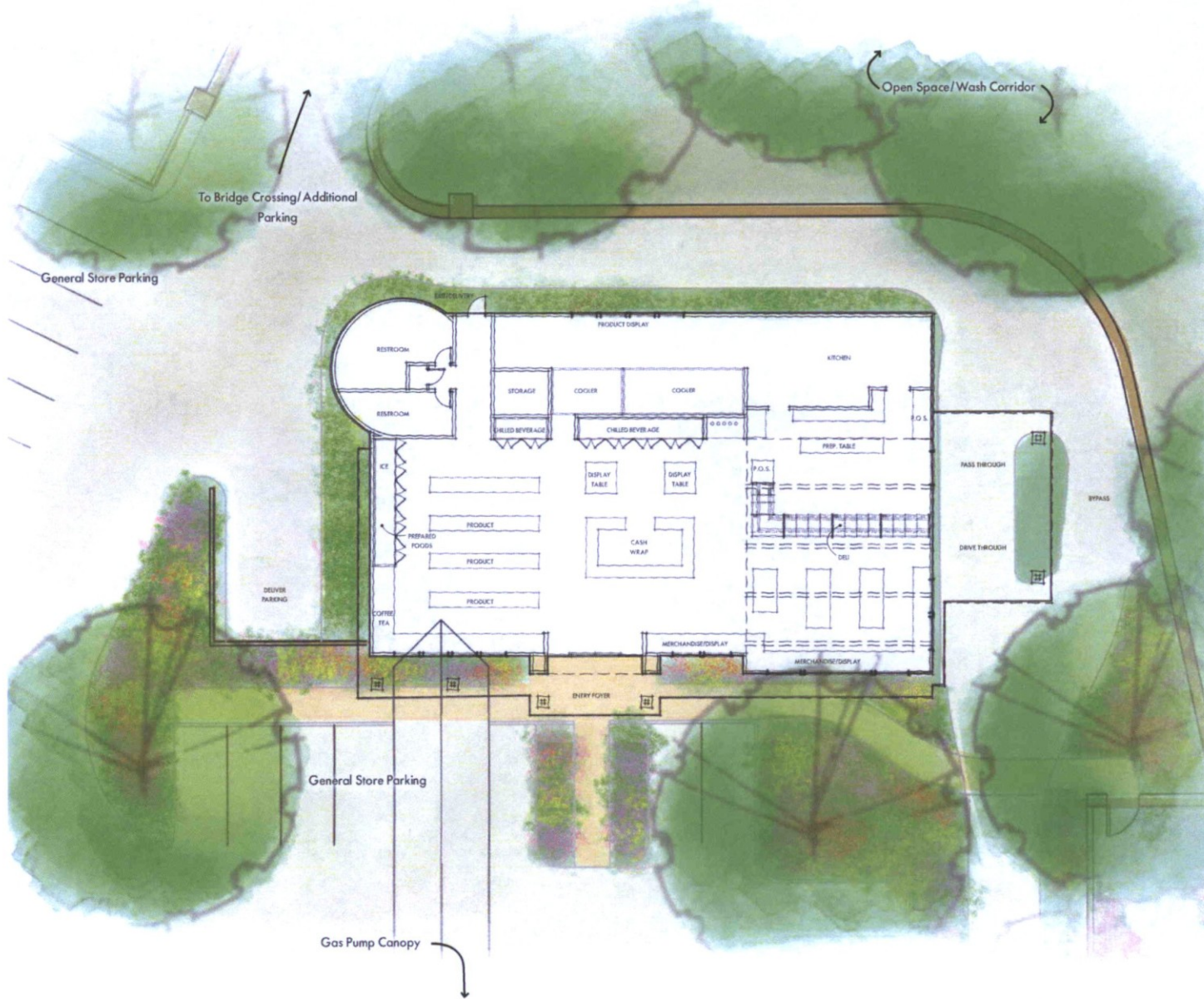
NAOS Calculations:

	Provided:	Required:
Total NAOS:	134,024 SF	121,296 SF
Undeveloped natura areas:	114,927 SF	84,907 SF (Min. 70%)
Revegetated Areas:	19,097 SF	36,389 SF (Max. 30%)

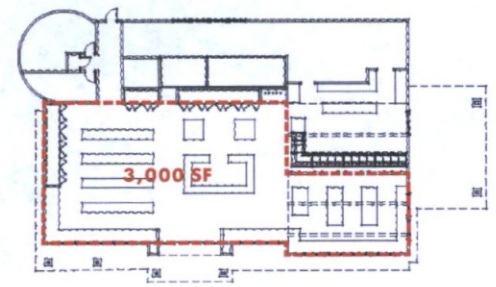
-  Undeveloped Natural NAOS
-  Revegetated NAOS



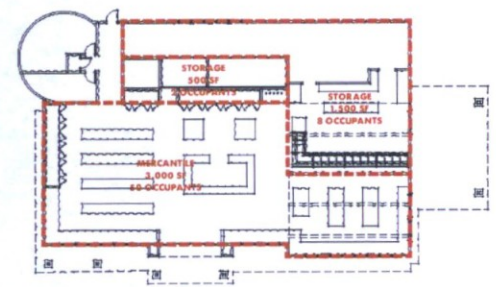
GENERAL STORE FLOOR PLAN



TOTAL ALLOCATED TO PUBLIC ACCESS:



OCCUPANCY LOAD:

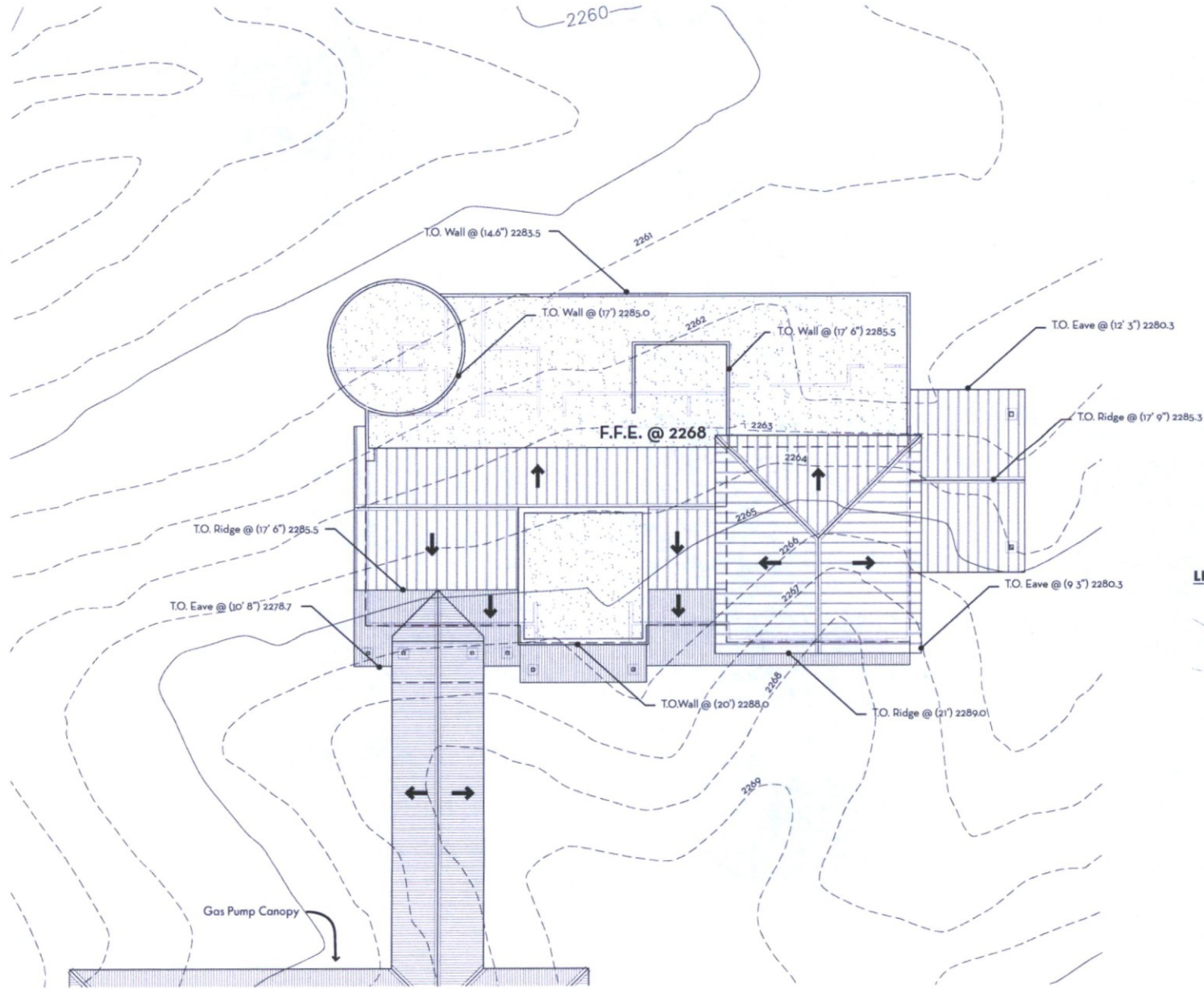


TOTAL OCCUPANCY: 60
PER 2012 IBC TABLE 1004.12

11-UP-2016
09/01/17

SCALE: 1/8" = 1'

ROOF PLAN HEIGHT & MASSING ANALYSIS



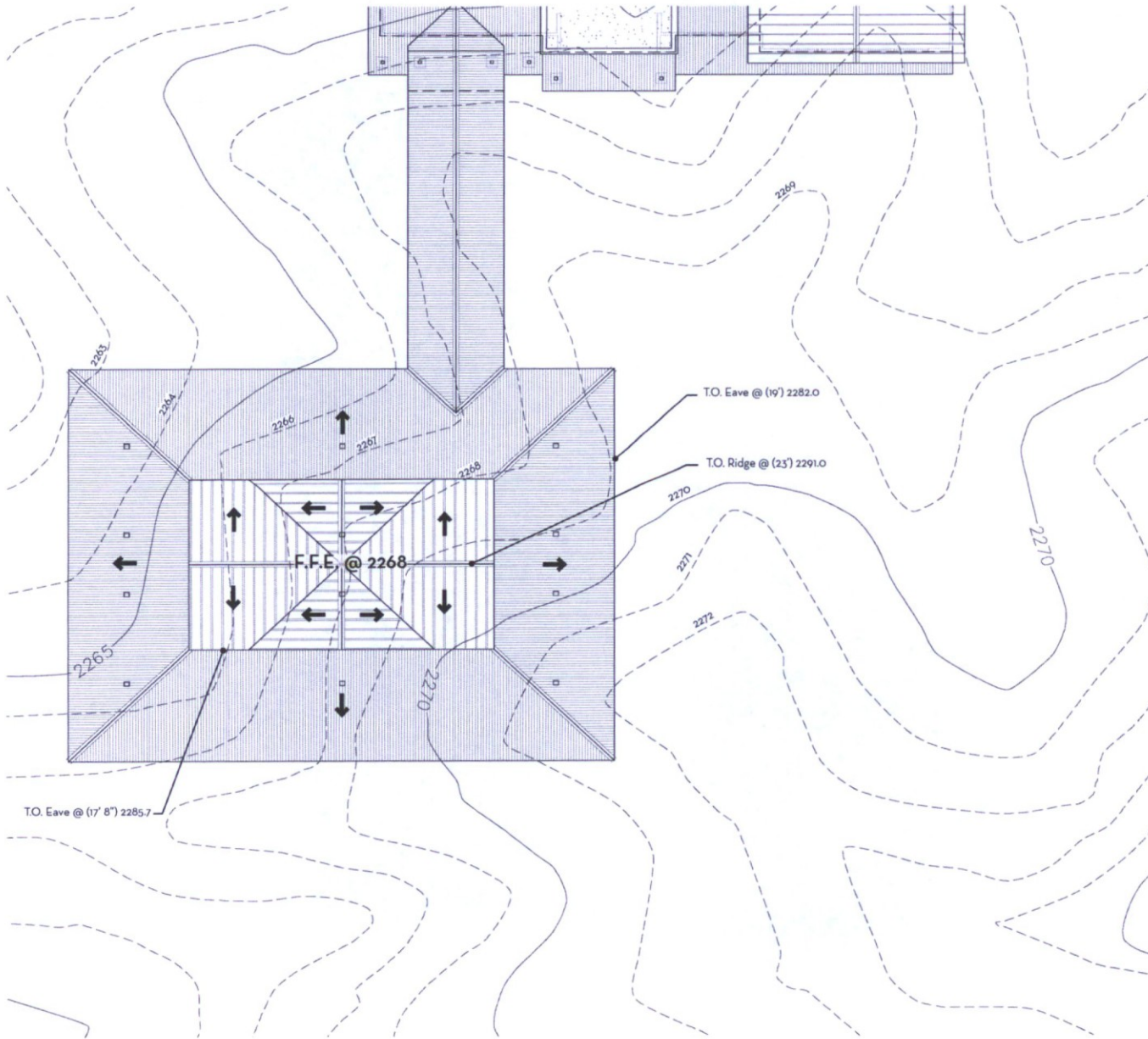
LEGEND

-  5' CONTOURS
-  1' CONTOURS

11-UP-2016
09/01/17


 SCALE: 1/8" = 1'

ROOF PLAN HEIGHT & MASSING ANALYSIS



LEGEND

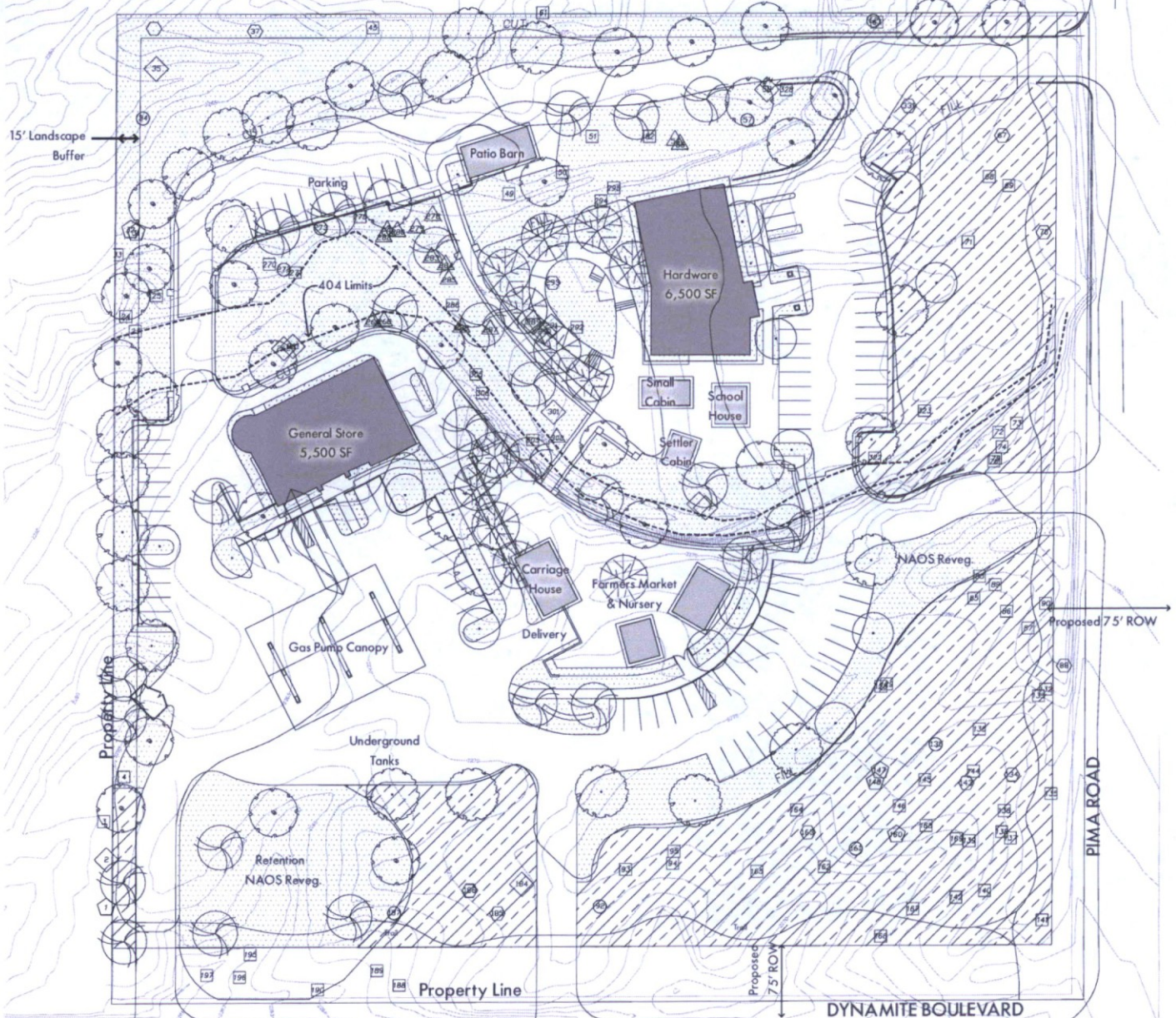
-  5' CONTOURS
-  1' CONTOURS

11-UP-2016
09/01/17



SCALE: 1/8" = 1'

LANDSCAPE PLAN



TREES

- From native plant materials*
- | | |
|--|--------------------------|
| <i>Lambdium (Franklinia) macrocarpa</i> | Juniper Pin Yule |
| <i>Casearia heterophylla</i> | Coastal Red Elm |
| <i>Myoporum laetifolium (Shade Cover Tree)</i> | Ironwood |
| <i>Glaucium frons</i> | Arizona Mesquite |
| <i>Prosopis juliflora</i> | Arizona Ash |
| <i>Fraxino Velutina</i> | Desert Museum Palo Verde |
| <i>Parkinsonia x 'Desert Museum'</i> | Pecan Tree |
| <i>Carya illinoensis</i> | |

SUCCULENTS / CACTI

- From native plant materials*
- | | |
|---------------------------------------|--------------------------------|
| <i>Lamprolaima pycnantha</i> | Saguaro |
| <i>Tropaeolum spinescens</i> | Cholla |
| <i>Yucca sp.</i> | Yucca (Species Unknown) |
| <i>Torreya sp.</i> | Barrel Cactus (Unknown) |
| <i>Opuntia sp.</i> | Prickly Pear (Species Unknown) |
| <i>Agave sp.</i> | Agave (Species Unknown) |
| <i>Echinopsis macrocephala cactus</i> | Hedgehog Cactus |
| <i>Schinus molle cactus</i> | Red Cholla Cactus |

SHRUBS / BUSHES

- | | |
|------------------------------|-------------------------|
| <i>Andropogon distachyus</i> | Triangle Leaf Broomrape |
| <i>Andropogon distachyus</i> | White Broomrape |
| <i>Andropogon distachyus</i> | Desert Ironwood |
| <i>Andropogon distachyus</i> | Quailbush |
| <i>Andropogon distachyus</i> | Fairy Duster |
| <i>Andropogon distachyus</i> | Desert Shrub |
| <i>Andropogon distachyus</i> | Western Ashleaf |
| <i>Andropogon distachyus</i> | Sacred Duster |
| <i>Andropogon distachyus</i> | Hopsack |
| <i>Andropogon distachyus</i> | Ballflower |
| <i>Andropogon distachyus</i> | The greater Bush |
| <i>Andropogon distachyus</i> | Silvercholla |
| <i>Andropogon distachyus</i> | Desert Lavender |
| <i>Andropogon distachyus</i> | Chaparral |
| <i>Andropogon distachyus</i> | Common Bush |
| <i>Andropogon distachyus</i> | Arrow Weed |
| <i>Andropogon distachyus</i> | Jobs Bush |
| <i>Andropogon distachyus</i> | Goldcholla |

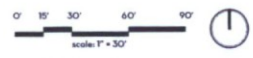
GROUNDCOVERS / ANNUALS / PERENNIALS

- | | |
|------------------------------|-------------------------|
| <i>Andropogon distachyus</i> | Sand Verbena |
| <i>Andropogon distachyus</i> | Desert Marigold |
| <i>Andropogon distachyus</i> | Desert Poppy |
| <i>Andropogon distachyus</i> | Flagonella - Iron Poppy |
| <i>Andropogon distachyus</i> | Woolly Eryng |
| <i>Andropogon distachyus</i> | Waxen Cole |
| <i>Andropogon distachyus</i> | Trillium |
| <i>Andropogon distachyus</i> | Stiff-flower |
| <i>Andropogon distachyus</i> | Desert Sage |
| <i>Andropogon distachyus</i> | Blue Star |
| <i>Andropogon distachyus</i> | Chalk's Clasp |
| <i>Andropogon distachyus</i> | Fairy's Fandango |
| <i>Andropogon distachyus</i> | Desert Bluebell |
| <i>Andropogon distachyus</i> | Scorpionweed |
| <i>Andropogon distachyus</i> | Carrot Top |
| <i>Andropogon distachyus</i> | Poppy |
| <i>Andropogon distachyus</i> | Desert Lilacwood |

SPORT GRASSES

- | | |
|------------------------------|----------------|
| <i>Andropogon distachyus</i> | People's Grass |
| <i>Andropogon distachyus</i> | Woolly Grass |
| <i>Andropogon distachyus</i> | Woolly Grass |

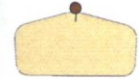
ANY OF THE SUPPLEMENTAL PLANTING CAN BE SUBSTITUTED WITH REVEG. PLANTING IF APPLICABLE.



EXTERIOR LIGHTING SITE PLAN

LEGEND

Light Pole Distribution



Maximum pole heights should not exceed 15'.
Poles to be core-tilt steel or painted to match rusted metal.

Wall Mounted Luminary



Down Facing Applications serve the purpose of lighting areas near the building minimizing visual light pollution on-site and from off the outside.

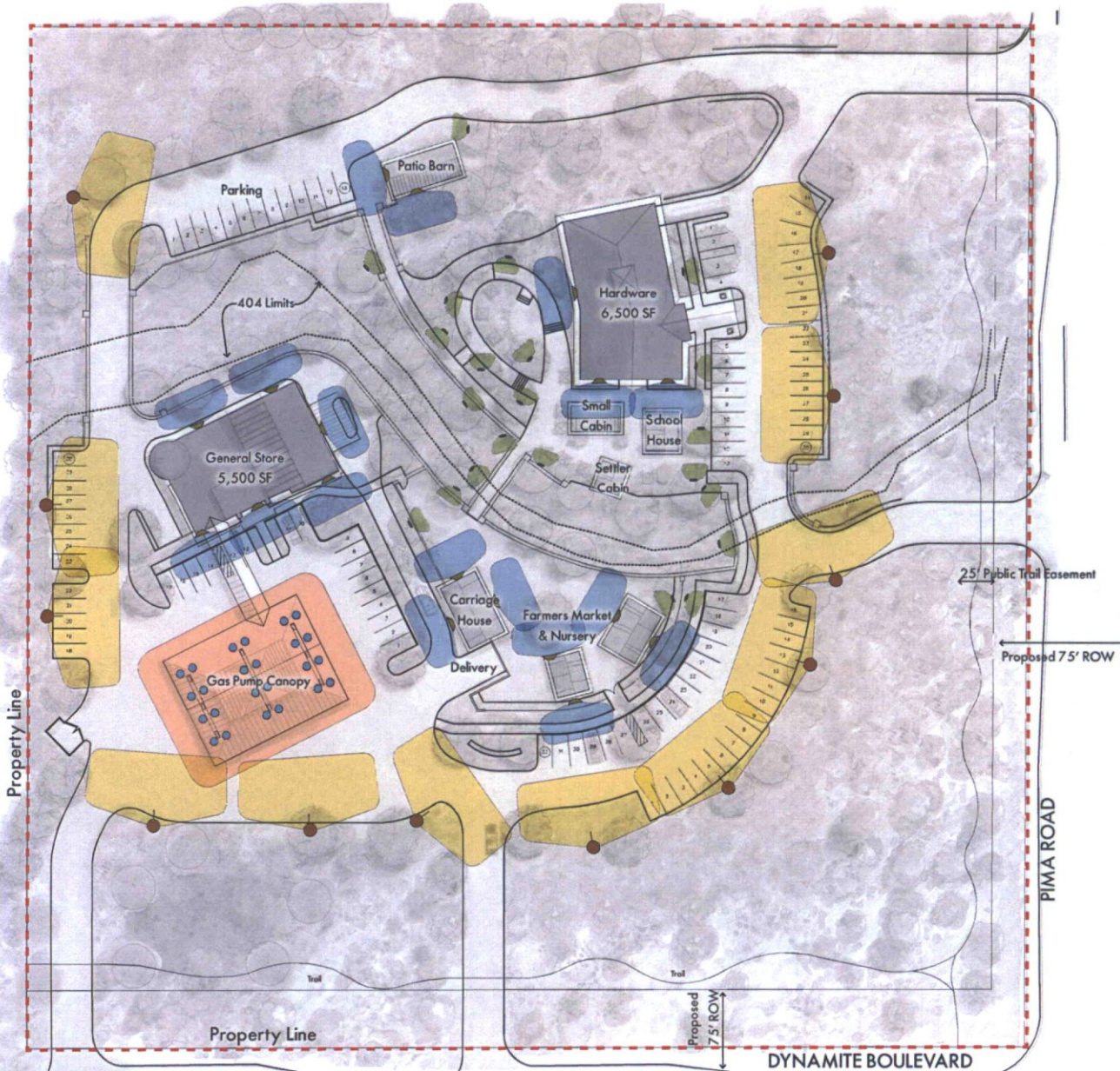
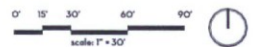
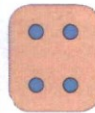
Directional Lighting



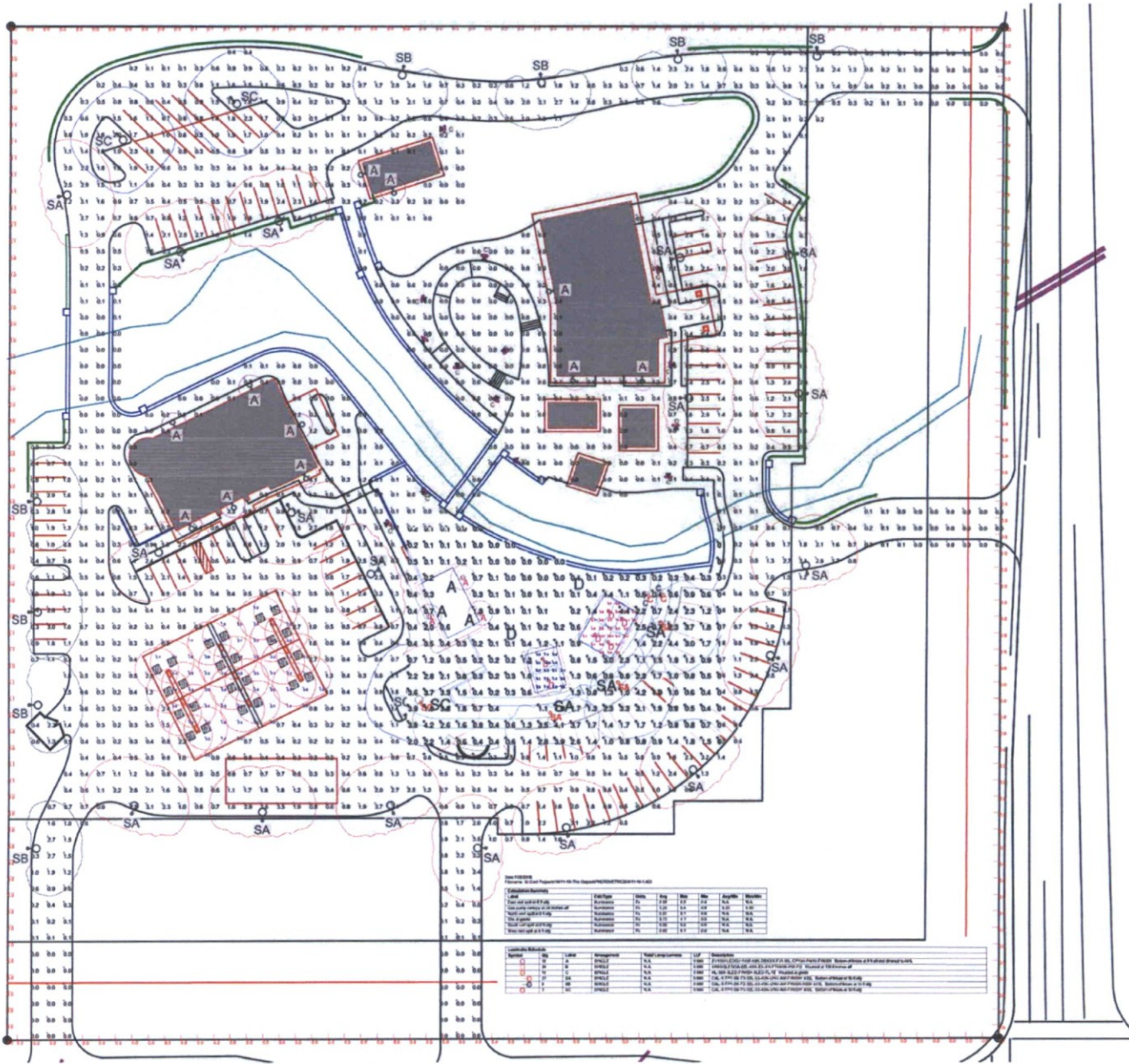
Direct light fixtures will be used only to enhance vegetation. Shielded fixtures will be used to avoid visibility from off the property.

Gas Station

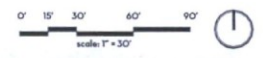
Opaque Light lens flush with ceiling – or recessed into the canopy.



EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS



INFORMATION REPRESENTED IS PREPARED BY OTHERS.



PROPOSED LIGHTING CUT SHEET

Directional Lighting

HEVILITE LIGHTING
Project Name: **HL-369-LED-3LED-FL-12**
THE OUTPOST TYPE: **C**

SPECIFICATIONS

DESCRIPTION:
12" x 12" x 12" recessed LED light fixture with 3x1W LED chips. Includes mounting hardware for surface or recessed installation.

FINISHES:
12" x 12" x 12" recessed LED light fixture with 3x1W LED chips. Includes mounting hardware for surface or recessed installation.

LED OPTICS:
3x1W LED chips with 120° beam angle. Includes mounting hardware for surface or recessed installation.

WARRANTY:
5-year warranty on LED chips and driver. Includes mounting hardware for surface or recessed installation.

ORDER SPECIFICATION

PROJECT: **HEVILITE, INC.**
APPROVED: **HEVILITE, INC.**
NOTE: **HL-369-LED-3LED-FL-12**
TYPE: **HL-369-LED-3LED-FL-12**

Wayfinding Lighting

HEVILITE LIGHTING
Project Name: **HL-616**
THE OUTPOST TYPE: **B**

SPECIFICATIONS

DESCRIPTION:
12" x 12" x 12" recessed LED light fixture with 3x1W LED chips. Includes mounting hardware for surface or recessed installation.

FINISHES:
12" x 12" x 12" recessed LED light fixture with 3x1W LED chips. Includes mounting hardware for surface or recessed installation.

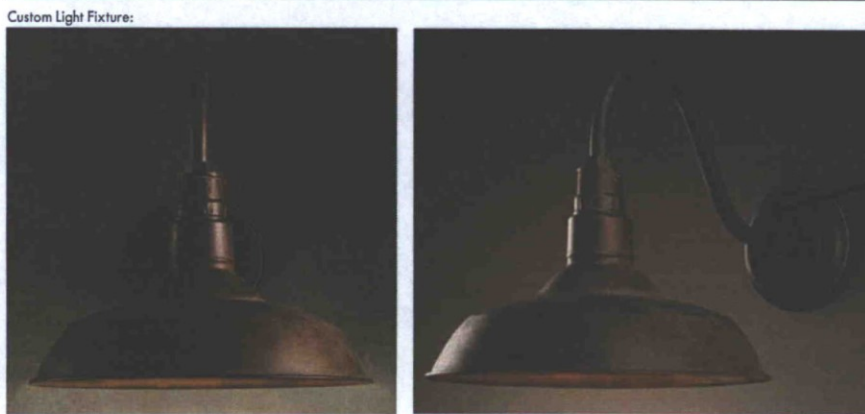
LED OPTICS:
3x1W LED chips with 120° beam angle. Includes mounting hardware for surface or recessed installation.

WARRANTY:
5-year warranty on LED chips and driver. Includes mounting hardware for surface or recessed installation.

ORDER SPECIFICATION

PROJECT: **HEVILITE, INC.**
APPROVED: **HEVILITE, INC.**
NOTE: **HL-616**
TYPE: **HL-616**

Wall Mounted Luminary



Standard Dome
RLM Reflectors 500 Series

Job Information:
Project: _____ Prepared by: _____
Comments: _____ Approved by: _____

Features:
Reflector: Spun from heavy gauge aluminum with an rolled in bead.
Lamp Type:
Incandescent: 300W, Medium base porcelain socket.
LED: Requires External Driver Enclosure.
LF0050/2250: One LARG Module with Clear Glass Jar
D100: One CIA CDS with Clear Glass Jar, Requires Glass Jar
C21: Requires External Driver Enclosure.
M10: 120W Max. Requires External Driver Enclosure.
WPS: Requires External Driver Enclosure.
Mounting: Top Mounting with 3/4" NPT. For outdoor use, Teflon tape should be used around threads.
Finish: Powder Coat Finish for Outdoor use. Complete color selection found at BockLighting.com
Certification: Built to UL 1598 and UL Certified for Damp and Wet Locations.

Size	Diameter	Height	Max. Wattage
512	12"	8-1/4"	100W
514	14"	8-1/4"	150W
516	16"	9-3/4"	200W
518	18"	11-3/8"	300W
520	20"	13-5/8"	300W

Note: This isn't a complete spec to order from. Bock offers more that what is shown on a single page. Use the RLM Catalog or RLM Configurator to make a valid part number and submit it.
<http://www.bocklighting.com/html/rlm-configurator>

Ordering Guide:
Example: 512-GO / MEDS / 643-GO

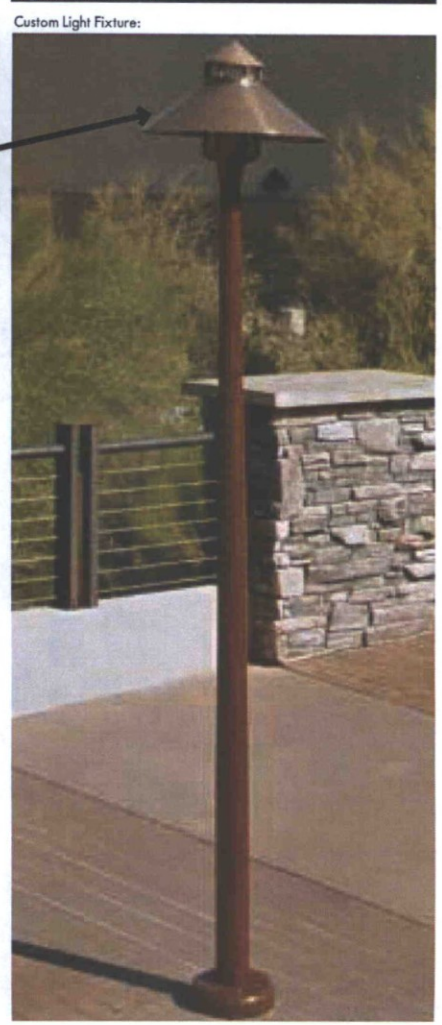
Series	Lamp Type	Mounting
512 = 12" Standard Dome	MED = Incandescent Base	GO = Stem Mounting, 1/2" or 3/4"
514 = 14" Standard Dome	LF0050 = LED - 1x1W Module	643 = Cord Mount, 100'
516 = 16" Standard Dome	D100 = LED - 1x1W Module with Clear Glass Jar	643 = Cord Mount, 100'
518 = 18" Standard Dome	C21 = LED - 1x1W Module with Clear Glass Jar	643 = Cord Mount, 100'
520 = 20" Standard Dome	M10 = LED - 1x1W Module with Clear Glass Jar	643 = Cord Mount, 100'

Phone: (214) 912-7050 Fax: (214) 912-7051
sales@bocklighting.com www.bocklighting.com

For Finish Only:



Light Pole Distribution



Gas Pump Canopy Light (Recessed)

HEVILITE LIGHTING
Project Name: **BR90LEDOA-2ZL-456**
THE OUTPOST TYPE: **B**

SPECIFICATIONS

DESCRIPTION:
Recessed LED light fixture with 4x4x4" lens. Includes mounting hardware for surface or recessed installation.

FINISHES:
Recessed LED light fixture with 4x4x4" lens. Includes mounting hardware for surface or recessed installation.

LED OPTICS:
4x4x4" LED chips with 120° beam angle. Includes mounting hardware for surface or recessed installation.

WARRANTY:
5-year warranty on LED chips and driver. Includes mounting hardware for surface or recessed installation.

ORDER SPECIFICATION

PROJECT: **HEVILITE, INC.**
APPROVED: **HEVILITE, INC.**
NOTE: **BR90LEDOA-2ZL-456**
TYPE: **BR90LEDOA-2ZL-456**

Products represented here are subject to change as they may or may not be available relative to the necessary finishes and will be revisited as part of the DRB submittal process but the objective is to maintain performance and photometric described here.

OPEN SPACE PLAN

Development Information:

Project Data Zoning: PNC
Net Lot Area: 342,037 SF
Building Height: 24' Proposed

Required Common Open Space:
 FOR THE FIRST 12' OF HEIGHT: 16% x 342,037 NET LOT SF = 54,726 SF
 NEXT 12' OF HEIGHT: (.005 X 342,037 NET LOT SF)12' = 20,522 SF
 54,726 SF + 20,522 SF = 75,248 SF OF REQUIRED COMMON OPEN SPACE






Provided Common Open Space:
 88,808 SF OF COMMON OPEN SPACE

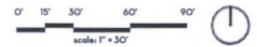
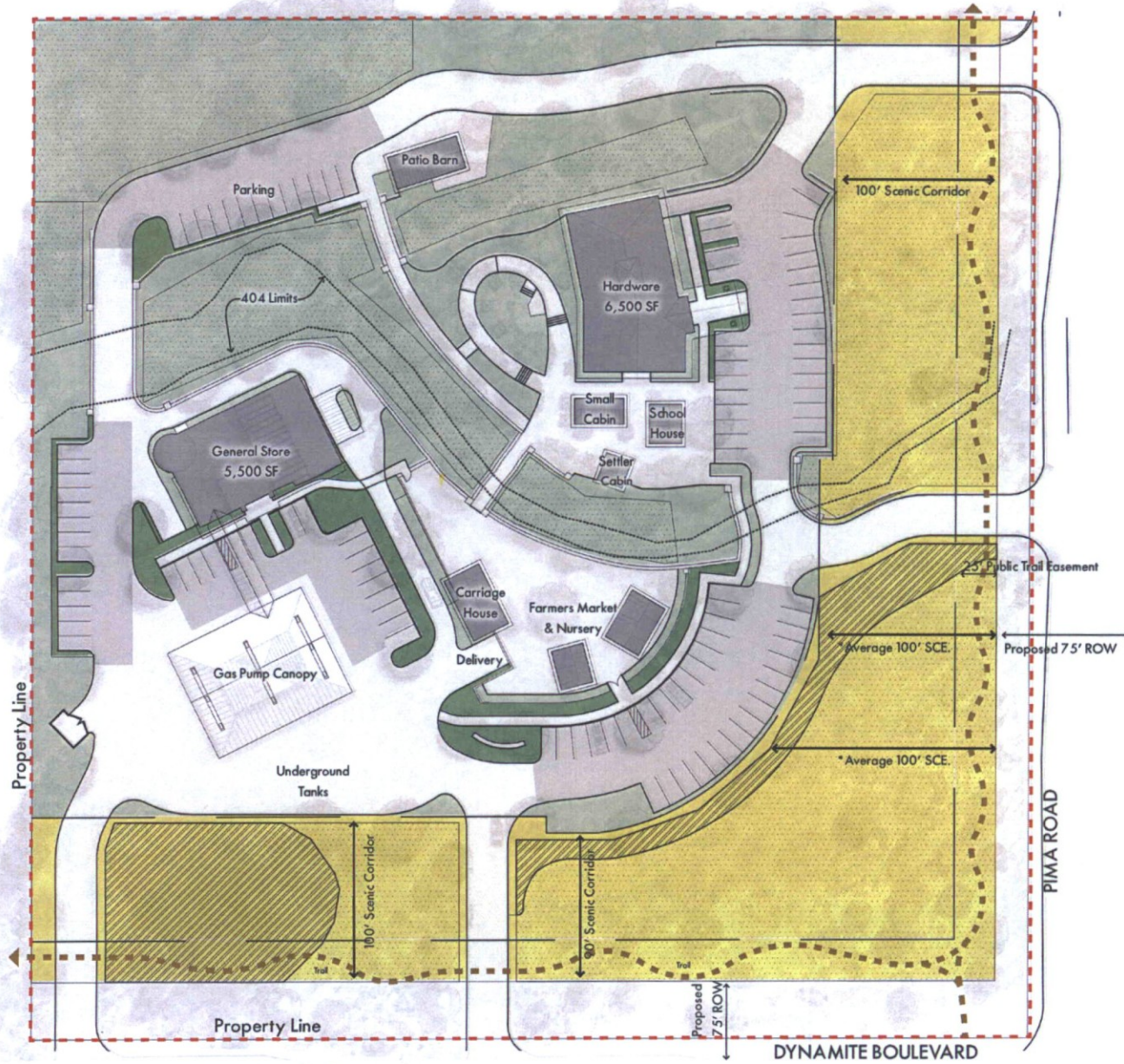
Required Frontage Open Space:
 0.50 X 75,248 SF = 37,624 SF

Provided Frontage Open Space: 101,851 SF (EXCLUDING R.O.W.)
 (50% OF PROVIDED OPEN SPACE)

Required Parking Lot Landscape:
 15% x 43,864 SF PARKING LOT AREA = 6,579.6 SF

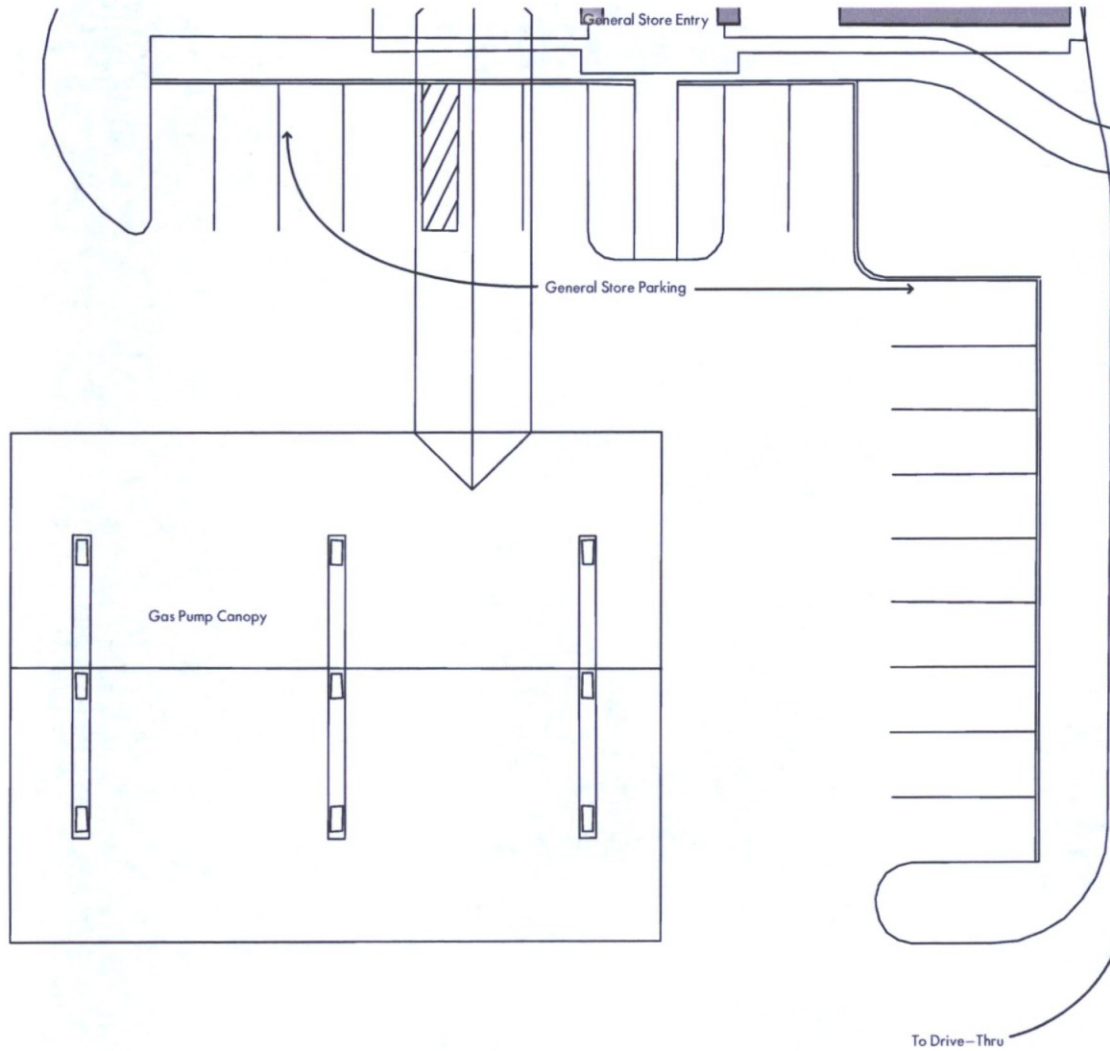
Provided Parking Lot Landscape:
 6,916 SF

-  PARKING LOT AREA | 43,864 SF
-  COMMON OPEN SPACE | 88,808 SF
(EXCLUDING THE FRONT OPEN SPACE)
-  FRONTAGE OPEN SPACE | 101,851 SF
-  PARKING LOT LANDSCAPING | 6,916 SF
-  TOTAL OPEN SPACE = 190,659 SF
(EXCLUDING THE NAOS SF OF 13,4,025 SF)



GAS PUMP CANOPY FLOOR PLAN

KEYMAP



Underground
Tanks

11-UP-2016
09/01/17

SCALE: 1/8" = 1'

SITE PLAN








Development Information:

Project Data Zoning: PNC
Existing Use: Vacant
Proposed Use: General Store/Gas Pump Canopy, Hardware
Buildings/Description: Two(2) Buildings
Open Air Non-Conditioned Structure: Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
Building Height Allowed: 24 feet
Building Height Proposed: 24 feet
Parking Required: 70 spaces
Parking Provided: 104 spaces
Open Space Required: 196,544 SF (121,296 sf of NAOS and 75,248 SF of Open Space)
Open Space Provided: 190,659 SF (134,025 sf of NAOS and 56,634sf of Open Space)
Floor Area Allowed: 171,003 SF (0.50 of net lot area)
Floor Area Proposed: 12,000 SF

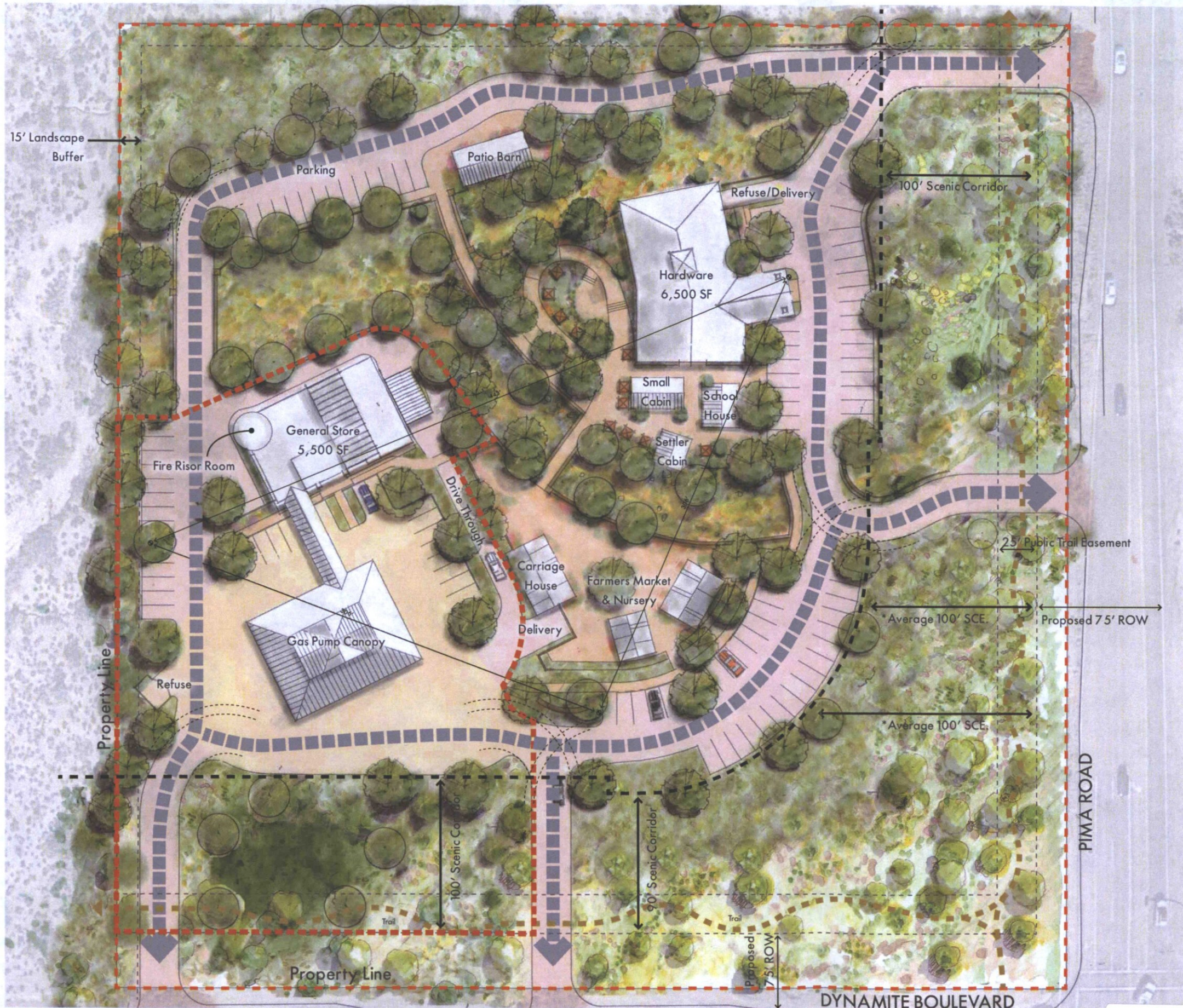
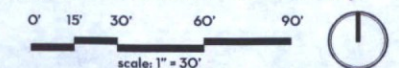
CUP Area Development Information:

Proposed Use: General Store and Gas Pump Canopy
of Gas Pumps: 9 pump stations
Hours of Operation: General Store and fueling pumps shall be open 24 hour/ day, 7 days/week.
Gross Area: 2.05 Acres
Square Foot: 5,500 SF (General Store)
Parking Required: 12 parking spaces
Parking Provided: 29 parking spaces
Open Space Provided: 30,500 SF
Landscaped Area Provided: 3,440 SF

Legend:

-  Conditional Use Permit required for General Store, Gas Pump Canopy, and Circulation
-  8' Wide Stabilized Decomposed Granite Trail
-  Property Boundary
-  Scenic Corridor Easement/Public Non-Motorized Access Easement
-  Main Drive Circulation/Fire Lane (Min. 24 ft. Emergency & Service Access Easement)
-  Denotes 6" complete Fire Hydrant
-  Fire Lane Radius (49' Min. Outside Radius, 25' Min. Inside Radius)

Note: The intent of the Conditional Use Permit is for the General Store/Gas Pump Canopy only.



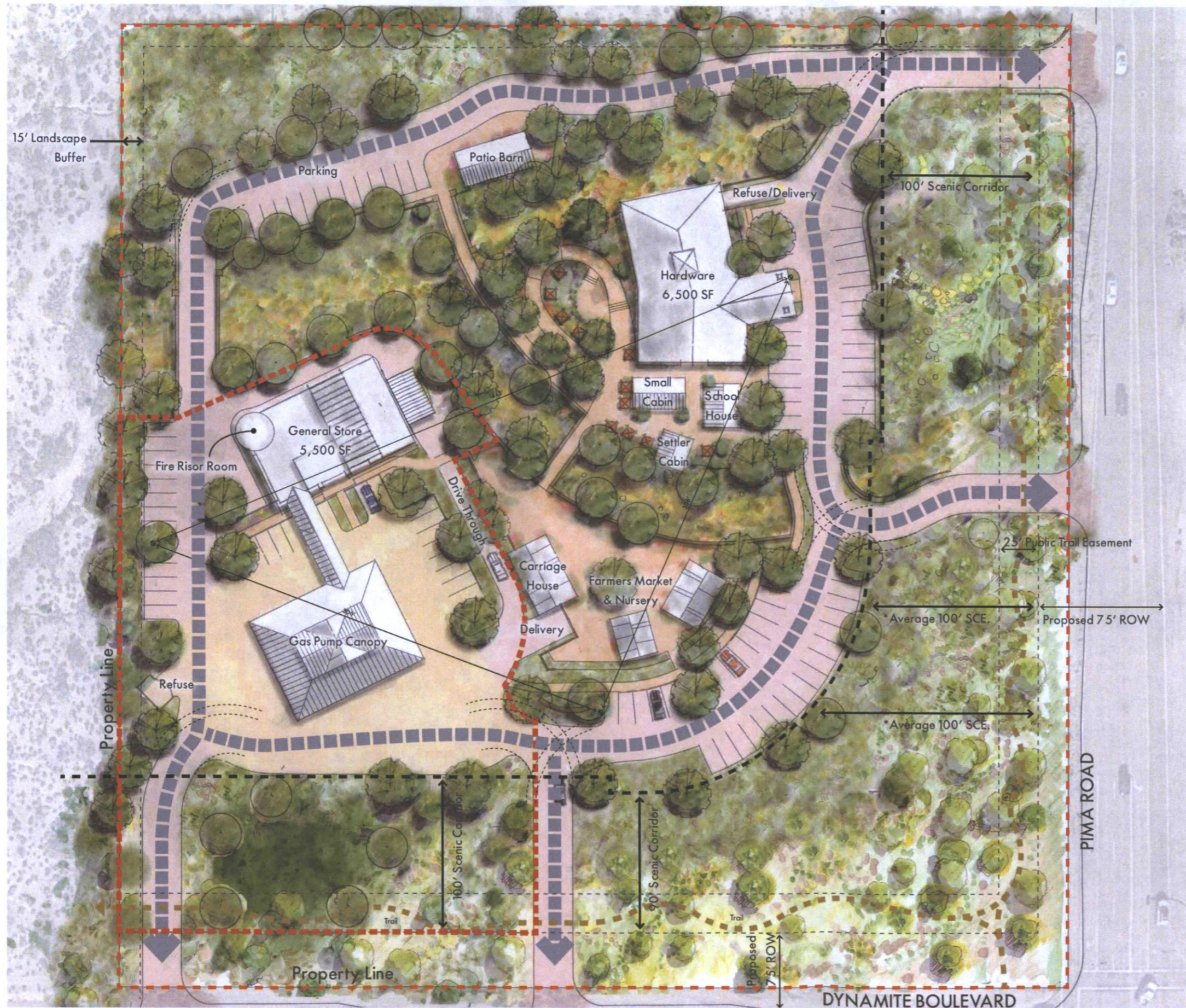
11-UP-2016
09/01/17

THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 2nd Review Comments: 09/01/17

SITE PLAN



Development Information:

Project Data Zoning: PNC
Existing Use: Vacant
Proposed Use: General Store/Gas Pump Canopy, Hardware
Buildings/Description: Two(2) Buildings
Open Air Non-Conditioned Structure: Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
Building Height Allowed: 24 feet
Building Height Proposed: 24 feet
Parking Required: 70 spaces
Parking Provided: 104 spaces
Open Space Required: 196,544 SF (121,296 sf of NAOS and 75,248 SF of Open Space)
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Floor Area Allowed: 171,003 SF (0.50 of net lot area)
Floor Area Proposed: 12,000 SF

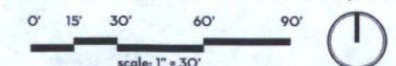
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Gross Area: 2.05 Acres
Square Foot: 5,500 SF (General Store)
Parking Required: 12 parking spaces
Parking Provided: 29 parking spaces
Open Space Provided: 30,500 SF
Landscaped Area Provided: 3,440 SF

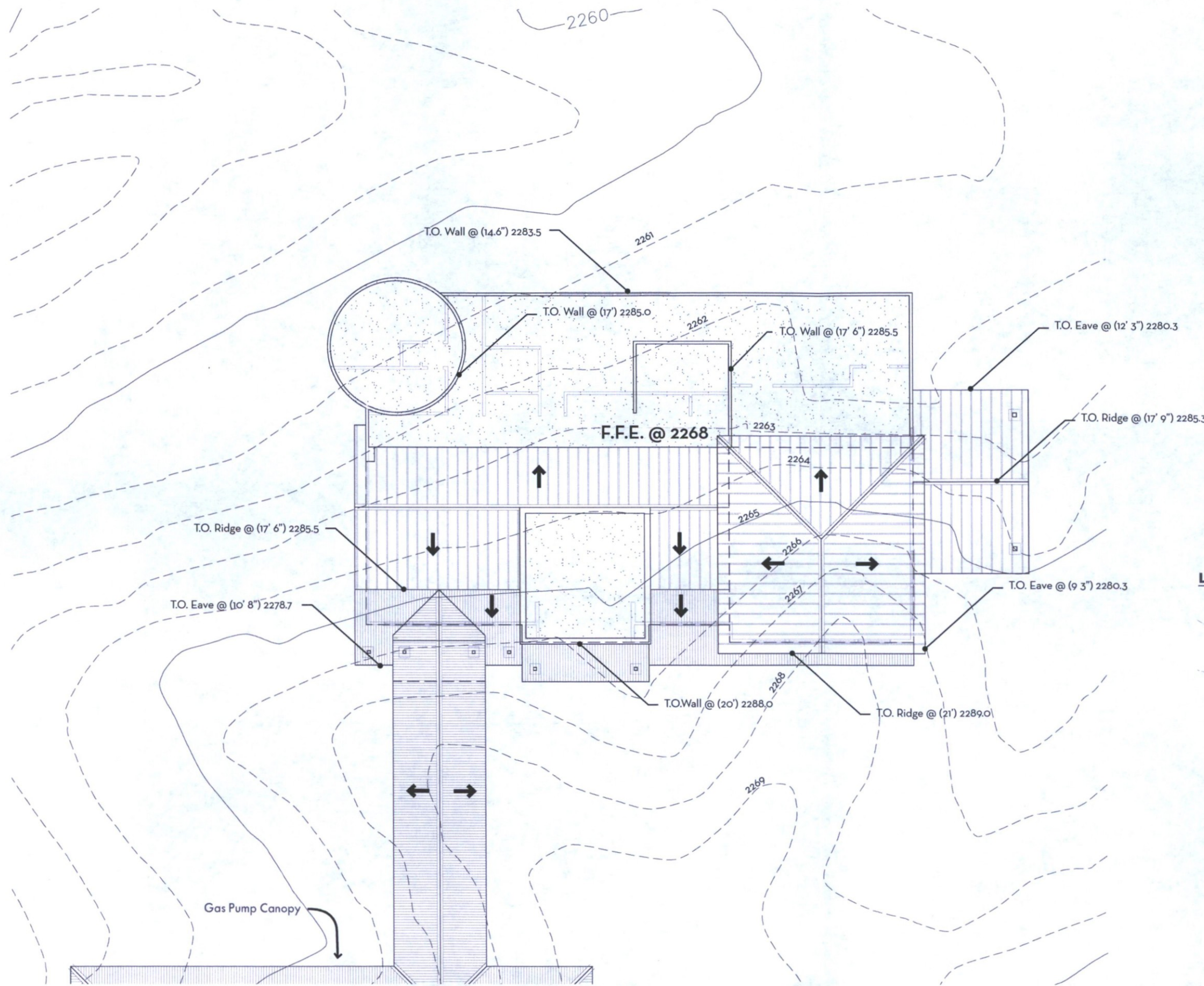
Legend:

- Conditional Use Permit required for General Store, Gas Pump Canopy, and Circulation
- 8' Wide Stabilized Decomposed Granite Trail
- Property Boundary
- Scenic Corridor Easement/Public Non-Motorized Access Easement
- Main Drive Circulation/Fire Lane (Min. 24 ft. Emergency & Service Access Easement)
- Denotes 6" complete Fire Hydrant
- Fire Lane Radius (49' Min. Outside Radius, 25' Min. Inside Radius)



Note: The intent of the Conditional Use Permit is for the General Store/Gas Pump Canopy only.




ROOF PLAN HEIGHT & MASSING ANALYSIS



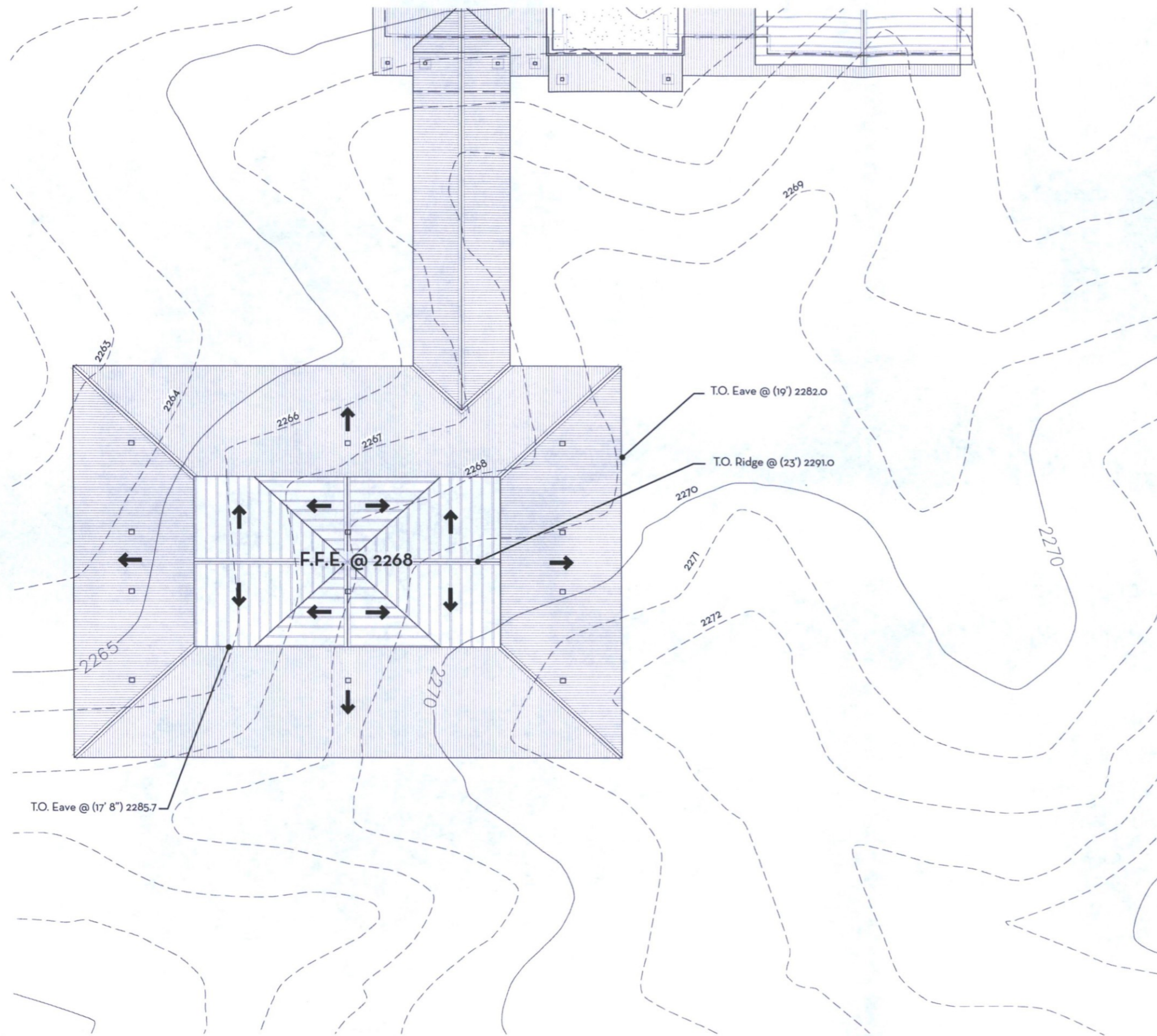
LEGEND

-  5' CONTOURS
-  1' CONTOURS



11-UP-2016
09/01/17


SCALE: 1/8" = 1'

ROOF PLAN HEIGHT & MASSING ANALYSIS



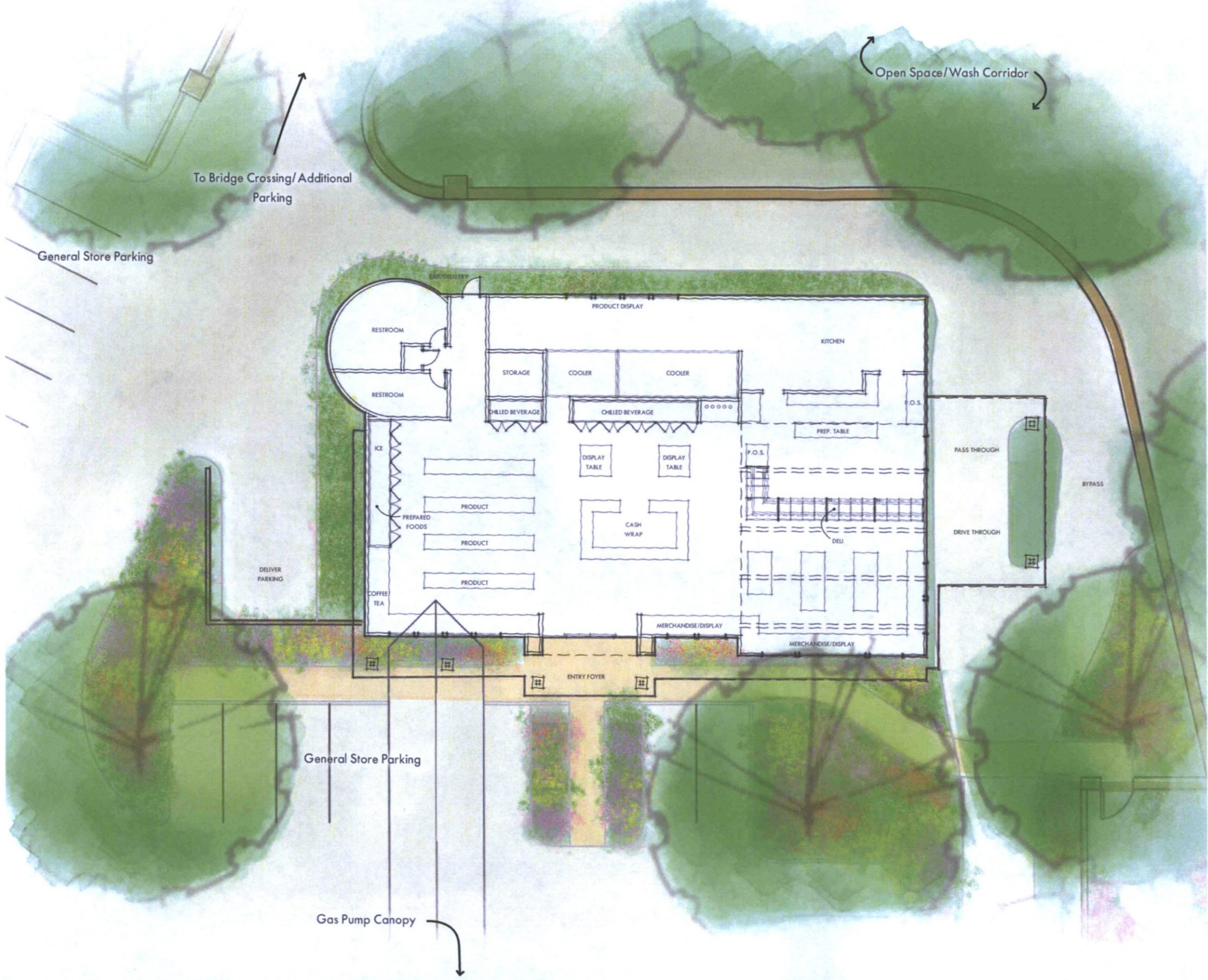
LEGEND

-  5' CONTOURS
-  1' CONTOURS

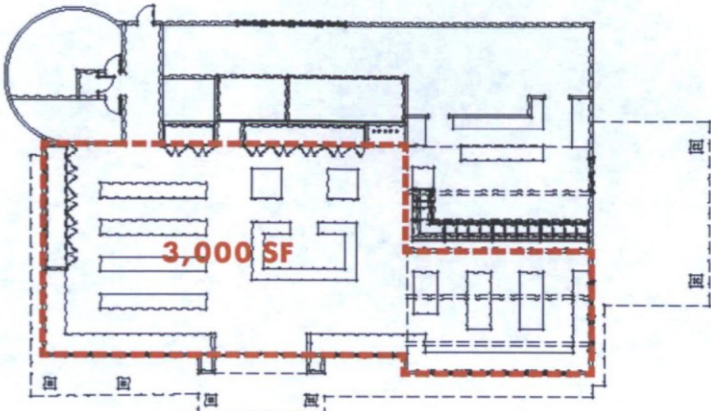
11-UP-2016
09/01/17


SCALE: 1/8" = 1'

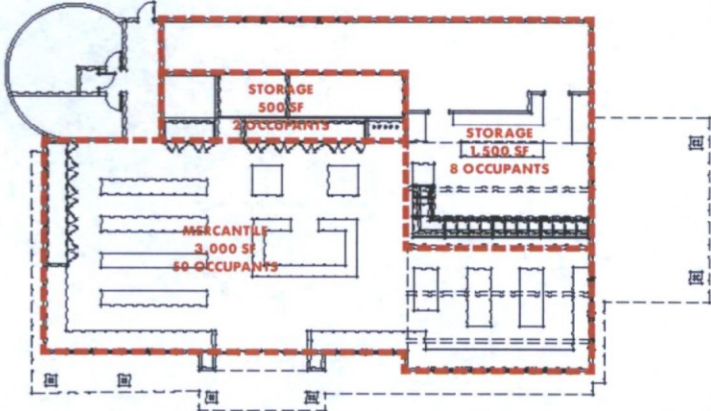
GENERAL STORE FLOOR PLAN



TOTAL ALLOCATED TO PUBLIC ACCESS:



OCCUPANCY LOAD:



TOTAL OCCUPANCY: 60

PER 2012 IBC TABLE 1004.12

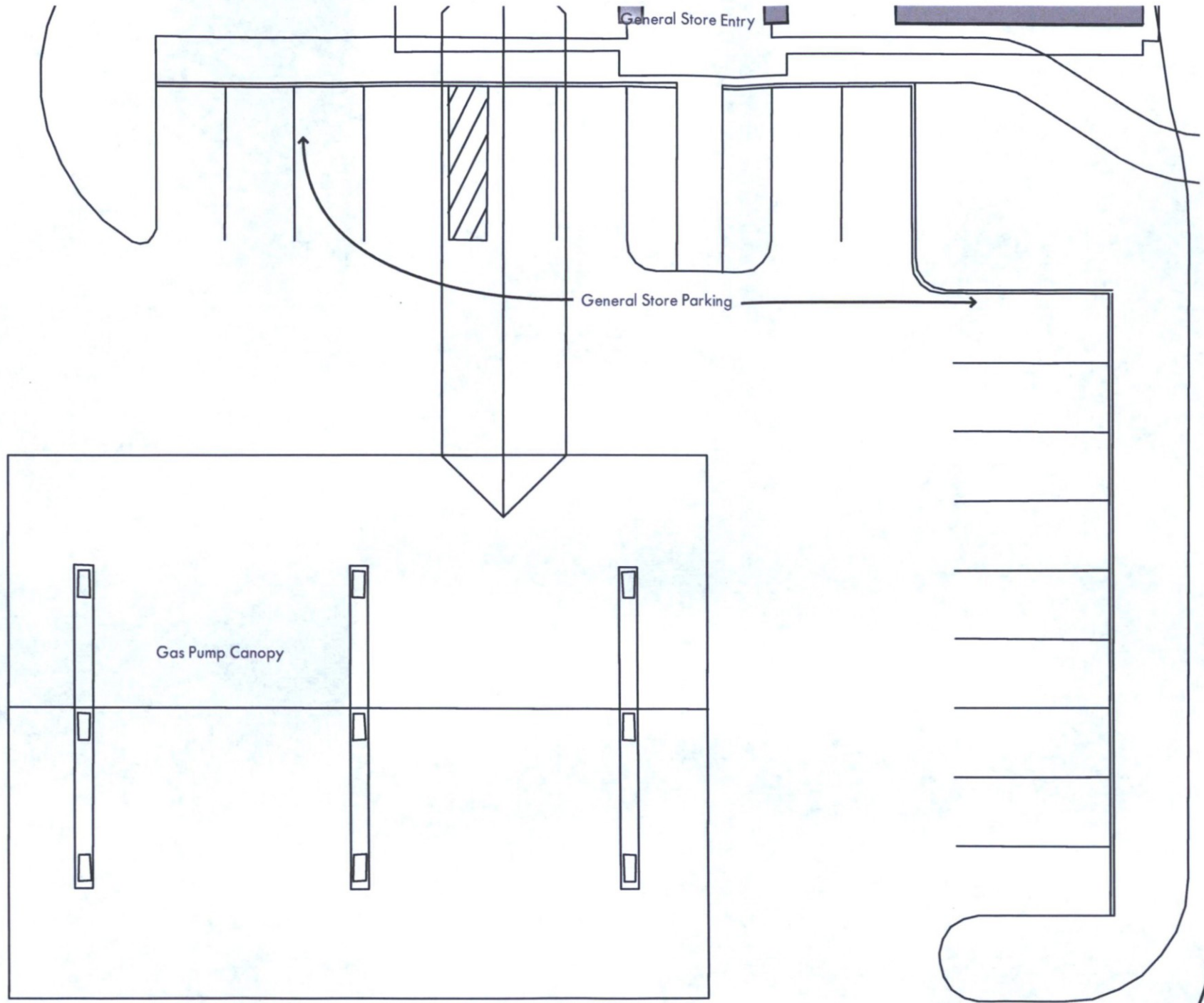
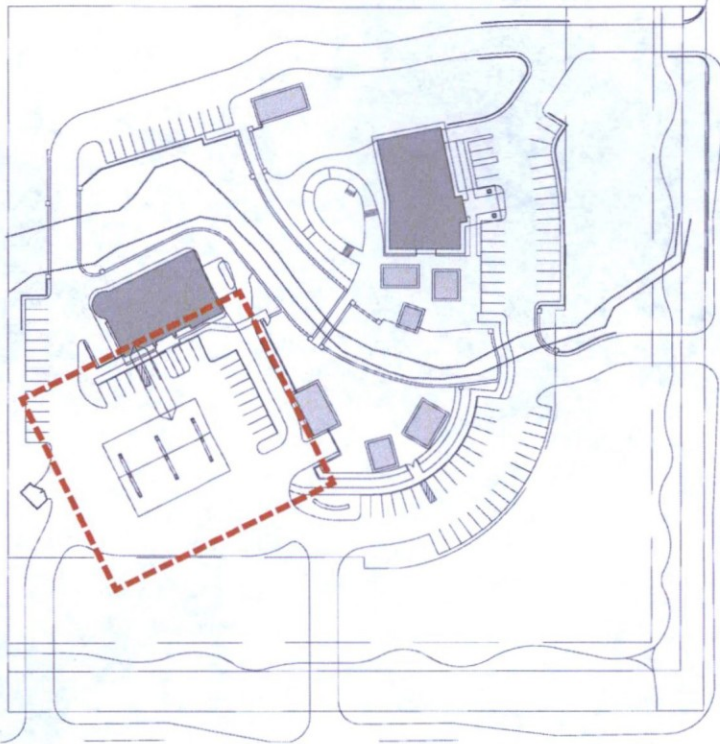
11-UP-2016
09/01/17



SCALE: 1/8" = 1'

GAS PUMP CANOPY FLOOR PLAN

KEYMAP



Gas Pump Canopy

General Store Parking

General Store Entry

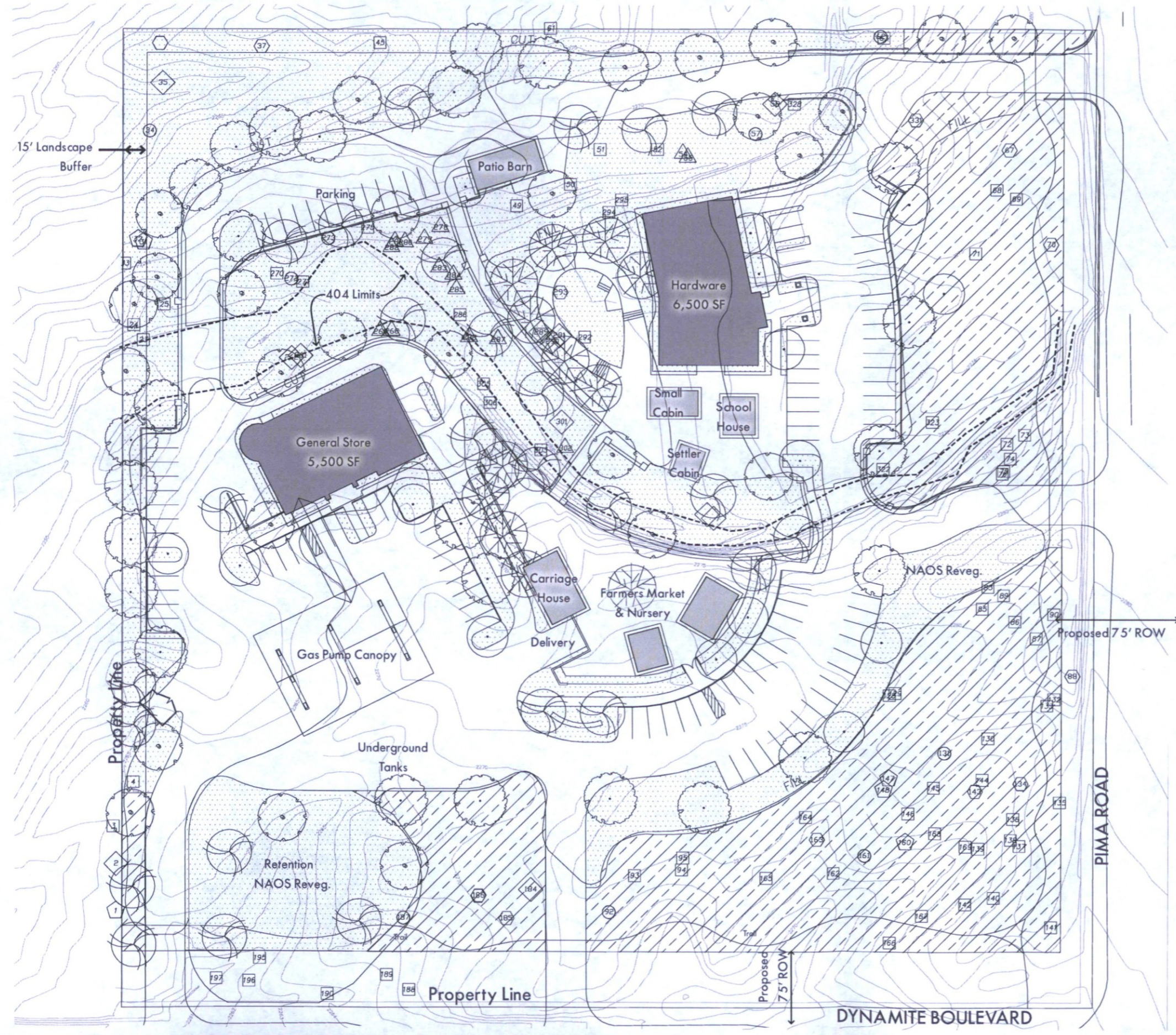
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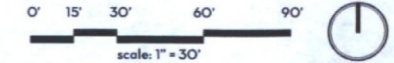
SCALE: 1/8" = 1'

LANDSCAPE PLAN



- TREES**
(From native plant resources)
- | | | |
|--|---|--------------------------|
| | <i>Cercocarpus (Parkinsonia) microphyllum</i> | Horseshoe Palo Verde |
| | <i>Casahuate holocarpa</i> | Craziblack Thorn |
| | <i>(Supplemental) Shadal Acacia Tree</i> | Ironwood |
| | <i>(Unsuppl. trees)</i> | Arizona Mesquite |
| | <i>Prosopis juliflora</i> | Arizona Ash |
| | <i>Parkinsonia x 'Desert Museum'</i> | Desert Museum Palo Verde |
| | <i>Carya illinoensis</i> | Pecan Tree |
- SUCCULENTS / CACTI**
(From native plant resources)
- | | | |
|--|----------------------------|--------------------------------|
| | <i>(Unsuppl.) gigantea</i> | Yucca |
| | <i>Turkey cholla</i> | Ocotillo |
| | <i>Yucca spp.</i> | Yucca species (various) |
| | <i>Torreya spp.</i> | Barrel cacti species (various) |
- (Supplemental Cacti/Actes)*
- | | | |
|--|--|--------------------------------|
| | <i>Opuntia spp.</i> | Prickly pear species (various) |
| | <i>Agave spp.</i> | Agave species (various) |
| | <i>Echinocactus engelmannii cactus</i> | Iron Cholla Cactus |
| | <i>Mammillaria micrantha cactus</i> | Fishhook Cactus |
- SHRUBS / BUSHES**
- | | | |
|--|--|----------------------------------|
| | <i>Ambrosia deltoidea</i> | Triangle-leaf Bursage or Bursage |
| | <i>Ambrosia dumosa</i> | White Bursage |
| | <i>Artemisia tridentata</i> | Desert Honeycreeper |
| | <i>Atriplex lentiformis</i> | Quailbrush |
| | <i>Calliandra eriophylla</i> | Fairy Duster |
| | <i>Cassia covillei</i> | Desert Senna |
| | <i>Cercis occidentalis</i> | Western Redbud |
| | <i>Dalea verticillata</i> | Sacred Dalea |
| | <i>Deleboea viscosa</i> | Hopbush |
| | <i>Dieris furciosa</i> | Brittlebush |
| | <i>Eriogonum fasciculatum</i> | Turquoise Bush |
| | <i>Gutierrezia sarothrae</i> | Snakeweed |
| | <i>Hymenocallis</i> | Desert Lavender |
| | <i>Justicia californica</i> | Chupacosa |
| | <i>Larrea tridentata (silvicolata)</i> | Creosote Bush |
| | <i>Pluchea sericea</i> | Arrow Weed |
| | <i>Stemmadia chinensis</i> | Jojoba Bush |
| | <i>Viguiera deltoidea</i> | Goldeneye |
- GROUNDCOVERS / ANNUALS / PERENNIALS**
- | | | |
|--|-----------------------------------|------------------------|
| | <i>Abronia mollis</i> | Sand Verbena |
| | <i>Bouteloua eriopoda</i> | Desert Macgillivray |
| | <i>Dicentra tenuis</i> | Desert Hyacinth |
| | <i>Dryas octopetala</i> | Dogwood/Cottonwood |
| | <i>Eriogonum fasciculatum</i> | Woolly Drisy |
| | <i>Eriogonum fasciculatum</i> | Mexican Gold Poppy |
| | <i>Gutierrezia sarothrae</i> | Goil Antia |
| | <i>Grass</i> | Stallflower |
| | <i>Lupinus albus</i> | Desert Lupine |
| | <i>Machaeranthera fasciculata</i> | Purple Aster |
| | <i>Melilotus alba</i> | Blizzard Daisy |
| | <i>Oenothera purpurea</i> | Owl's Claw |
| | <i>Parthenocissis</i> | Ferry's Parthenocissis |
| | <i>Phacelia campanularia</i> | Desert Bluebell |
| | <i>Phacelia grandiflora</i> | Scorpionweed |
| | <i>Phacelia grandiflora</i> | Canyon Cup |
| | <i>Phacelia grandiflora</i> | Paper Flower |
| | <i>Sphaeralcea ambigua</i> | Desert Globemaster |
- DESERT GRASSES**
- | | | |
|--|-----------------------------|-------------------|
| | <i>Artemisia tridentata</i> | Purple Greasewood |
| | <i>Bouteloua eriopoda</i> | Needle grass |
| | <i>Bouteloua eriopoda</i> | Silver cholla |

11-UP-2016
09/01/17



ANY OF THE SUPPLEMENTAL PLANTING CAN BE SUBSTITUTED WITH REVEG. PLANTING IF APPLICABLE.



Conditional Use Permit

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 8 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Conditional Use Permit Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>2440</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard, Application Review methodology. Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

11-UP-2016
12/09/2016

Planning and Development Services

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Conditional Use Permit Application Checklist

<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
		5. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing (sample agreement information provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner(form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
		12. Addressing Requirements (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Neighborhood Notification Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
		14. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing) • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper – (form provided) <ul style="list-style-type: none"> • Provide 1 color original set and 1 - 8-1/2" x 11"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form

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Conditional Use Permit Application Checklist

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" –1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies ✓ a. The application narrative shall include: <ul style="list-style-type: none"> • A one paragraph explanation of the request. This shall be no greater than a half page. • Each of the Conditional Use Permit criteria specify in Section 1.401 of the Zoning ordinance. After each criterion, provide narrative response. • Each of the Additional Conditional Use Permit criteria specify in Section 1.403 of the Zoning ordinance. After each additional criterion, provide narrative response. <ul style="list-style-type: none"> <input type="checkbox"/> Bar <input type="checkbox"/> Live Entertainment <input checked="" type="checkbox"/> Other b. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Security, Maintenance & Operations Plan (form provided) <ul style="list-style-type: none"> • Required for any of the following uses: <ul style="list-style-type: none"> ▪ Live entertainment (other than DJ) ▪ Medical Marijuana Use / Caregiver Cultivation • The Security, Maintenance & Operations Plan shall accepted and signed by the Scottsdale Police Department prior to the submittal of the Conditional Use Permit application. See the provided form for instructions.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Public Safety Plan (form provided) <ul style="list-style-type: none"> • Required for any of the following uses: <ul style="list-style-type: none"> ▪ Establishments that require age verification for admittance, such as a Bar ▪ Teen dance centers ▪ Adult uses ▪ Establishments that have a Disc Jockey (DJ) • The Public Safety Plan accepted and signed by the Scottsdale Police Department prior to the submittal of the Conditional Use Permit application. See the provided form for instructions.

Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>24. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>25. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 11 copies, folded. • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copies (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>26. Open Space Plan (Site Plan Worksheet) (sample provided) <i>IN CONJUNCTION W/ HARDS. PLAN</i></p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>27. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>28. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>29. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted.) • 11" x 17" – 1 copy, folded (Text and drawing shall be black and white, and in the DWF format)

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Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>31. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>33. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>34. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>35. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Exterior Lighting Site Plan (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>38. Exterior Lighting Photometric Analysis</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>39. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded ((Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>40. Drainage Report (information provided)</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>41. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>42. Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>43. Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets

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Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>44. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 1 Study – Bar & Live Entertainment <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>45. Native Plant Submittal Requirements (form provided)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>46. Other Plans and Report Requirements</p> <ul style="list-style-type: none"> • Please submit all plans, reports, and graphics stipulated in an associated Development application (such as a rezoning, Conditional Use Permit, abandonment, preliminary plat, etc) • 24" x 36" 1 – copy, folded. (Plans and graphics) • 8-1/2" x 11" - 3 copies of any report
<input type="checkbox"/>	<input type="checkbox"/>	<p>47. Other:</p> <hr/> <hr/> <hr/> <hr/>

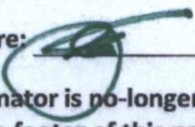
PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>48. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>445</u> -PA- <u>2014</u>.</p>

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Conditional Use Permit Application Checklist

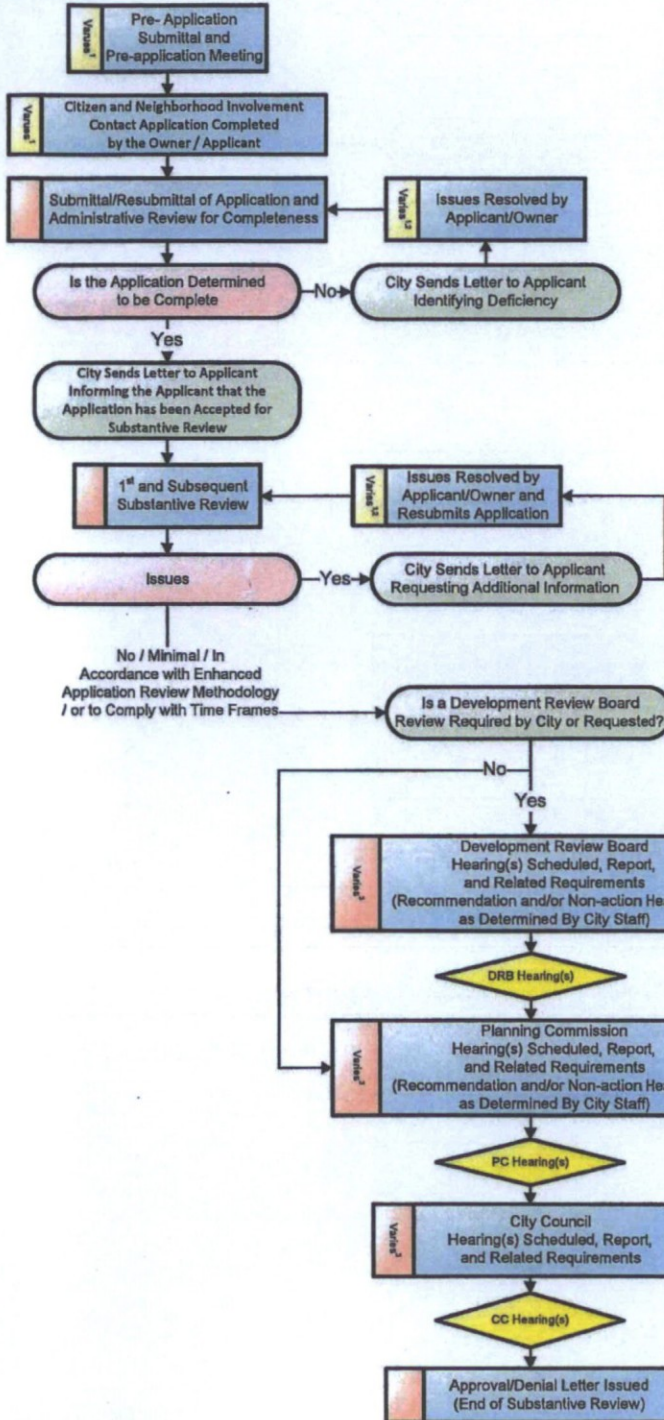
<input checked="" type="checkbox"/>	<input type="checkbox"/>	49. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	50. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	51. Other: _____
<input checked="" type="checkbox"/>		<p>52. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>LEIS MURILLO</u> Phone Number: <u>480-312-7849</u></p> <p>Coordinator email: <u>lmurillo</u> @scottsdaleaz.gov Date: <u>6-7-2016</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>



Development Applications Process

Enhanced Application Review

Conditional Use Permit (UP)



Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

- Note:
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	

Planning and Development Services

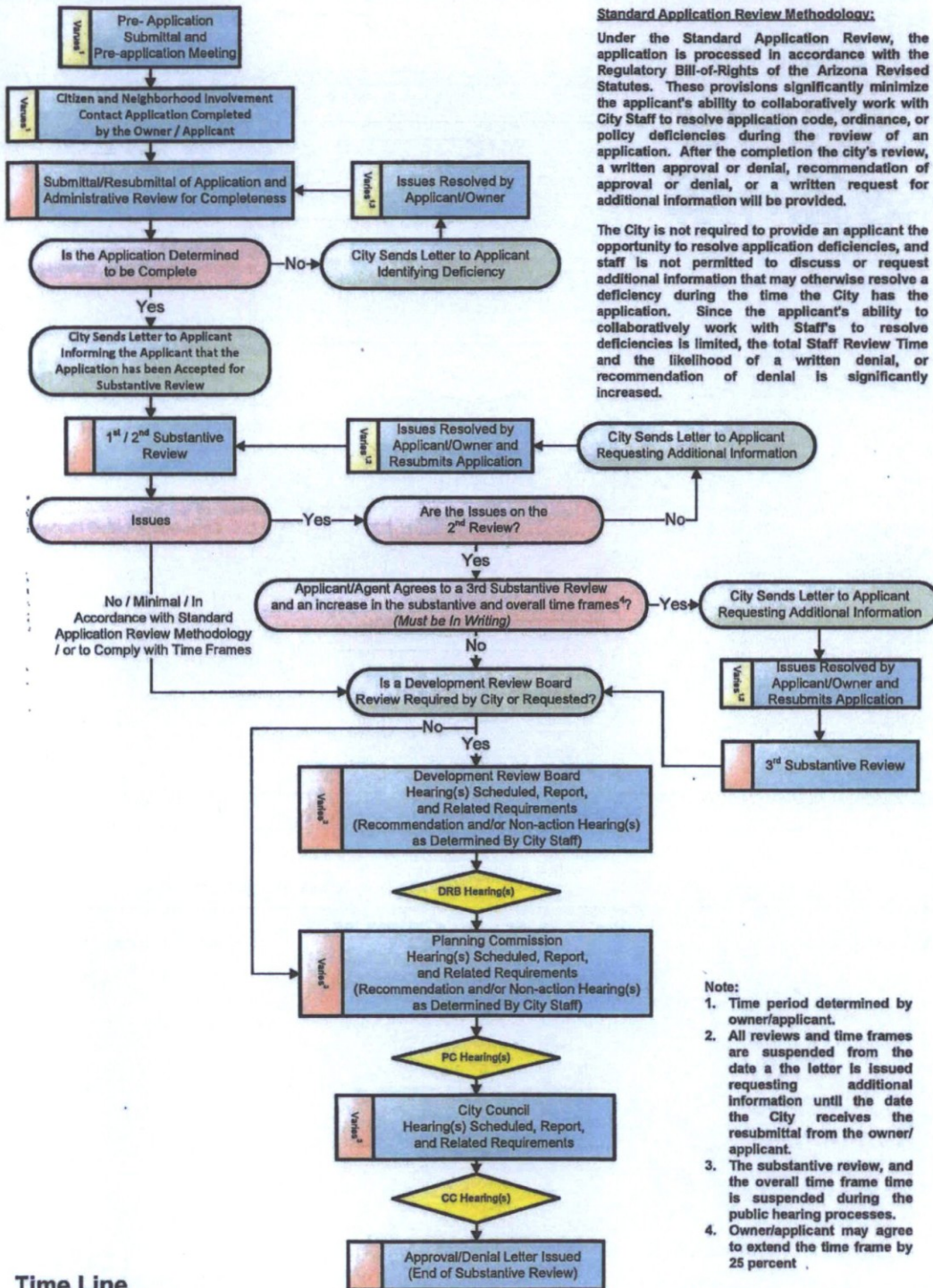
7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088



Development Applications Process

Standard Application Review

Conditional Use Permit (UP)



Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

- Note:**
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 25 percent.

Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Public Hearing Process Time Frames Vary ³	Approval/Denial Letter Issued
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Development Application

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 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 checked="" 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 (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: "The Outpost"

Property's Address: 8783 E. Dynamite Boulevard (Northwest corner of Pima Road & Dynamite Blvd.)

Property's Current Zoning District Designation: PNC ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Atlas Development Group LLC

Agent/Applicant: Paul E. Gilbert

Company: same.

Company: Beus Gilbert PLLC

Address: 12024 N. 61st Street, Scottsdale, AZ 85254

Address: 701 N. 44th Street Phoenix, AZ 85008

Phone:

Fax:

Phone: (480) 429-3065

Fax: (480) 429-3100

E-mail:

E-mail: dnewcombe@beusgilbert.com

Designer: Vern Swaback

Engineer: Frank Boxberger P.E.

Company: Swaback Partners

Company: Summit Civil Group

Address: 7550 E. McDonald Drive, Ste A (85250)

Address: 8707 E. Vista Bonita Dr. #145 Scottsdale, 85255

Phone: (480) 367-2100 Fax: n/a

Phone: (602) 725-0372 Fax: n/a

E-mail: vswaback@swabackpartners.com

E-mail: frank@scgaz.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

n/a

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

11-UP-2016

12/09/2016

Planning, Neighborhood & Transportation

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



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

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



Development Application

Arizona Revised Statutes Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input checked="" type="checkbox"/> Wash Modification (WM)	Other
<input checked="" 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 (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Atlas Development Group LLC

Company: same.

Address: ~~12024 N. 61st Street~~ Scottsdale, AZ 85255 17025 N. Scottsdale Rd.

Phone: _____ Fax: _____

E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): R.L. Miller Title: Manager Mgr.

RLM Signature Date: 11/21/16

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

11-UP-2016
12/09/2016



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 445 - PA - 2016

Project Name: "The Oupost"

Project Address: 8783 E. Dynamite Boulevard (Northwest corner of Pima Rd & Dynamite Blvd.)

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Paul E. Gilbert, Beus Gilbert PLLC

Print Name

Paul E. Gilbert
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

11-UP-2016
12/09/2016

Rev. 02/02/2015



Appeals of Dedication, Exactions, or Zoning Regulations

Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violations of Arizona and federal court decision.

Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial nevo with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

11-UP-2016
12/09/2016

Planning and Development Services

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

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

8783 E. Dynamite Boulevard (or approx. 10 gross acres located at the Northwest corner of Pima Rd & Dynamite Blvd.)*
(address where development approval, building permits, or city required improvements and dedications are being required) **CUP 2.25 acres*

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

RL
Signature of Property Owner

11/21/16
Date



City of Scottsdale Cash Transmittal

108948

108948
 2 00964719
 12/9/2016 PLN-1STOP
 KWHEELER HPDC600552
 12/9/2016 3:14 PM
 \$2,440.00

Received From :

ATLAS DEVELOPMENT
 17025 N SCOTTSDALE ED
 SCOTTSDALE, AZ 85258
 602-326-2600

Bill To :

Paul E. Gilbert, Beus Gilbert PLLC
 701 N. 44th St.
 Phoenix, AZ 85008
 480-429-3060

Reference # 445-pa-2016
Address 8738 E DYNAMITE BL
Subdivision

Issued Date 12/9/2016
Paid Date 12/9/2016
Payment Type CHECK

Marketing Name

MCR
APN 216-70-006M

Lot Number
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
 QS 51-48

Owner Information

Atlas Development Group LLC
 12024 N. 61st St.
 Scottsdale, AZ 85254
 602-909-3975

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221

SIGNED BY ANDREW ARMSTRONG ON 12/9/2016

Total Amount

\$2,440.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 108948



January 17, 2017

Andrew J. Armstrong
Paul E. Gilbert, Beus Gilbert PLLC
701 N. 44th St.
Phoenix, AZ 85008

RE: 11-UP-2016
The Outpost

Dear Mr. Armstrong:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12-12-2016. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Application/Legal:

1. The proposed site plan identifies modification to the existing washes located on the site. The washes located on site are significant washes. The proposed Conditional Use Permit needs to be accompanied by the submittal and analysis of a wash modification application. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event may be subject to Development Review Board approval (Zoning Ordinance Section 6.1070.G.I).

Conditional Use Permit:

2. Please update the proposed site plan to identify the Conditional Use Permit area to not include the area to be dedicated as right-of-way. Please also identify the proposed number of pumps and the hours of operation.

Zoning:

3. The height of all structures is measured form natural grade (Zoning Ordinance Section 6.1070.B). The provided building elevations identify the height being measured form "relative natural grade." Please provide a roof plan over existing natural topography, at 88 Datum, and update the narrative to identify what is meant by "relative natural grade."
4. Please update the site plan, and other relevant exhibits, to curve the Scenic Corridor and Public Non-Motorized Access easement lines and include all the area between the frontage parking areas and the right-of-way. This will further balance the average width (See Attachment "C").

Circulation:

5. The subject site has been stipulated to provide an 8-ft wide stabilized decomposed granite trail, and an 8-ft wide sidewalk along N. Pima Road and E. Dynamite Boulevard (10-ZN-2015). Please update the project narrative, site plan, and hardscape plan to identify this stipulation.
6. The required 8-ft wide stabilized decomposed granite trail, and an 8-ft wide sidewalk shall be located within a Public Non-Motorized Access Easement ("trail easement"), along N. Pima Road and E. Dynamite Boulevard. The Public Non-Motorized Access Easement shall be located over the entire, required, Scenic Corridor Easement (10-ZN-2015). Please update the project narrative, site plan, and hardscape plan to identify this stipulation.
7. Please update the site plan to indicate that the property has been stipulated that the owner shall widen the existing pavement on E. Dynamite Boulevard to provide enough width for an eastbound left-turn lane at the westernmost site driveway, plus an appropriate taper from the existing street cross section to the west. The median widening for the center turn lane shall extend from the site driveway to Pima Road (10-ZN-2015).

Fire:

8. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate minimum drive width of 24' (Ordinance Section 4045, 503.2.1).
9. Please revise the site plan, and other relevant plan exhibits, to clearly designate Fire Lanes (Fire Ordinance Section 4045, 503.3).
10. Please revise the site plan, and other relevant plan exhibits, to clearly identify the minimum 24-foot Emergency and Service Vehicle Access Easement over all drive aisles (Fire Ordinance Section 4045, 912).
11. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DSPM 2-1.802(5)).

Drainage:

12. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

The City requires case drainage reports submitted in support of general plan amendments and zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. Case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an in-depth evaluation of the proposed project and the associated stormwater management system.

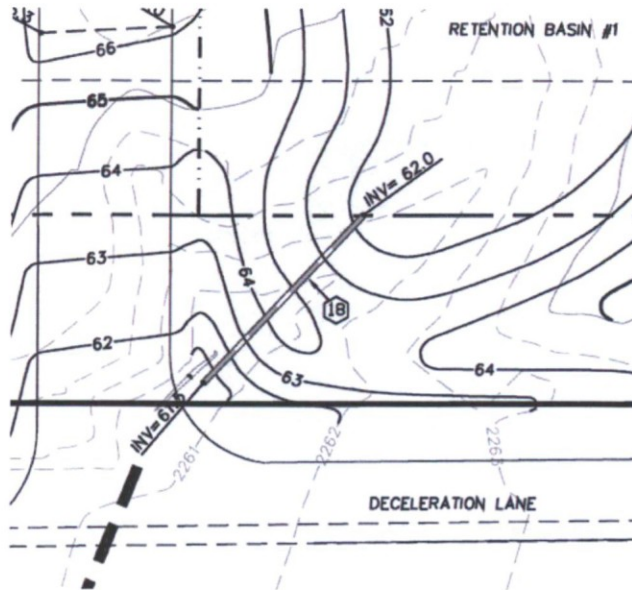
Due to the nature of the site, and the request, the case drainage report will need to be updated to meet the 90% level of design and analysis. Update the proposed drainage reports to provide a minimum 50% level of design analysis (COS DS&PM: Section 4-1.804), but preferable to a 90% design. Without this level of detail, the proposed site plan may not be reliable. A number of the comments provided below are related to this requirement, and the ability of a complete review which understands and evaluates the proposed stormwater management system.

13. The preliminary grading and drainage plan (plan), in conjunction with the preliminary drainage report (report), comprise the two primary pieces of information required for review and the

evaluation of the proposed project. As such, the two must provide adequate information to allow a proper evaluation. Accordingly, the following comments shall need to be addressed in a revised plan for resubmittal. The on-site drainage exhibit typically will provide much of the information that illustrates the design of the on-site stormwater management system which is currently not being provided or is difficult to determine. A number of the comments below relate to providing information on the plan to address these deficiencies. Please update the drainage report, and support materials, to:

- a. Provide drainage arrows to the plan to clearly demonstrate the intent of stormwater runoff management.
 - b. Identify all cut and fill limits must be clearly identified and comply with the maximum vertical to horizontal slope ratio as set forth in the City DSPM.
 - c. Provide roadway high and low points should be clearly indicated. Provide detailed information on adjacent public right of way improvements.
 - d. Identify curb cuts or other drainage exits from the roadway or entries into stormwater storage basins should be clearly shown on the plan.
 - e. Clearly indicate improvements to identify and provide preliminary grading for proposed perimeter half-street and full-street improvements.
 - f. Identify the presence of all washes; including smaller washes that shall be required to be clearly indicated on the plan via flow line and 100-year flow rate.
 - g. Provide existing and proposed condition 2, 10 and 100-year flows should be identified if it is proposed to demonstrate that pre vs post flows are not increased as a result of the development providing storage for less than full required 100-yr 2-hr.
 - h. The revised plan will be reviewed in detail on second review in conjunction with the revised report to provide in-depth evaluation of the proposed stormwater management system.
14. The report will need to include a summary table for proposed on-site stormwater storage basins. The table should include basin identifiers, proposed basin volumes, orifice size, maximum side slopes, maximum stage depth, inflow rates, peak outflow rates, the difference between peak inflow and outflow rates (attenuation), drain times, maximum storage volumes as determined in the hydrologic/hydraulic analysis.
 15. Update the report to identify the sediment transport and culvert sedimentation consideration calculations that influenced the sizing culverts conveying natural wash flows.
 16. Show details of proposed improvements within the City right of way. Roadway improvement information is missing on submitted development plan. Provide roadway vertical alignment profiles, horizontal alignment information on plan sheets, fill and cut limits, roadway drainage analysis and culvert crossing information.
 17. The preliminary drainage report will need to illustrate the project is meeting first flush requirements in general. The report should address whether proposed stormwater storage basins have been sized to meet the first flush requirement.
 18. The report will need to show and label concentration points on sheet 2 of 2 at all inflow and outflow locations at the property boundary. Additionally, identify pre and post project discharges, velocities and water surface elevations at the property boundary.

- Above ground storage basins contained by an earthen dam or levee are prohibited unless the fill is part of an approved street or road design or the potential for failure of the levee is mitigate by other measures:

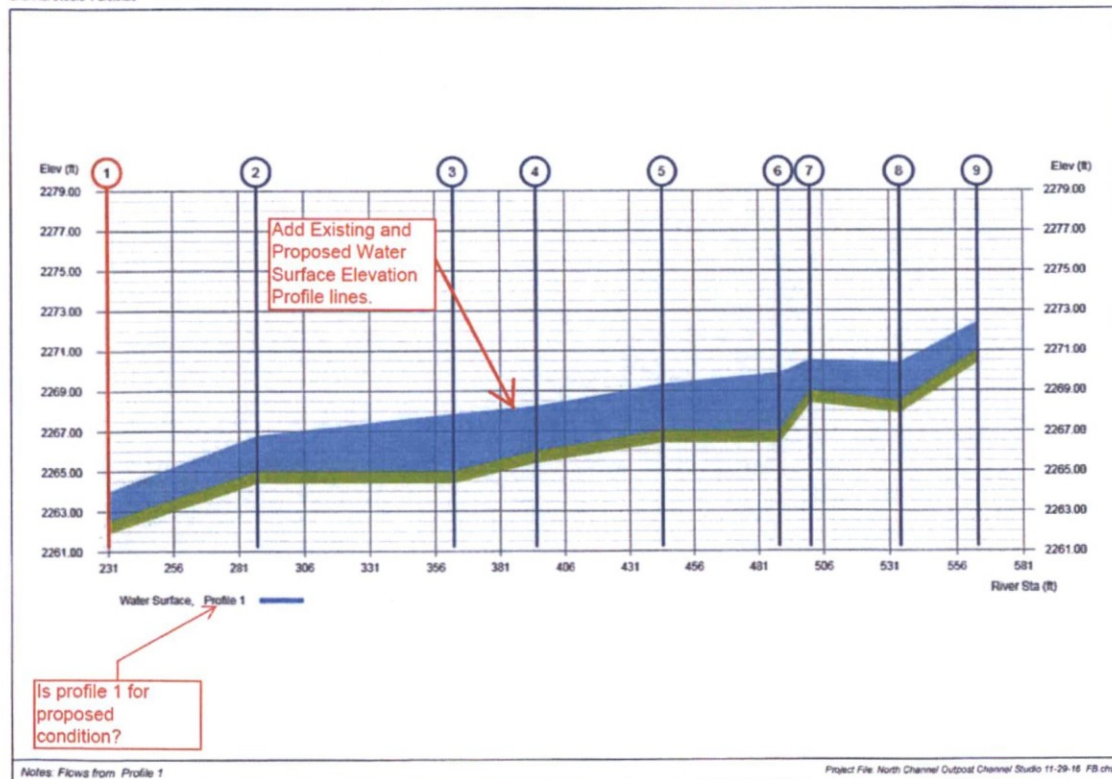


- Update the report to identify the sediment transport and culvert sedimentation consideration calculations that influenced the sizing culverts conveying natural wash flows.
- Submit analysis demonstrating proportional storage of stormwater runoff to basins 1 and 2. Does basin 2 provide adequate storage volume for the inflowing portion of the project site.
- Please depict and callout existing and proposed conditions water surface profile:

Open Channel Profile
Channel Studio v 1.0.0.26

North Channel

Project Name: New Project
11-29-2016



Notes: Flows from Profile 1

Project File: North Channel Outboard Channel Studio 11-29-16 FB.dwg

23. With resubmittal provide land use map overlaying delineated watershed. Runoff coefficient C should be selected based on the land use in each watershed. C value used in the DDMSW appears to be low:

05	123.6	8,183	2,464.00	2,274.50	122.3	0.027	Q (cfs)	94.0	138.1	172.4	241.1	304.7	370.2
							C	0.42	0.42	0.42	0.46	0.50	0.53
							CA (ac)	51.92	51.92	51.92	56.87	61.81	65.52
							Tc (min)	23	20	19	17	16	15
							i (in/hr)	1.81	2.66	3.32	4.24	4.93	5.65

Low C value

24. Note, required full retention is 100-yr, 2-hr not 6-hr:

8. DETENTION REQUIREMENTS

There are 100 year detention requirements on this site. This Site is designed to detain the full 100 year, 6 hour Storm Water Event. The slope analysis for the

25. The following comment is based on the paragraph in drainage report section 8, Detention Requirement. Detention in parking lots will require dedication of drainage easement over the limits of inundation during 100-yr storm event. Submit drain time analysis.

existing washes by the use a metered bleed off pipe. The basins will completely be drained by these bleed off pipes within the minimum required 36 hour period. The metered bleed off to these washes will not adversely add to the downstream peak discharge flow rate. Although there is some Detention in the Parking lots of depths of 6" or less, they will be ignored for the purposes of the calculations in this report. All Detention Basins will be in landscaped areas and not in the Parking or Driveway areas themselves.

26. Revise 4th bullet in drainage report conclusions section 12 to identify City DSPM and Ordinance as design criteria. This project is located not in Special Flood Hazard Area (SFHA) and therefore FEMA SFH development criteria does not apply:

4. The finished floors have been set in accordance with FEMA Base Flood Elevation Panel 1235, floodplain and floodway ordinance Revised 37-42 This site is Located in the X Zone per firm map 1235 dated 11/04/15.

27. Revise 5th bullet in drainage report conclusions section 12. Velocities are derived based on the peak flows, which are derived, based on watershed areas and associated hydrologic parameters. Please review the following statement:

5. A watershed map was used to calculate the 100 year peak flow velocity for all washes.

28. As a result the amount of missing information that allows a thorough analysis of the design and the potential for changes to the stormwater management/grading and drainage design and layout of the project, there will likely be new review comments upon review of subsequent submittals of this case.

Water and Waste Water:

29. Please submit three (3) copies of the revised Water and Waste Water Design Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Update the Water and Waste Water Design Report to include the following comments:
- a. Update Water and Waste Water Design Report, and supporting documents, to identify all force mains. Update the report to show all water force mains entering at a manhole. Currently, the report and plan shows direct connections into the pipe (DSPM Section 7-1.303).
 - b. Update Water and Waste Water Design Report, and supporting documents, to identify the installation of clean-outs on the private force main (DSPM Section 7-1.303).
 - c. Update Water and Waste Water Design Report, and supporting documents, to identify the location of all water and wastewater mains.
 - d. Update Water and Waste Water Design Report, and supporting documents, to identify the proposed lift station and force mains as being private.
 - e. Update Water and Waste Water Design Report, and supporting documents, to identify the water meter location for the gas station/market areas.
 - f. Update Water and Waste Water Design Report, and supporting documents, to identify the backflow preventer installation location.

Site Design:

30. Please update hardscape plan and landscape plan to provide and identify screen walls between proposed parking areas located between any structure and a public street (Zoning Ordinance Section 9.106.F).
31. Please update hardscape plan and landscape plan to include all proposed walls (Zoning Ordinance Section 6.1091.1.h)
32. Please update hardscape plan and landscape plan to include all proposed cuts and fills (Zoning Ordinance Section 6.1091.1.b).

Lighting Design:

33. Please revise the exterior lighting site plan to remove any up-lighting fixtures. All exterior lighting fixtures are to be directed downwards in compliance with Zoning Ordinance (Ordinance Section 6.1070.G.f).

Landscape Design:

34. Please update the landscape plan, open space plan, parking plan, and Natural Area Open Space plan to reflect a landscape island after every 15 parking spaces. Please provide the landscape island in the middle of the 15 spaces to better balance the spaces on each side of the required landscape island (Ordinance Section 10.501.H.2.ii).

Archaeology:

35. Please provide updated scope of project and Archeological Report update for this project. Submit Archeological Report done within the last 90 days of the submittal date. Please revise the report so that it will meet current COS and SHPO guidelines (Scottsdale Revised Code Section 46-130):
- a. Based on the Arizona State Historic Preservation Officer Guidance Point No. 10, please revise the SRSF as follows:
 - i. Per Section II.D. and Section II.F. of Guidance Point No. 10, topographic maps must be included showing the project location, as well as the results of the background research.
 - ii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - iii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - b. In addition to ASM site criteria, please list COS site criteria.
 - c. Please provide evidence that GLO maps and data have been included in this survey and report, given the historic use of the area. Please provide the correct spelling of "Dynamite" in the report title citation within previous research. It is assumed that this project is the only project that occurred within the project area, as it is the only project reference that contains a full citation.
 - d. Please provide a report citation for site AZ U:5:240 (ASM).

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Zoning:

36. The site plan approved through case 10-ZN-2015, provided a structurally integrated roof connection between the gas pump canopy and the general store. Please update the proposed site plan to continue to provide this architectural element.
37. Please update the project narrative to include how the project relates to the following ordinances, policies, and design guidelines: the Environmentally Sensitive Lands Ordinance (Zoning Ordinance Section 6.1010) (*a), the Foothills Overlay Development Standards (*b), Scottsdale Sensitive Design Principles (*c), Commercial/Retail Design Guidelines (*d), Gas Station and Convenience Store Design Guidelines (*e). (Please note: the Foothills Overlay requires additional development standards from that of the proposed PNC zoning designation and the ESL overlay).

*a:

https://www.municode.com/library/#!/az/scottsdale/codes/code_of_ordinances?nodeId=VOLI APXBBAZOR ARTVISUDI S6.1011PU

*b:

https://www.municode.com/library/#!/az/scottsdale/codes/code_of_ordinances?nodeId=VOLI APXBBAZOR ARTVISUDI S6.1004PRDEST

*c: http://www.scottsdaleaz.gov/planning/general/sensitivedesign/pc_sensitivedesign

*d: http://www.scottsdaleaz.gov/planning/policycards/pc_commercial-retail

*e: http://www.scottsdaleaz.gov/planning/policycards/pc_gasstations

Site Design:

38. Please revise the site plan, and other relevant plan exhibits, to clearly identify all driveway locations meeting the minimum distances from other driveways and intersection (DSPM Section 5-3.201).
39. Please update the site plan to show the widening of the existing pavement on N. Pima Road to provide enough width for a northbound left-turn lane at the northernmost site driveway, plus an appropriate taper to the existing street cross section to the north. The median widening for the center turn lane shall extend from the site driveway to E. Dynamite Boulevard (10-ZN-2015), and to please:
 - a. Show the construction of deceleration lanes at all site (10-ZN-2015).
 - b. Show the dedication of a one-foot wide vehicular non-access easement on E. Pima Road and N. Dynamite Boulevard except at the approved street entrances (10-ZN-2015).
 - c. Acknowledge that the owner shall make an in-lieu payment to the city instead of constructing a specified the street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval (10-ZN-2015).

Circulation:

40. Owner will likely be required to dedicate non-motorized public access easement along both E. Dynamite Boulevard and N. Pima Road street frontages (10-ZN-2015).
41. Owner will likely be required to widen N. Pima Road, at the proposed northern site driveway, to provide for a left turn lane (10-ZN-2015).
42. Owner will likely be required to widen E. Dynamite Boulevard Road at the proposed western site driveway, to provide for a left turn lane (10-ZN-2015).
43. Owner will likely be required to construct public trails along both E. Dynamite Boulevard and N. Pima Road street frontages (10-ZN-2015 and DSPM Sec. 8-3.200, Trail Classifications, 8-3.202).
44. Owner will likely be required to dedicate shared access easements over the northernmost driveway on N. Pima Road and the westernmost driveway on E. Dynamite (10-ZN-2015 and DSPM 5-3.201).
45. Site driveway spacing along both E. Dynamite Boulevard and N. Pima Road shall be approximately at 330-foot intervals, and must provide right-turn deceleration lanes at all site driveways (10-ZN-2015).
46. Please update the project narrative to state that the owner acknowledges that the property has been stipulated to provide an in-lieu payment for one lane of pavement, plus curb and gutter, along both E. Dynamite Boulevard and N. Pima Road street frontages (10-ZN-2015 and DSPM Sec. 5.3.100; Scottsdale Revised Code Sec. 47-36).
47. Please update the project narrative to state that the owner acknowledges that the property has been stipulated that before any construction permit is issued for the site, the owner shall make an in-lieu payment to the City of Scottsdale for the construction of half-street improvement along both the E. Pima Road and N. Dynamite Boulevard frontages. The improvement shall consist of one 12-foot wide lane and curb and gutter. The owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval (10-ZN-2015).

Natural Area Open Space/Open Space:

48. Please update the Open Space Plan exhibit to identify and include those areas that are "Natural Area Open Space," from the required Open Space calculations.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Application/Legal:

49. The required easements to be dedicated for this application (NAOS, PNAE, ESVAE, DE, PUE, SCE, VCE, and VNAE) may be more appropriately dedicated as per a Map of Dedication Application.

Development Review Board / Future Development Related Issues

The following Development Review Board related issues have been identified as part of this first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they are important in this applications relationship to future development approvals. Please update the narrative to address the following:

Zoning:

50. The site plan approved through rezoning case 10-ZN-2015 identified six structures General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens. The current proposal does not identify the Hardware Store and the Flower and Garden Shop. Please update the project narrative to identify if these uses are no longer being proposed or replaced by the currently identified structures.
51. The project site plan and hardscape plan identify five structures (patio barn, small cabin, school house, settler cabin, and carriage house) that were not originally identified in the site plan approved with the associated major General Plan amendment and rezoning cases (1-GP-2015 and 10-ZN-2015). Please update the site plan, and associated plan exhibits, to identify the uses that will exist within these structures. Please update all calculations (ex: open space, parking, floor area, etc.) to identify these structures.
52. The site has been stipulated to provide a maximum of 19,500 square feet of gross floor area. The proposed site plan identifies approximately 19,350 square feet of gross floor area (without the inclusion of the additional structures mentioned above: patio barn, small cabin, school house, settler cabin, and carriage house. Update the gross floor area calculation and the parking plan to include the 2,000 square feet of floor area not included in the parking calculation, but shown on the floor plan, and the above mentioned structures.
53. The site has been stipulated to provide 223,197 square feet of open space (156,464 sq.ft. of NAOS and 66,733 sq.ft. of Open Space) through case 10-ZN-2015). The project site plan, NAOS plan, and open space plan identifies 208,054 square feet of open space (128,564 sq.ft. of NAOS and 72,097 sq.ft. of Open Space). Update all plan exhibits to be consistent with the square-footages of NAOS and open space as approved through case 10-ZN-2015.
54. The site has been stipulated to provide 107 spaces through case 10-ZN-2015. The parking plan identifies 126 spaces as being provided, but only 85 spaces as being required. Please update the parking plan to provide the number of required spaces as 107 spaces.

55. Identify shared access to serve adjacent properties. Access easements shall be dedicated by the developer over both site driveways, with a minimum width of 30 feet (10-ZN-2015).

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

56. Please update all graphics to clearly identify the subject site's "property line" after the dedicated of the required right-of-ways along N. Pima Road and E. Dynamite Boulevard.
57. Please revise the site plan, and other relevant plan exhibits, to clearly identify the ADA spaces being provided for this project (DSPM Section 12). Please provide the calculation used to derive the required ADA spaces.
58. Please update all graphics to clearly identify the refuse enclosures for each proposed use shown on the site plan, and the grease containment location for the proposed restaurant use (COS Standard Detail 2146-2).

Fire:

59. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate Hydrant spacing, existing and proposed (Fire Ordinance Section 4045, 507.5.1.2).
60. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate FDC meets spacing requirements in accordance with (Fire Ordinance Section 4045, 912).
61. Please revise the project narrative, and other relevant documents, to acknowledge that a separate Fire Department permit shall be required for an underground fuel tank installation.
62. Please update the project narrative to provide a Hazardous Materials Management Plan (HMMP).
63. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3))
64. Please revise the site plan, and other relevant plan exhibits, to clearly Demonstrate location of Fire Riser room (DSPM 6-1.504(1)).
65. Please revise the site plan, and other relevant plan exhibits, to clearly All fire lines shall be looped (DSPM 6-1.402(1)).

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 25 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner

cc: James Beatty
ATLAS DEVELOPMENT
23642 N CHURCH RD
SCOTTSDALE, AZ 85255
602-405-1969

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **11-UP-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- Two copies of the Revised Parking Study / Analysis

Site Plan:
 10 24" x 36" 2 11" x 17" 2 8 ½" x 11"

NAOS Plan:
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Open Space Plan:
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Elevations:
 Color 1 24" x 36" 2 11" x 17" 2 8 ½" x 11"
 B/W 1 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Elevation Worksheet(s):
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Landscape Plan:
 Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"
 B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Lighting Site Plan(s):
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan worksheet(s):
1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Site Cross Sections:
1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Cuts & Fills Site Plan
1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets

Other Supplemental Materials:

Roof Plan over topography, with contours at one foot intervals, and heights provided at 88 Datum.

Technical Reports:

- 2 copies of Revised Drainage Report:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

Routing Sheet

1st Submittal

or

Resubmittal

(←circle one)

Public Hearing Case Type (circle one):

Administrative Case Type (circle one):

AB AN BA DR GP HE HP II IP PE PP TA UP ZN Other:

HP MD MN MS SA WM Other:

Coordinator: JHS Pre-App #: _____ Date Submitted: 9/1/17 PC/CC Track: _____ BOA Track: _____
 Admin Staff: _____ Case #: 11-UP-2016 Comments Due: _____ DRB Track: _____ Other: _____

Review Team:

(For additional documents, please view the case file.)

	Design Review (Steve Venker)	Engineering Group (Eiliana Hayes)	Transportation Eng (Phil Kercher)	Transportation Pln (Greg Davies)	Water Resources (Chris Hassert)	Fire Group (Ricky King)	Drainage (Richard Anderson)	GIS (Tanya H.)	Airport (Sarah Ferrara)	Maps (Greg Williams)	Land Survey (Dwayne Haught)	Archaeological (Steve Venker)	Long Range Pln (Taylor Reynolds)	Other:
Narrative	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alta Survey		<input type="checkbox"/>												<input type="checkbox"/>
Grading and Drainage Plan		<input type="checkbox"/>					<input type="checkbox"/>							<input type="checkbox"/>
Context Aerial Site Plan Overlay		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Phasing Plan		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Site Details		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Pedestrian & Circulation Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
Bike & Trails Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Trip gen., Traffic Study, TIMA		<input type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>										<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Water and/or Wastewater Basis of Design		<input type="checkbox"/>			<input type="checkbox"/> x2	<input type="checkbox"/>								<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Drainage Report							<input type="checkbox"/> x2							<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Geotech Report		<input type="checkbox"/>												<input type="checkbox"/>
Archaeological Report											<input checked="" type="checkbox"/>			<input type="checkbox"/>
Draft Amended Development Standards		<input type="checkbox"/>												<input type="checkbox"/>
Proposed CC&R's		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 11-UP-2016

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project
- Two copies of the Revised Parking Study / Analysis

Site Plan:

✓ 10 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

NAOS Plan:

✓ 2 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

Open Space Plan:

✓ 2 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

Landscape Plan:

Color 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

B/W 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Floor Plan(s):

✓ 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Floor Plan worksheet(s):

✓ 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Cuts & Fills Site Plan

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Other Supplemental Materials:

✓ Archaeological Report

- ✓ Pump Canopy Floor Plan
- ✓ Roof Height & Massing Analysis
- Arch. Report
- Fire Hydrant Plan (Submitted)

**11-UP-2016
09/01/17**

September 1, 2017

Mr. Jesus Murillo
City of Scottsdale
7447 E. Indian School Road

RE: (11-UP-2016) “The Outpost” - Responses to 2nd Review Comments

Dear Mr. Murillo:

We have provided the following responses to the 2nd Review Comments dated July 31, 2017.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Application/Legal:

1. The proposed site plan identifies modification to the existing washes located on the site. The washes located on site are significant washes. The proposed Conditional Use Permit needs to be accompanied by the submittal and analysis of a wash modification application. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event may be subject to Development Review Board approval (Zoning Ordinance Section 6.1070.G.I). **(Please submit a wash modification application).**

Response: A wash modification application has been submitted along with this resubmittal.

Conditional Use Permit:

2. Please update the proposed site plan to identify the Conditional Use Permit area to not include the area to be dedicated as right-of-way. Please also identify the proposed number of pumps and the hours of operation. **(Please provide a matrix that identifies the days of the week, and the hours of operation for those days. Please update the project narrative to identify the square-footages, and the uses that are being replaced, of the farmers market and nursery. Please update the floor plan to account for all proposed square-footages).**

Response: At the 2nd submittal the “site plan” carried a heavy red limits of scope line for the CUP was adjusted to the 75 ft. ROW and remains to be directed. Also again at the 2nd submittal under the *CUP Area Development Information* the number of pump stations was declared at a total of nine (9). The hours of operation has been clarified on the “site plan” to 24 hours/7 days a week.

**11-UP-2016
09/01/17**

Zoning:

3. The height of all structures is measured from natural grade (Zoning Ordinance Section 6.1070.B). The gas canopy appear to be over the twenty-four-foot (24-ft) maximum height allowable (2291.0 - 2265.5 = 25.5). Staff would appreciate the analysis being done with the applicant.

Response: The height of the gas canopy has been revisited relative to native grade. The massing and geometry of the canopy is such that the gable forms yield a small portion of the highest ridge approx. 1ft. over the 24 ft. limit at the 2266 contour. While we acknowledge this condition, we are requesting grace at this location as the impact of adjusting this would either move the entire canopy and pumps +/- 12 ft. to the NE which would be a significant impact on the site plan, introduce a roof condition not fitting the Architecture or remove the top gable form entirely which would in turn have more of a look like every other standard fueling station. Moreover, the proposed finish grade at the location is only 2 ft. higher. See enclosed supporting graphic.

Circulation:

4. The project will be stipulated to: provide an 8-ft wide stabilized decomposed granite trail, and an 8-ft wide sidewalk along N. Pima Road and E. Dynamite Boulevard (10-ZN-2015). Please update the project narrative, site plan, and hardscape plan to identify this stipulation.

Response: The 8-ft decomposed granite trail remains on the plans. The owner has elected not to provide additional sidewalk and feels this is too onerous to ask of such a small scale retail program.

5. The project will be stipulated to: provide the required the 8-ft wide stabilized decomposed granite trail, and an 8-ft wide sidewalk shall be located within a Public Non-Motorized Access Easement ("trail easement"), along N. Pima Road and E. Dynamite Boulevard. The Public Non-Motorized Access Easement shall be located over the entire, required, Scenic Corridor Easement (10-ZN-2015). Please update the project narrative, site plan, and hardscape plan to identify this stipulation.

Response: The 8-ft decomposed granite trail remains on the plans. The owner has elected not to provide additional sidewalk and feels this is too onerous to ask of such a small scale retail program.

6. The project will be stipulated to: widen the existing pavement on E. Dynamite Boulevard to provide enough width for an eastbound left-turn lane at the westernmost site driveway, plus an appropriate taper from the existing street cross section to the west. The median widening for the center turn lane shall extend from the site driveway to Pima Road (10-ZN-2015).

Response: Ownership agrees to provide the widening for turn lanes and taper requirements, but ownership disagrees with the median requirement.

Fire:

7. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate minimum drive width of 24' (Ordinance Section 4045, 503.2.1). (Please revise plan to address this comment).

Response: The site plan has been amended with the 24 ft. drive width identification from the *Pedestrian & Vehicular Circulation Plan*.

8. Please revise the site plan, and other relevant plan exhibits, to clearly designate Fire Lanes (Fire Ordinance Section 4045, 503.3). (Please revise plan to address this comment).

Response: The site plan has been revised to identify designated fire lanes.

9. Please revise the site plan, and other relevant plan exhibits, to clearly identify the minimum 24-foot Emergency and Service Vehicle Access Easement over all drive aisles (Fire Ordinance Section 4045, 912). (Please revise plan to address this comment).

Response: The site plan has been clarified to identify the 24 ft. *Emergency Service Vehicle Access Easement* over the drive.

10. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DSPM 2-1.802(5)). (Please revise plan to address this comment).

Response: All applicable turning radii have been identified on the Site Plan as requested.

11. Please revise the site plan, and other relevant plan exhibits, to clearly demonstrate hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2). (Please revise plan to address this comment).

Response: The site plan has been revised to identify two proposed fire hydrant locations per Fire Ord. 507.5.1.2.1 as provided by Ricky King at 08.29.17.

Site Design:

12. **The project will be stipulated to:** update hardscape plan and landscape plan to provide and identify screen walls between proposed parking areas located between any structure and a public street (Zoning Ordinance Section 9.106.F).

Response: Ownership disagrees with his requirement because a 100 foot scenic corridor is being provided.

13. **The project will be stipulated to:** update hardscape plan and landscape plan to include all proposed walls (Zoning Ordinance Section 6.1091.1.h)

14. **The project will be stipulated to:** update hardscape plan and landscape plan to include all proposed cuts and fills (Zoning Ordinance Section 6.1091.1.b).

Lighting Design:

15. **The project will be stipulated to:** remove any up-lighting fixtures. All exterior lighting fixtures are to be directed downwards in compliance with Zoning Ordinance (Ordinance Section 6.1070.G.f).

Landscape Design:

16. Please update the landscape plan, open space plan, parking plan, and Natural Area Open Space plan to reflect a landscape island after every 15 parking spaces. Please provide the landscape island in the middle of the 15 spaces to better balance the spaces on each side of the required landscape island (Ordinance Section 10.501.H.2.ii).

Response: Such landscape islands will not be provided.

Archaeology:

17. Please provide updated scope of project and Archeological Report update for this project. Submit Archeological Report done within the last 90 days of the submittal date. Please revise the report so that it will meet current COS and SHPO guidelines (Scottsdale Revised Code Section 46-130) **(Please submit an archaeological report that addresses the following):**
- a. Based on the Arizona State Historic Preservation Officer Guidance Point No. 10, please revise the SRSF as follows:
 - i. Per Section II.D. and Section II.F. of Guidance Point No. 10, topographic maps must be included showing the project location, as well as the results of the background research.
 - ii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - iii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - b. In addition to ASM site criteria, please list COS site criteria.
 - c. Please provide evidence that GLO maps and data have been included in this survey and report, given the historic use of the area. Please provide the correct spelling of "Dynamite" in the report title citation within previous research. It is assumed that this project is the only project that occurred within the project area, as it is the only project reference that contains a full citation.
 - d. Please provide a report citation for site AZ U:5:240 (ASM).

Response: As requested see enclosed report dated August 8th, 2017.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

18. **The project will be stipulated to:** clearly identify all driveway locations meeting the minimum distances from other driveways and intersection (DSPM Section 5-3.201).
19. **The project will be stipulated to:** show the widening of the existing pavement on N. Pima Road to provide enough width for a northbound left-turn lane at the northernmost site driveway, plus an appropriate taper to the existing street cross section to the north. The median widening for the center turn lane shall extend from the site driveway to E. Dynamite Boulevard (10-ZN-2015), and to please:
 - a. Show the construction of deceleration lanes at all site (10-ZN-2015).
 - b. Show the dedication of a one-foot-wide vehicular non-access easement on E. Pima Road and N. Dynamite Boulevard except at the approved street entrances (10-ZN-2015).
 - c. Acknowledge that the owner shall make an in-lieu payment to the city instead of constructing a specified the street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval (10-ZN-2015).

Circulation:

20. **The project will be stipulated to:** dedicate non-motorized public access easement along both E. Dynamite Boulevard and N. Pima Road street frontages (10-ZN-2015).

Response: Ownership disagrees with his requirement.

21. **The project will be stipulated to:** widen N. Pima Road, at the proposed northern site driveway, to provide for a left turn lane (10-ZN-2015).
22. **The project will be stipulated to:** widen E. Dynamite Boulevard Road at the proposed western site driveway, to provide for a left turn lane (10-ZN-2015).
23. **The project will be stipulated to:** construct public trails along both E. Dynamite Boulevard and N. Pima Road street frontages (10-ZN-2015 and DSPM Sec. 8-3.200, Trail Classifications, 8-3.202).
24. **The project will be stipulated to:** dedicate shared access easements over the northernmost driveway on N. Pima Road and the westernmost driveway on E. Dynamite (10-ZN-2015 and DSPM 5-3.201).

Response: Ownership disagrees with his requirement.

25. **The project will be stipulated to:** provide spacing along both E. Dynamite Boulevard and N. Pima Road shall be approximately at 330-foot intervals, and must provide right-turn deceleration lanes at all site driveways (10-ZN-2015).

The project will be stipulated to: state that the owner acknowledges that the property has been stipulated to provide an in-lieu payment for one lane of pavement, plus curb and gutter, along both E. Dynamite Boulevard and N. Pima Road street frontages (10-ZN-2015 and DSPM Sec. 5.3.100; Scottsdale Revised Code Sec. 47-36).

Response: Ownership disagrees with his requirement.

26. **The project will be stipulated to:** state that the owner acknowledges that the property has been stipulated that before any construction permit is issued for the site, the owner shall make an in-lieu payment to the City of Scottsdale for the construction of half-street improvement along both the E. Pima Road and N. Dynamite Boulevard frontages. The improvement shall consist of one 12-foot wide lane and curb and gutter. The owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval (10-ZN-2015).

Response: Ownership disagrees with his requirement.

Natural Area Open Space/Open Space:

27. **The project will be stipulated to:** update the Open Space Plan exhibit to identify and include those areas that are "Natural Area Open Space," from the required Open Space calculations. **(Please isolate the NAOS areas, form all other areas, on the open space plan).**

Response: Ownership disagrees with his requirement.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Application/Legal:

28. The required easements to be dedicated for this application (NAOS, PNAE, ESVAE, DE, PUE, SCE, VCE, and VNAE) may be more appropriately dedicated as per a Map of Dedication Application.

Development Review Board / Future Development Related Issues

The following Development Review Board related issues have been identified as part of this first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they are important in this applications relationship to future development approvals. Please update the narrative to address the following:

Zoning:

29. **The project will be stipulated to:** provide a maximum of 19,500 square feet of gross floor area. The proposed site plan identifies approximately 19,350 square feet of gross floor area (without the inclusion of the additional structures mentioned above: patio barn, small cabin, school house, settler cabin, and carriage house. Update the gross floor area calculation and the parking plan to include the 2,000 square feet of floor area not included in the parking calculation, but shown on the floor plan, and the above mentioned structures.

30. **The project will be stipulated to:** provide 223,197 square feet of open space (156,464 sq.ft. of NAOS and 66,733 sq.ft. of Open Space) through case 10-ZN-2015). The project site plan, NAOS plan, and open space plan identifies 208,054 square feet of open space (128,564 sq.ft. of NAOS and 72,097 sq.ft. of Open Space). Update all plan exhibits to be consistent with the square-footages of NAOS and open space as approved through case 10-ZN-2015.

31. **The project will be stipulated to:** provide 107 spaces through case 10-ZN-2015. The parking plan identifies 126 spaces as being provided, but only 85 spaces as being required. Please update the parking plan to provide the number of required spaces as 107 spaces.

Response: Ownership disagrees with his requirement.

32. **The project will be stipulated to:** identify shared access to serve adjacent properties. Access easements shall be dedicated by the developer over both site driveways, with a minimum width of 30 feet (10-ZN-2015).

Response: Ownership disagrees with his requirement.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

33. **The project will be stipulated to:** clearly identify the subject site's "property line" after the dedicated of the required right-of-ways along N. Pima Road and E. Dynamite Boulevard.

34. **The project will be stipulated to:** clearly identify the ADA spaces being provided for this project (DSPM Section 12). Please provide the calculation used to derive the required ADA spaces.

35. **The project will be stipulated to:** clearly identify the refuse enclosures for each proposed use shown on the site plan, and the grease containment location for the proposed restaurant use (COS Standard Detail 2146-2).

Fire:

36. **The project will be stipulated to:** clearly demonstrate FDC meets spacing requirements in accordance with (Fire Ordinance Section 4045, 912).

Response: Ownership disagrees with his requirement.

37. **The project will be stipulated to:** acknowledge that a separate Fire Department permit shall be required for an underground fuel tank installation.

38. **The project will be stipulated to:** provide a Hazardous Materials Management Plan (HMMP).

39. **The project will be stipulated to:** clearly demonstrate fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3))

40. **The project will be stipulated to:** clearly demonstrate location of Fire Riser room (DSPM 6-1.504(1)).

41. **The project will be stipulated to:** clearly All fire lines shall be looped (DSPM 6-1.402(1)).



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____

Signature: Paul E. Gilbert Date: 12/9/2016

Printed Name: Paul E. Gilbert

Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 3. Disclose any applicable inspection fees.
 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
 2. Notwithstanding any other state law, within thirty working days after the inspection.
 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.