

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



88 S. San Marcos Pl.

Development of a vacant Lot for Airpark Garage Condos

chandler, arizona

15032 N. 74th. Street
Scottsdale, Arizona 85260

85225

Project Narrative

p 480.377.2222

Purpose of request:

The purpose of this application is to request Development Review Board approval of 1.25 acres of undeveloped land located at 15032 N. 74th. street for the development of a new garage condominium units with club house.

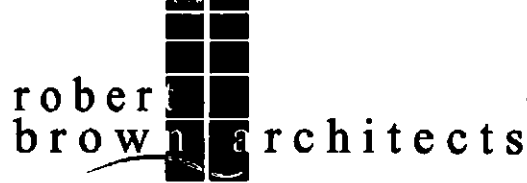
f 480.377.2230

This property is classified by the Zoning Ordinance as I-1 (Light Industrial) use and is located directly adjacent to the Scottsdale Airport. This proposed use is allowed by right in the I-1 zoning district. Development within the general area consists of office park, airport related commerce and retail uses. This proposed facility is compatible with adjacent development and will provide a unique amenity to the business owners and residence within this area. This narrative along with the attached design documents and exhibits represents our proposed development and demonstrates our compliance with the Development Standards as outlined in the Zoning Ordinance including the Design Standards and Policies Manual and General Plan.

Proposed Site Design:

The new development of this property will include three single level buildings having approximately 25,000 square feet of gross floor area. With the exception of a common clubhouse area, this project will consist entirely of individually owned garage storage spaces designed with the intention of being used for the storage and non-mechanical maintenance (refurbishing, cleaning, wear & tear replacement) of small to mid-sized recreational vehicles, automotive collectibles and associated gear. Each individual garage storage space will have direct access from the exterior only and be finished and outfitted to the extent typically found in private residential garages. Each space will also accommodate a small mezzanine area (up to 475 s.f.) for additional gear storage or perhaps a lounge environment to relax during visits. The maximum comfortable occupancy of these mezzanine areas would be around 4 people; not capable of any type of group activity. Typically, the garage spaces are accessed to add or remove items with extended periods of inactivity.

A clubhouse area of approximately 1,200 s.f. will also be provided for common use by all garage owners. This common area will provide a lounge, wet bar accommodations, restrooms and business center. Additionally, the clubhouse area will open to an



outdoor patio with room for typical picnicking activities. The developer's personal experience with these types of facilities has been that the clubhouse areas are used very infrequently; most of the activity in this area is for owners' use of the restrooms.

Open space will be provided mainly within a 35'-0" deep street front buffer running continuously along the south property boundary at the cul-de-sac. Additional open space will be provided as interior landscape and patio areas adjacent to the club house. The Site Plan Worksheet, DR-2, demonstrates compliance with minimum requirements.

This property is located at the north end of a cul-de-sac dead end section of 74th street. Access to the site will be provided at two locations from the cul-de-sac with secured gates with keypad access for entry by condo owners and guests. This type of facility has very minimal traffic generation. The proposed site plan does account for minimum required parking based on club house area – 4 spaces are required, 5 spaces are provided.

Storm drainage will consist of surface run off to interior catch basins with discharge through a dry-well.

Proposed Building Design:

This property is located in an area that has very close proximity to a range of existing uses – the retail corridor along Scottsdale Road one block to the west, office/warehouse properties within the airport vicinity and the mixed use Scottsdale Quarter development just to the north. This range of adjacent uses is reflected in the range of architectural styles and creates a context that from a use perspective is more suited toward the warehouse product, but from an architectural style and pedestrian interaction perspective should exhibit more character reflective of the individual ownership model proposed. This mix of use is a perfect reflection of our proposed development – one that operates as a storage/garage but reflects that pride of ownership character.

The architectural style of this building is a mix of industrial automotive utility with some retro-style folk character seen in historic service and filling stations throughout the western United States. The primary garage buildings include a combination of grey colored CMU in smooth and split face textures accented with painted steel banding, weathered metal panel roof screens and red antique brick inset at the owner entry areas.

The club house area really accentuates the folk character of an old western service station that has been partially preserved and modernized for extended repurposed use. The expressive steel structure frames the sloped roof and allows the building envelop below to suggest a combination of historic brick building elements captured within the



newly constructed metal panel walls to create a new interior space with exterior appeal. The red antique brick is used selectively with exterior glazing and weathered metal paneling to compliment the industrial character of the garage spaces.

We do recognize our need to relate to the unique climatic and environmental factors associated with this proposed development. In response to these climatic conditions, a number of specific building elements will be chosen to specifically reduce the environmental impact of this project. Examples include the implementation of LED interior and exterior lighting, high efficiency air conditioning units, enhanced wall and roof insulation and high performing glazing systems; these elements will greatly reduce our energy use and allow this facility to operate with superior efficiency – an example of development reflecting environmentally sensitive design principles.

Exterior mounted security cameras with 24 hour activation will be provided throughout the site. Each garage unit will be individually alarmed. This system will provide a record of all access activity in and around the building and site. The building and secured access gates will also feature electronic keypads to limit access to current owners, guests and emergency personnel only.

This proposed development is an improvement to the on-site and surrounding environment. It is naturally compatible with the adjacent and surrounding retail and business uses and will provide a unique amenity within the airport area.

Development Application



Development Application Type:

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

Zoning	Development Review	Signs
☐ Text Amendment (TA)	☒ Development Review (Major) (DR)	☐ Master Sign Program (MS)
☐ Rezoning (ZN)	☐ Development Review (Minor) (SA)	☐ Community Sign District (MS)
☐ In-fill Incentive (II)	☐ Wash Modification (WM)	Other:
☐ Conditional Use Permit (UP)	☐ Historic Property (HP)	☐ Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	☐ General Plan Amendment (GP)
☐ Hardship Exemption (HE)	☐ Subdivisions	☐ In-Lieu Parking (IP)
☐ Special Exception (SX)	☐ Condominium Conversion	☐ Abandonment (AB)
☐ Variance (BA)	☐ Perimeter Exceptions	Other Application Type Not Listed
☐ Minor Amendment (MA)	☐ Plat Correction/Revision	☐

Project Name: AIRPARK GARAGE CONDOS

Property's Address: 15032 N. 74th Street, Scottsdale, AZ 85260

Property's Current Zoning District Designation:

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: David Peterson

Agent/Applicant: KELLY FERGUSON

Company: Brick Street Companies

Company: ROBERT BROWN ARCHITECTS

Address: 15029 N. Thompson Peak Pkwy, #B111-135 Scottsdale

Address: 88 S. SAN MARCUS PLACE, CHANDLER

Phone: (602) 418-3967 Fax: N/A

Phone: (480) 377-2222 Fax: (480) 377-2230

E-mail: david@brickstreetcompanies.com

E-mail: kelly@rbrownarch.com

Designer: N/A

Engineer: ZELL, KENNETH

Company:

Company: ZELL COMPANY, LLC

Address:

Address: 3400 N. Dysart Road, #130, Avondale

Phone:

Fax:

Phone: (623) 547-7500 Fax: (623) 547-7501

E-mail:

E-mail: kzcell@zell-co.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.

David Peterson

Owner Signature

Kelly Ferguson

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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

City of Scottsdale's Website: www.scottsdaleaz.gov

15 SEP 2017

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 and Development Services

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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.

Planning and Development Services

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

City of Scottsdale's Website: www.scottsdaleaz.gov



113144

113144
2 01083465
11/21/2017 PLN-1STOP
CRIV HPTC600512
11/21/2017 2:17 PM
\$1,515.00

Received From :

DAVID E PETERSON
17726 N 95TH ST
SCOTTSDALE, AZ 85255

Bill To :

Reference # 531-PA-2017

Address 15032 N 74TH ST

Subdivision THUNDERBIRD INDUSTRIAL AIRPARK NO. 03

Marketing Name

MCR 145-28

APN 215-56-071

Owner Information

BRICK STREET COMPANIES
15029 N THOMPSON PKWY
SCOTTSDALE, AZ 85260
602-418-3967

Lot Number 71

Metes/Bounds No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 11/21/2017

Paid Date 11/21/2017

Payment Type CREDIT CARD

Cost Center

Jurisdiction SCOTTSDALE

Water Zone

Water Type

Sewer Type

Meter Size

QS 34-45

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 11/21/2017 Cashier: CRIV
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 2 Batch #: 63509

Receipt: 01083465 Date: 11/21/2017 2:17 PM
113144

3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

American Express Tendered: \$1,515.00
CC Last 4: 5000 Auth Code: 863852

Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

46-DR-2017
11/21/17

SIGNED BY DAVID PETERSON ON 11/21/2017

Total Amount

\$1,515.00

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: S31-PA-2017

Project Name: AIRPARK GARAGE CONDOS

Project Address: 15032 N. 74TH STREET, SCOTTSDALE, AZ 85260

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 owner's agent: David E Petersen
Print Name

David E Petersen
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



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: _____ Date: _____

Printed Name: _____

☐ 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.