

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

# 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	

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.

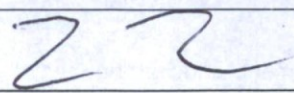
Owner:	Agent/Applicant: <b>MARTY FLOOD NCARB</b>
Company: <b>SIMON CRE</b>	Company: <b>A + E SOLUTIONS LLC</b>
Address:	Address: <b>4020 N. 20<sup>th</sup> ST., #308, PHX, AZ 85016</b>
Phone: Fax:	Phone: <b>602.241.3355</b> Fax:
E-mail:	E-mail: <b>MFLLOOD@A-E SOLUTIONS LLC.COM</b>
Designer: <b>MARTY FLOOD NCARB</b>	Engineer: <b>JEFF HUNT P.F.</b>
Company: <b>A + E SOLUTIONS LLC</b>	Company: <b>CYPRESS ENGINEERS</b>
Address: <b>4020 N. 20<sup>th</sup> ST #308, PHX, AZ 85016</b>	Address: <b>4460 N. 12<sup>th</sup> ST. #228, PHX, AZ 85014</b>
Phone: <b>602.241.3355</b> Fax:	Phone: <b>623.282.2418</b> Fax:
E-mail: <b>MFLLOOD@A-E SOLUTIONS LLC.COM</b>	E-mail: <b>JPHUNT@CYPRESS CIVIL.COM</b>

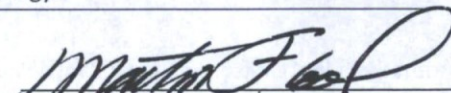
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> 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.:

# 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 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.

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](http://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.

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**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

May 29, 2018

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

**RE: Conditional Use Permit Project Narrative  
NWC Thomas & Pima Rds**


**Jeff:**

**Architecture & Engineering Solutions LLC** is pleased to submit this Project Narrative along with our Conditional Use Permit 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 will have a Drive Thru for which a Conditional Use Permit must be granted within this zoning classification. After completing our pre application meeting with the City it was determined that we would require a neighborhood meeting to review this project and its drive thru with the surrounding community members as a part of our public participation process which we have successfully completed.
3. Per Section 1.041 of the City Development Ordinance the criterion for CUP approval requires that this drive thru will not adversely affect the public health, safety or welfare of the community which it not in any way. Additionally there will be no damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination as there will be no bright lights associated with the drive thru other than City approved parking and drive lane illumination and the speaker-box will be located behind the building away from the street and thus not visible nor audible to the public beyond the property lines of the subject parcel.
4. Per the traffic Impact Study that is attached and a part of the CUP application there will be no adverse impact from unusual volume or character of traffic as a result of this drive thru.
5. The characteristics of the Drive Thru CUP a reasonably compatible with similar units that are permitted in other surrounding areas that are similar to this use.
6. Per Section 1.403 of the City Development Ordinance there are no proposed "Adult" uses proposed within this project of any kind.
7. This Drive Thru will not diminish the market value of surrounding property in any manner.
8. Here is no historical significance to any portion of the existing parcel to be developed by this proposed project.

We look forward to working with your planning team to successfully obtain this Drive Thru Conditional Use Permit and to complete this important project. Please feel free to call or email me directly if you have questions or concerns regarding any aspect of this project narrative or CUP Application.

Submitted by,  
**ARCHITECTURE & ENGINEERING SOLUTIONS LLC**

  
Martin Flood, NCARB  
Manager / Principal

**8-UP-2018**  
**05/30/18**

# Submittal Fee



Fee Amount: \$ 2,440.00

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 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 checked="" 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: MARTIN P. FLOOD

Phone Number: 602-241-3335

Address: 9020 N. 20TH ST. PHX, AZ  
85516

## Project Info:

Project Name: BRC @ NWC OF PIMA/TTHOMAS

Pre-App #: 16-PA-2018

## Staff Info:

Staff Name: ALEX ACEVEDO

Phone Number: (480) 312-2542

Signature: 

## Planning and Development Services

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



# City of Scottsdale Cash Transmittal

## # 115393

115393  
 1 01131617  
 5/30/2018 PLN-1STOP  
 KPETERS HP600G2019  
 5/30/2018 3:32 PM  
 \$2,440.00

Received From :  
 SIMONCRE TORREON III LLC  
 6900 E 2ND ST  
 SCOTTSDALE, AZ 85251

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 5/30/2018  
 Paid Date 5/30/2018  
 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
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221

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

Date: 5/30/2018 Cashier: KPETERS  
 Office: PLN-1STOP Mach ID: HP600G20199  
 Tran #: 1 Batch #: 66454  
 Receipt: 01131617 Date: 5/30/2018 3:32 PM  
 115393  
 3175 USE PERMITS \$2,440.00

TENDERED AMOUNTS:

Check Tendered: \$2,440.00  
 Chk #: 3011 SIMONCRE TORREON III LLC  
 Transaction Total: \$2,440.00

Thank you for your payment.  
 Have a nice day!

8-UP-2018  
 05/30/18

SIGNED BY MARTIN FLOOD ON 5/30/2018

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.)

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 # 115393

**Architecture  
& Engineering Solutions LLC**

**Masterplanning / Architecture / Engineering / Construction Management**

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May 29, 2018

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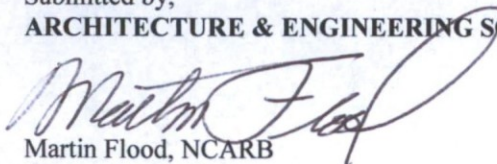
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