Application

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

Design Review Board
City of Scottsdale

39-DR-2018
1/09/2019

Project Narrative

Ordinances, Master Plans, General Plan, and Standards

Fire Station 616 will be placed in a highly developed suburban ranch community. The proposed station would be a permanent station to replace the existing metal shed building in the area. It will provide faster response time by placing it along Cave Creek Road. Its permanence will ensure improved operations for fire fighters and offer protection to costly equipment as well as to their emergency vehicles, currently exposed to the environment.

Scottsdale Fire Station No. 616 will begin construction following the completion and testing of BPS 157 and BPS 158 and not before it is in operation. Residual pressure at the site wall will be improved based on the City's Hydraulic model that supports this assumption. Based on Scottsdale's Revised Code, Chapter 46, Article VI, Protection of Archeological Resources, Section 46-132 – Surveys of archeological sites and exemptions, this development proposal will be exempt from the requirement to provide and archeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archeological Resources during construction.

Architectural Character, Landscaping, and Site Design

Drastic topography encompasses the site area with a high ridge towards the north east of it and low valleys surrounding it, that serve as natural washes. As the site presents itself as the major challenge, much of the natural features will be preserved. Although parts will require infill to level off for a building pad, the larger amount of the parcel will remain intact.

Initial studies identified setbacks, easements, utilities, washes, and vegetation on the site. Planning was then processed and that placed the building near the center where there is the most open space and less vegetation to impact. The placement does not encroach on the neighborhoods' view of the Gold Mountains or Pinnacle Peak.

The proposed design respects natural site attributes and is influenced by surrounding natural features. The building has been placed at the base of the peak where it then mimics the slope with a large sloped roof form of a rust color to blend into natural color tones of the site. The large overhangs shade the building to prevent heat gain during the summer months. No equipment will be placed over it to prevent undesired views and the highest roof point will not exceed 23'. The existing natural washes surrounding the building pad will be preserved through culverts under the roads leading up to the building.

Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

The main ingress point off of Cave Creek road on the north east bound lane, now integrates a deceleration lane to minimize the disruption of traffic as fire trucks return to the station. Egress for employees and patrons occurs through the same access point. When arriving to the station, one first turns into the station from Cave Creek Road to the access road that has a subtle dip area to conform to the existing topography. Natural vegetation surrounds the road as one then continues to drive over culverts of natural washes. Visitors will now arrive at the first bank of parking area, while fire fighters and accessible need patrons proceed along the road to the

next bank of parking areas available. Smaller parking areas were created to conform to topography and combat the 'large parking lot' principle. Pedestrians and cyclists are walked into the site through a decomposed granite path from the main road up to the front of the building, where parking racks are provided for bicycles. The bicycle parking provided to visitors at the base of the path that leads them straight to the main entrance of the facility. Parking for up to 4 bikes is provided.

While driving on Cave Creek road, everyday commuters will only have glimpses of the building as most of it will be sheltered with native vegetation and the use of primary materials such as integral colored CMU and weather metals that aid in the process of blending into the site.

Mechanical and Utility Equipment

Passive solar methods have been instated to reduce energy cost and reduce carbon footprint. The large roof contributes in shading the building. Window covers have been added to prevent direct sunlight from entering the building, while still allowing natural diffused light to enter the building. Landscape will be added in exposed areas that would contribute to large heat gain. Water collection areas have been created to capture rain runoff and properly distribute the excess water to plants around the site. Materials selected for the project were chosen with longevity in mind and a minimal maintenance approach for the high use of this facility for years to come.

No mechanical equipment will be placed on the main roof (Sloped roof). Equipment will be placed on northeast flat roof area. Exterior lighting is of minimal impact to adjacent properties. All lighting fixtures have been chosen to only provide down light at low light levels. The lighting will only guide visitors through the entrance road and will be used along paths to allow for pedestrians to see where they are stepping. Building lighting will be used to light unsafe areas and not used to call attention to itself. Roadside signage will make use of natural earth tones to only signal what is there and not detract from natural views.

Screen walls are integrated within the site to prevent undesirable views and to provide privacy to the users. The mechanical yard and refuse enclosure on the east side of the property, consist of high walls and gates to both hide and protect the equipment. Smaller mechanical units on the north and south sides of the property have mesh screen and vegetation surrounding them. To the northeast side of the property we have an additional screen wall to give privacy to the occupant while they are out in the patio. The east side main entrance screen wall protects the glazed entry from direct sun exposure and allows for vine plants to grow among it for a more welcoming experience to visitors. All solid walls are earth colored to blend into the surrounding landscape and all metal screen walls are of rust color to blend into the construction itself. The mechanical equipment that will be placed on the northeast flat roof will be screened through a high parapet wall.

Downtown Area

Scottsdale Fire Station No. 616 is not located in the downtown area.

Location of Artwork

Scottsdale Fire Station No. 616 is not required to participate in the Cultural Improvement Program dues to its current R1-43 zoning.

Additional Site Amenities

A fire hydrant has been provided on site near the trash enclosure for ease of access.

Current building positioning restrictions:

- Site setbacks, easements and existing drainage patterns have dictated the location of the building pad.
- Topography within the site is drastic. A high peak point to the northeast renders that area essentially unusable. Low washes to the west place the building in flood zone.
- In an effort to not disturb much of the site, road topography was adjusted to site contours while still providing proper turn radius and access for emergency service vehicles.
- Emergency service vehicles egress onto Cave Creek Road requires maximum visibility; placing the building elevation higher than the existing roadway.
- Retention basins need to be integrated into the design. Current placement of the building allows for proper drainage.

Development Application

CITY OF SCOTTSDALE

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: Fire Station 616

Property's Address: 38885 E. Cave Creek Rd.

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: City of Scottsdale	**Agent/Applicant:** Jeremy Richter
Company: "	**Company:** City of Scottsdale
Address: 7447 E. Indian School Rd.	**Address:**
Phone: 480-312-7869 **Fax:**	**Phone:** Same **Fax:**
E-mail: jrichter@scottsdaleaz.gov	**E-mail:**
Designer:	**Engineer:**
Company:	**Company:**
Address:	**Address:**
Phone: **Fax:**	**Phone:** **Fax:**
E-mail:	**E-mail:**

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[1] 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.

J-Pt Jeremy Richter — Owner Signature

J-Pt — Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

39-DR-2018
08/29/18

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.

City of Scottsdale Cash Transmittal

116508

116508
1 01152150
8/29/2018 PLN-1STOP
KWHEELER HP600G2020
8/29/2018 3:39 PM
$0.00

Received From :

City of Scottsdale Fire Dept.
8401 E INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251
480-312-7769

Bill To :

City of Scottsdale Fire Dept.
8401 E INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251
480-312-7769

Reference #	604-pa-2007			**Issued Date**	8/29/2018
Address	38885 E Cave Creek Rd			**Paid Date**	8/29/2018
Subdivision				**Payment Type**	NA
Marketing Name		**Lot Number**		**Cost Center**	BC03A
MCR		**Metes/Bounds**	No	**Jurisdiction**	SCOTTSDALE
APN		**Gross Lot Area**	0	**Water Zone**	
Owner Information		**NAOS Lot Area**	0	**Water Type**	
City of Scottsdale Fire Dept. 8401 E INDIAN SCHOOL RD SCOTTSDALE, AZ 85251 480-312-7769		**Net Lot Area**	0	**Sewer Type**	
		Number of Units	1	**Meter Size**	
		Density		**QS**	

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	$1,600.00	100-21300-44221
9610	CIP COS PERMITS AND FEES		1	($1,600.00)	446-BC03A-56043

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SIGNED BY JEREMY RICHTER ON 8/29/2018

Total Amount **$0.00**

(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 # 116508

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

CITY OF SCOTTSDALE

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
☐ 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	☑ MUMSP

Owner: CITY OF SCOTTSDALE - Anna Leyva

Company:

Address: 7447 E. Indian School Road

Phone: 480.312.7769 **Fax:** 480.312.7250

E-mail: ALeyva@scottsdaleaz.gov

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): Anna Leyva Title: Sr. Project Manager

Signature Date: 02/08/2018

Official Use Only: Submittal Date:

Request: ☐ Approved or ☐ Denied

Staff Name (Print):

Staff Signature: Date:

39-DR-2018
08/29/18

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Affidavit of Authority to Act as the Property Owner

CITY OF SCOTTSDALE

1. This affidavit concerns the following parcel of land:

   a. Street Address: 10905 E. Loving Tree Lane
   b. County Tax Assessor's Parcel Number: 219-60-912A
   c. General Location: Cave Creek Road + 110TH Street
   d. Parcel Size: 143,992.4 SF
   e. Legal Description: Linsenmeyer W. Land Division 2, MCR 1110-13 + TO/WI Road Abandonment by Ely of LT 2A of SO SUB P/F 2015-0794552
   (If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
Anna Leyva	02/09, 2018	
Jeremy Richter	3/7/18, 20	
Kimball Breckenridge	3/7/18, 20	
EDGARDO PARRA	2/7/18, 20	
JAKE GRIFFIN	3/7/18 2018	
BRIAN SAGER	3.7.18 2018	

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

39-DR-2018
08/29/18

Leyva, Anna

From: Worth, Daniel
Sent: Monday, July 31, 2017 4:37 PM
To: Leyva, Anna
Cc: Murillo, Jesus
Subject: RE: Fire Station 616 - authorization request

Anna:
I hereby officially delegate to you the awesome responsibility of acting on the City's behalf in making all required project submittals to the Planning department in furtherance of the Fire Station 616 Improvements project.
Dan

From: Leyva, Anna
Sent: Monday, July 31, 2017 4:07 PM
To: Worth, Daniel <DaWorth@scottsdaleaz.gov>
Subject: Fire Station 616 - authorization request

Hi Dan,

Planning is requesting an e-mail from you granting me permission to act on the city's behalf (so I can make all project submittals) for the project listed below.

Project name: Fire Station 616 Improvements
Location: 10905 E. Loving Tree Lane
Case No: 10UP2017

When you have a moment, can you respond to this e-mail granting me permission and I'll then forward to Jesus Murillo. Thank you.

Anna

Design Review Board
City of Scottsdale

21. Project Narrative

Fire Station 616 will be placed in a highly developed suburban ranch community. The proposed station would be a permanent station to replace the existing metal shed building in the area. It will provide faster response time by placing it along Cave Creek Road. Its permanence will ensure improved operations for fire fighters and offer protection to costly equipment as well as to their emergency vehicles, currently exposed to the environment.

Drastic topography encompasses the site area with a high ridge towards the north east of it and low valleys surrounding it, that serve as natural washes (**1**). As the site presents itself as the major challenge, much of the natural features will be preserved. Although parts will require infill to level off for a building pad, the larger amount of the parcel will remain intact.

Initial studies identified setbacks, easements, utilities, washes, and vegetation on the site (**2**). Planning was then processed and that placed the building near the center where there is the most open space and less vegetation to impact. The placement does not encroach on the neighborhoods' view of the Gold Mountains or Pinnacle Peak.

The proposed design respects natural site attributes and is influenced by surrounding natural features. The building has been placed at the base of the peak where it then mimics the slope with a large sloped roof form of a rust color to blend into natural color tones of the site. The large overhangs shade the building to prevent heat gain during the summer months (**3**). No equipment will be placed over it to prevent undesired views and the highest roof point will not exceed 23'. The existing natural washes surrounding the building pad will be preserved through culverts under the roads leading up to the building (**4**).

The main ingress point off of Cave Creek road on the north east bound lane, now integrates a deceleration lane to minimize the disruption of traffic as fire trucks return to the station (**5**). Egress for employees and patrons occurs through the same access point. When arriving to the station, one first turns into the station from Cave Creek Road to the access road that has a subtle dip area to conform to the existing topography (**6**). Natural vegetation surrounds the road as one then continues to drive over culverts of natural washes. Visitors will now arrive at the first bank of parking area, while fire fighters and accessible need patrons proceed along the road to the next bank of parking areas available. Smaller parking areas were created to conform to topography and combat the 'large parking lot' principle (**7**). Pedestrians and cyclists are walked into the site through a decomposed granite path from the main road up to the front of the building, where parking racks are provided for bicycles (**8**). While driving on Cave Creek road, everyday commuters will only have glimpses of the building as most of it will be sheltered with native vegetation (**9**) and the use of primary materials such as integral colored CMU and weather metals that aid in the process of blending into the site.

Passive solar methods have been instated to reduce energy cost and reduce carbon footprint. The large roof contributes in shading the building. Window covers have been added to prevent direct sunlight from entering the building, while still allowing natural diffused light to enter the building (**10**). Landscape will be added in exposed areas that would contribute to large heat gain. Water collection areas have been created to capture rain runoff and properly distribute the excess water to plants around the site (**11**). Materials selected for the project were chosen

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with longevity in mind and a minimal maintenance approach for the high use of this facility for years to come.

No mechanical equipment will be placed on the main roof (Sloped roof). Equipment will be placed on northeast flat roof area. Parapets and screens will be integrated to prevent undesired views. All other mechanical equipment required for the project will be within the mechanical yard or placed behind screens and vegetation. Exterior lighting is of minimal impact to adjacent properties. All lighting fixtures have been chosen to only provide down light at low light levels. The lighting will only guide visitors through the entrance road and will be used along paths to allow for pedestrians to see where they are stepping. Building lighting will be used to light unsafe areas and not used to call attention to itself. Roadside signage will make use of natural earth tones to only signal what is there and not detract from natural views.

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- Emergency service vehicles egress onto Cave Creek Road requires maximum visibility; placing the building elevation higher than the existing roadway.
- Retention basins need to be integrated into the design. Current placement of the building allows for proper drainage.

NOTE: This item correlates with item 50. Sensitive Design, of the Development Review Application Checklist.