

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

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



This request concerns all property identified in the development application.

Pre-application No: 16-PA-2018

Project Name: Black Rock Coffee

Project Address: 2950 N. Pima Road, Scottsdale, AZ 85251

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: Andrew Veatch
Print Name

[Handwritten Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Architecture & Engineering Solutions LLC

Masterplanning / Architecture / Engineering / Construction Management

4020 North 20th Street Suite 308 / Phoenix AZ 85016 / 602-241-3335 / Fax 602-241-3353

June 5, 2018

Mr. Jeff Barnes Senior Planner
City of Scottsdale Planning and Development Services
7447 E. Indian School Rd. Suite 105
Scottsdale AZ., 85251

RE: **DRB Project Narrative**
NWC Thomas & Pima Rd

Jeff:

Architecture & Engineering Solutions LLC is pleased to submit this Project Narrative along with our Design Review Board Application outlining the above referenced project on behalf of **Simon CRE**. Please note the following:

1. Building & Site Design Services are proposed for a 1,887 SF Blackrock Coffee Shop on a 45,928 SF, I-1 zoned parcel located at the NWC of Thomas & Pima Rd's that was a parking lot for an electronics manufacturing facility previously.
2. This coffee shop has been thoughtfully designed to confirm with the Cities development standards and guidelines and because the restaurant use is allowed within the I-1 zoning district it will conform with the Cities General Plan, character plan and masterplan.
3. The Architectural character, Sonoran desert landscaping and site design will promote a desirable relationship to open spaces and to the residential neighborhood that surrounds it.
4. As you review the building elevations you will note that our design avoids monotonous repetition of elements while expressing a contemporary and well-proportioned palate of materials, colors and finishes including southwestern colors that respond well to the Sonoran desert as specified by the Cities sensitive design principles.
5. Our project design conforms to the recommendations of the ESL ordinance and incorporates unique and somewhat contemporary design elements as it is not located within the historic property overlay district.
6. Our proposed coffee shop's site design promotes safe, logical vehicular and pedestrian circulation throughout the site in its drive thru layout, pedestrian walk up service areas and vehicular parking zones.
7. All mechanical equipment will be fully screened from view by roof parapets and all vehicles will be adequately screened by ordinance compliant site screen walls. These facts can be confirmed thru review of our Building elevations and 3D rendering provided.
8. Our coffee shop is not located within Downtown area.

We look forward to working with your planning team to successfully obtain Design Board Review approval of this important project. Please feel free to call or email me directly if you have questions or concerns regarding any aspect of this project's narrative and DRB Application.

Submitted by,

ARCHITECTURE & ENGINEERING SOLUTIONS LLC

Martin Flood, NCARB
Manager / Principal

21-DR-2018
06/05/18

Submittal Fee



Fee Amount: \$ 1515.00

Check the box for Fee / Case Type:

<input type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	9550	In lieu Parking
<input type="checkbox"/>	3239	Time Extension
<input type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input checked="" type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input type="checkbox"/>	3170	Rezoning Application
<input type="checkbox"/>	3173	General Plan Application
<input type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3233	Small Wireless Facility – (\$87) (\$250)
<input type="checkbox"/>	3109	– SWF/Cellular Site for plan Submittal
<input type="checkbox"/>	3108	– Cell Site – SWF for ROW permit

Applicant Contact Info:

Name: Marty Flood

Phone Number: 602 241 3335

Address: 4020 N. 20th St. #308
Phoenix 85016

Project Info:


Project Name: Black Rock Coffee

Pre-App #: 16-PA-2018

Staff Info:

Staff Name: Jeff Barnes

Phone Number: (480) 312 - 2376

Signature: 

Planning and Development Services



City of Scottsdale Cash Transmittal

115488

115488
 2 01132933
 6/5/2018 PLN-1STOP
 KPETERS HP600G2019
 6/5/2018 2:17 PM
 \$1,515.00

Received From :
 SIMONCRE
 6900 E 2ND ST
 SCOTTSDALE, AZ 85251
 480-745-1956

Bill To :

Reference # 16-PA-2018
 Address 8700 E THOMAS RD
 Subdivision PIMA SELF STORAGE
 Marketing Name
 MCR 1331-39
 APN 130-39-097
 Owner Information
 Simon CRE
 6900 E 2nd St.
 Scottsdale, AZ 85251
 (480) 745-1956

Lot Number 1
 Metes/Bounds No
 Gross Lot Area 0
 NAOS Lot Area 0
 Net Lot Area 0
 Number of Units 1
 Density

Issued Date 6/5/2018
 Paid Date 6/5/2018
 Payment Type CHECK
 Cost Center
 Jurisdiction SCOTTSDALE
 Water Zone
 Water Type
 Sewer Type
 Meter Size
 QS 15-48

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: 6/5/2018 Cashier: KPETERS
 Office: PLN-1STOP Mach ID: HP600G20199
 Tran #: 2 Batch #: 66544
 Receipt: 01132933 Date: 6/5/2018 2:17 PM
 115488
 3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
 Chk #: 3012 SIMCRE TORREON III LLC
 Transaction Total: \$1,515.00

Thank you for your payment.
 Have a nice day!

21-DR-2018
 06/05/18

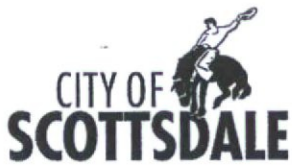
SIGNED BY MARTY FLOOD ON 6/5/2018

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 permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 115488



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 6/5/18
Contact Name: Marty Flood
Firm Name: A&E Solutions
Address: 4020 N. 20th St.
City, State, Zip: Phoenix AZ 85016

RE: Application Accepted for Review.

16 - PA - 2018

Dear Mr. Flood:

It has been determined that your Development Application for

Black Rock Coffee

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

21-DR-2018
06/05/18

Name: Jeff Barnes
Title: Sr. Planner
Phone Number: (480) 312-2376
Email Address: jbarnes @ScottsdaleAZ.gov



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____ :

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

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.

These **Minimal Submittal 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).

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov

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 checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input 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 checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" 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: **BRC @ N.W.C. OF PIMA + THOMAS RDS.**

Property's Address: **8700 E. THOMAS RD., SCOTTSDALE, 85251**

Property's Current Zoning District Designation: **I-1**

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: TC	Agent/Applicant: MORTY FLOOD NCARB
Company: SIMON CRE	Company: A + E SOLUTIONS LLC
Address: 6900 E. 2nd ST, SCOTTSDALE	Address: 4020 N. 20th ST., #308, PHX, 85016
Phone: 480-865-1801 Fax:	Phone: 602-241-3355 Fax:
E-mail: TIM.LOCHER@SIMONCRE.COM	E-mail: MFLLOOD@A+E SOLUTIONS LLC.COM
Designer: MORTY FLOOD NCARB	Engineer: JEFF HUNT P.F.
Company: A + E SOLUTIONS LLC	Company: CYPRESS ENGINEERS
Address: 4020 N. 20th ST #308 PHX, AZ 85016	Address: 4460 N. 12th ST. #228, PHX, AZ 85018
Phone: 602-241-3355 Fax:	Phone: 623-282-2408 Fax:
E-mail: MFLLOOD@A+E SOLUTIONS LLC.COM	E-mail: JPHUNT@CYPRESS CIVIL.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 applications' 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

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

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

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.

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

Request To Submit Concurrent Development Applications
Acknowledgment and Agreement

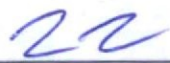


The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development 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 type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input 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 checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" 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: Tim Locher Director of Development
 Company: Simon CRE
 Address: 6900 E. 2nd St., Scottsdale, AZ 85251
 Phone: 480-865-1801 Fax: _____
 E-mail: tim.locher@simoncre.com

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): Tim Locher Title: Director of Development

 _____ Date: 6/4/18
 Signature

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

21-DR-2018
06/05/18