



Marked Agendas

Approved Minutes

Approved Reports

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 18, 2019 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

---

**7700 East Indian School Road  
10-DR-2019**

**Location:** 7700 East Indian School Road

**Request:** Request approval of the site plan, landscape plan, and building elevations for the renovation and an addition at an existing office building with approximately 7,000 square feet of building area, all on a 0.6-acre site.

## OWNER

---

FHP Builders  
602-616-4563

## ARCHITECT/DESIGNER

---

Jonathan Ammon  
602-689-9552

## APPLICANT CONTACT

---

Jonathan Ammon  
602-689-9552

## BACKGROUND

---

### Zoning

The site is zoned Service Residential (S-R) which is intended primarily to provide offices of a residential scale and character to serve nearby neighborhoods. Allowed uses include, but not limited to; educational services, financial institutions, and medical laboratory.

### Context

Located at the northeast intersection of North Parkway Avenue and East Indian School Road, the surrounding developments include commercial shopping centers, multi-family residential, and commercial service uses and commercial office.

### Adjacent Uses and Zoning

- North Existing apartment complex (Oasis at Scottsdale), zoned Multiple-family Residential (R-5).

- South East Indian School Road right-of-way abuts the property to the south. Beyond East Indian School Road is an existing commercial office, zoned Service Residential (S-R) district.
- East Existing veterinary and pet care service (Adobe Animal Hospital), zoned Service Residential (S-R) district.
- West North Parkway Avenue right-of-way abuts the property to the west. Beyond North Parkway Avenue is an existing commercial shopping center, zoned Central Business (C-2).

### **Key Items for Consideration**

- Renovation of existing commercial office
- Development Review Board Criteria
- Zoning Ordinance
- Sensitive Design Principles
- Design Guidelines for Office Development

### **DEVELOPMENT PROPOSAL**

---

#### **Purpose of Request**

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new parking lot layout, exterior building renovation and a building addition of 1, 569 square feet.

#### **Neighborhood Communication**

The applicant has sent notices to all property owners within 750 feet of the site. The City also sent notices to property owners with 750 feet of the site, and the site was posted. Staff received one (1) e-mail from a resident expressing concerns about traffic and noise.

### **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

---

The proposed renovation of the existing commercial office is consistent with the goals and policies of the Character and Design Element of the General Plan 2001 and the Scottsdale Sensitive Design Principles by responding to the desert environment using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. The proposed renovation will encourage reinvestment into the site with a contemporary architectural design. Architectural materials and colors are consistent with the surrounding development; the building is a compilation of stucco painted ‘Discreet White’, board-formed vertical concrete, tube steel and metal with a ‘Black’ powder coat finish. New roof-top mechanical equipment will be screened with an architecturally integrated parapet.

Vehicular access to the site is provided with two (2) existing driveways along North Parkway Avenue and the existing sidewalk that connects pedestrians from East Indian School Road to the building entrance will remain. Redesign of the existing parking lot layout will accommodate additional open space and a new site wall will be installed to screen vehicular parking from street view.

Existing street trees along both street frontages will remain, and perimeter landscaping will be enhanced to replace diminished plants comprised of various species such as, Agave, Ocotillo, Yucca and Jojoba. Pedestrian amenities include a courtyard entrance with hardscape and planters.

**Development Information**

- Existing Use: Office
- Proposed Use: Office
- Parcel Size: 1.07 gross acres  
0.603 net acres  
26,250 square feet
- Existing Building/Office Area: 5,431 square feet
- New Building/Office Area: 1,569 square feet
- Total Building/Office Area: 7,000 square feet
- Building Height Allowed: 18 feet, excluding rooftop appurtenances
- Building Height Proposed: 22 feet 0 inches, including rooftop appurtenances
- Parking Required: 24 spaces
- Parking Provided: 27 spaces
- Open Space Required: 6,300 square feet / 0.14 acres
- Open Space Provided: 7,061 square feet / 0.16 acres

**STAFF RECOMMENDATION**

---

**Recommended Approach:**

Staff recommends that the Development Review Board approve 7700 East Indian School Road per the attached stipulations, finding that the provisions of the Land Use and Character and Design Element of the General Plan, and the Development Review Criteria have been met.

**Planning and Development Services**

- Current Planning Services
- Traffic Engineering
- Water Resources
- Fire and Life Safety Services

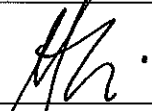
**STAFF CONTACT**

---

Meredith Tessier  
Senior Planner  
480-312-4211  
E-mail: mtessier@ScottsdaleAZ.gov

**APPROVED BY**

---



Meredith Tessier, Report Author

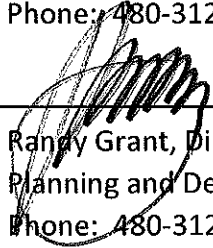
06/28/2019  
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

7/2/19  
Date



Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

7/2/19  
Date

**ATTACHMENTS**

---

- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
    - 1A. Close-Up Aerial
    - 2. Zoning Map
    - 3. Applicant's Narrative
    - 4. Site Plan
    - 5. Building Elevations
    - 6. Material Board
    - 7. Landscape Plans
    - 8. Neighborhood Correspondence

**Stipulations for the  
Development Review Board Application:  
7700 East Indian School Road  
Case Number: 10-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations prepared by Jammon Studios, LLC, with a city staff date of 05/21/2019.
  - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by Jammon Studios, LLC, with a city staff date of 05/21/2019.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by The Design Element, with a city staff date of 05/21/2019.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**LANDSCAPE DESIGN:**

**Ordinance**

- B. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

**DRB Stipulations**

- 4. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

**EXTRIOR LIGHTING:**

**Ordinance**

- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

- 5. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
- 6. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREET DEDICATIONS:**

**Ordinance**

- E. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
  - a. TWENTY-FIVE (25) FEET RADIUS dedication, at the intersection of East Indian School Road and North Parkway Ave.

**STREET INFRASTRUCTURE:**

**Ordinance**

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

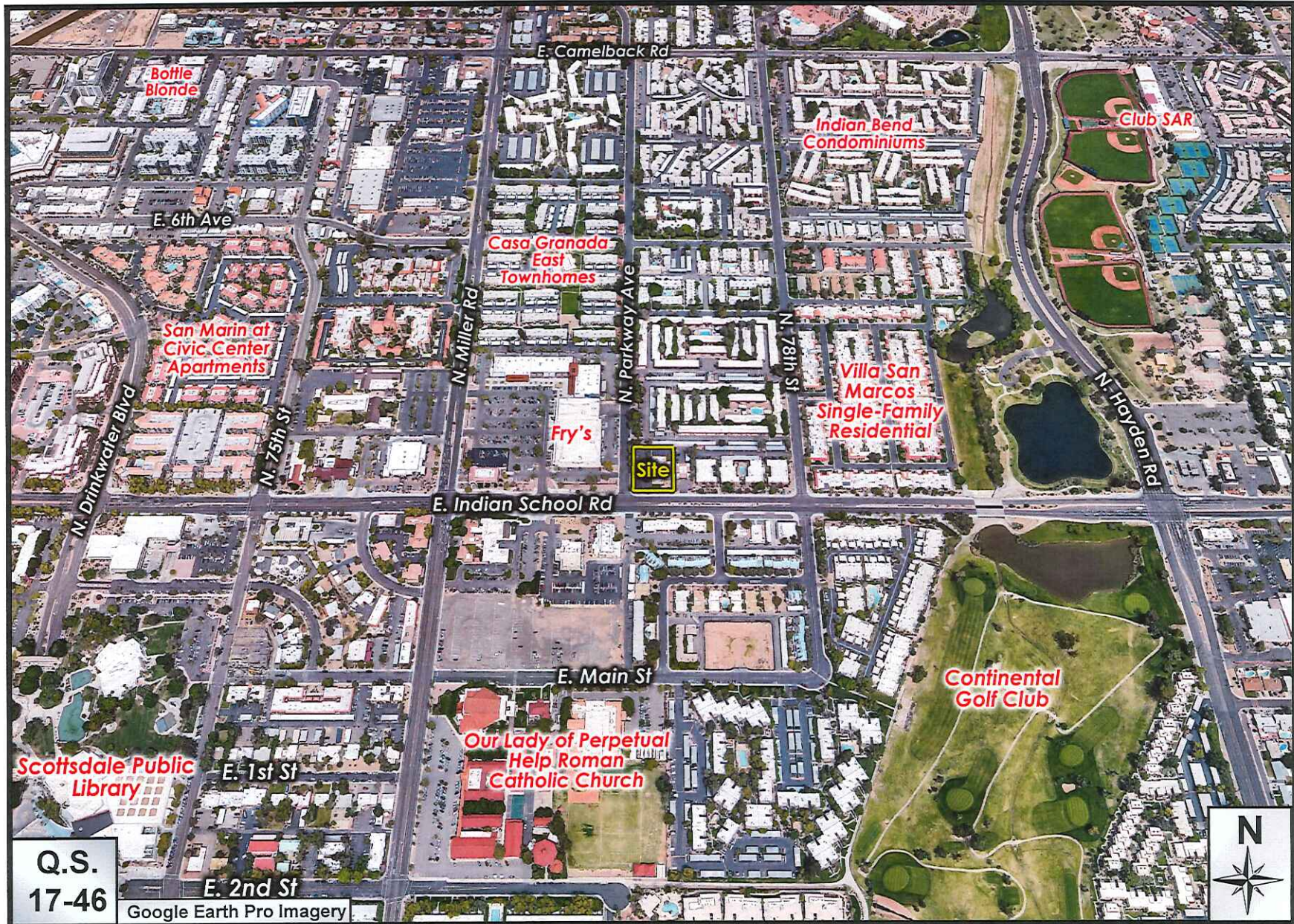
**DRB Stipulations**

7. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - a. North Parkway Avenue
    - i. Remove and replace the driveway ramps in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, Detail 2256 CL Type.
  - b. Alleyway
    - i. Mill and replace the alley pavement along the north frontage of the parcel.
8. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
9. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that have 70 % contrasting colored compared to the background concrete color.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

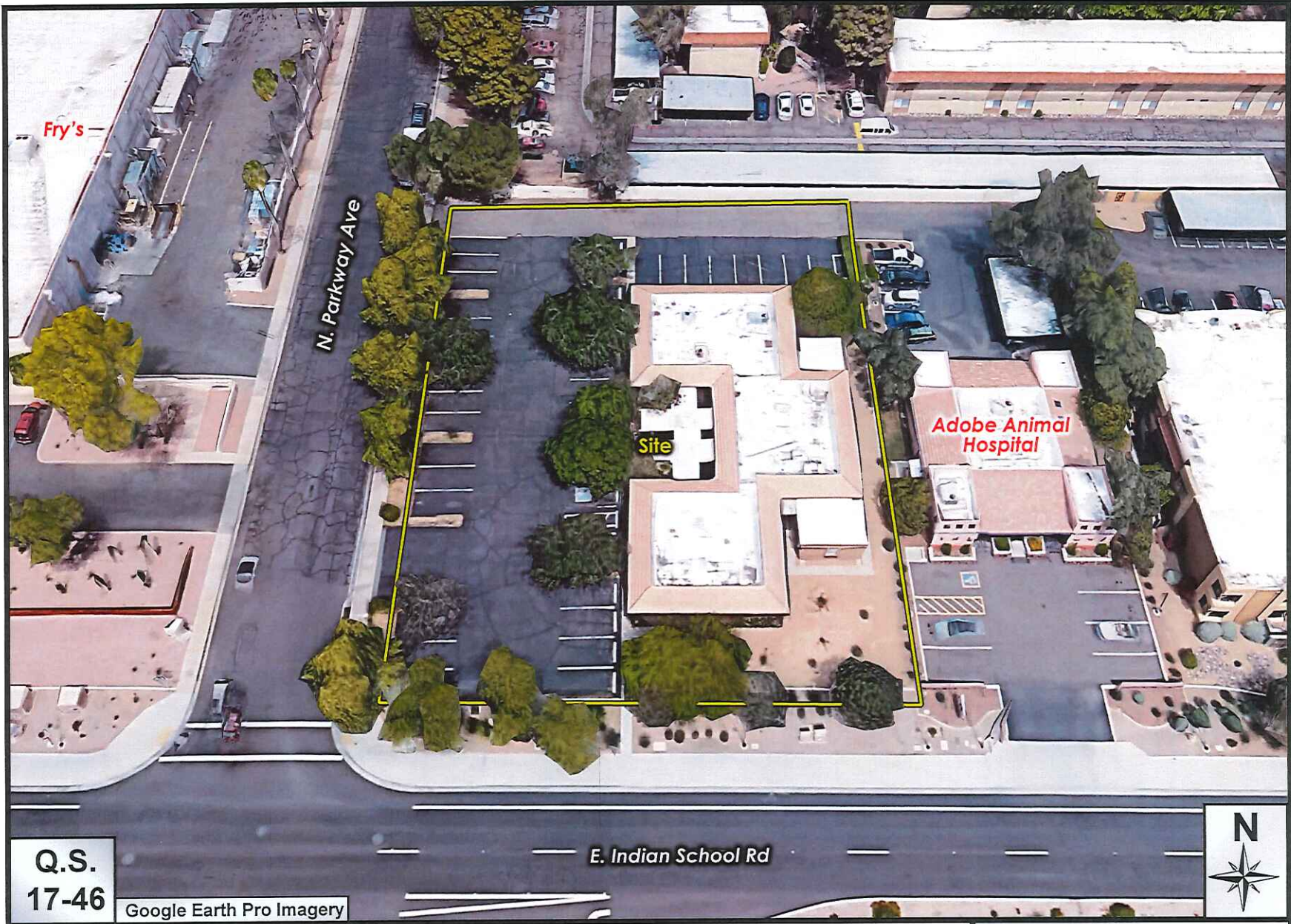
10. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A Sight Distance (SD) easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto the lot.



Q.S.  
17-46  
Google Earth Pro Imagery

7700 E Indian School RD

10-DR-2019



Q.S.  
17-46

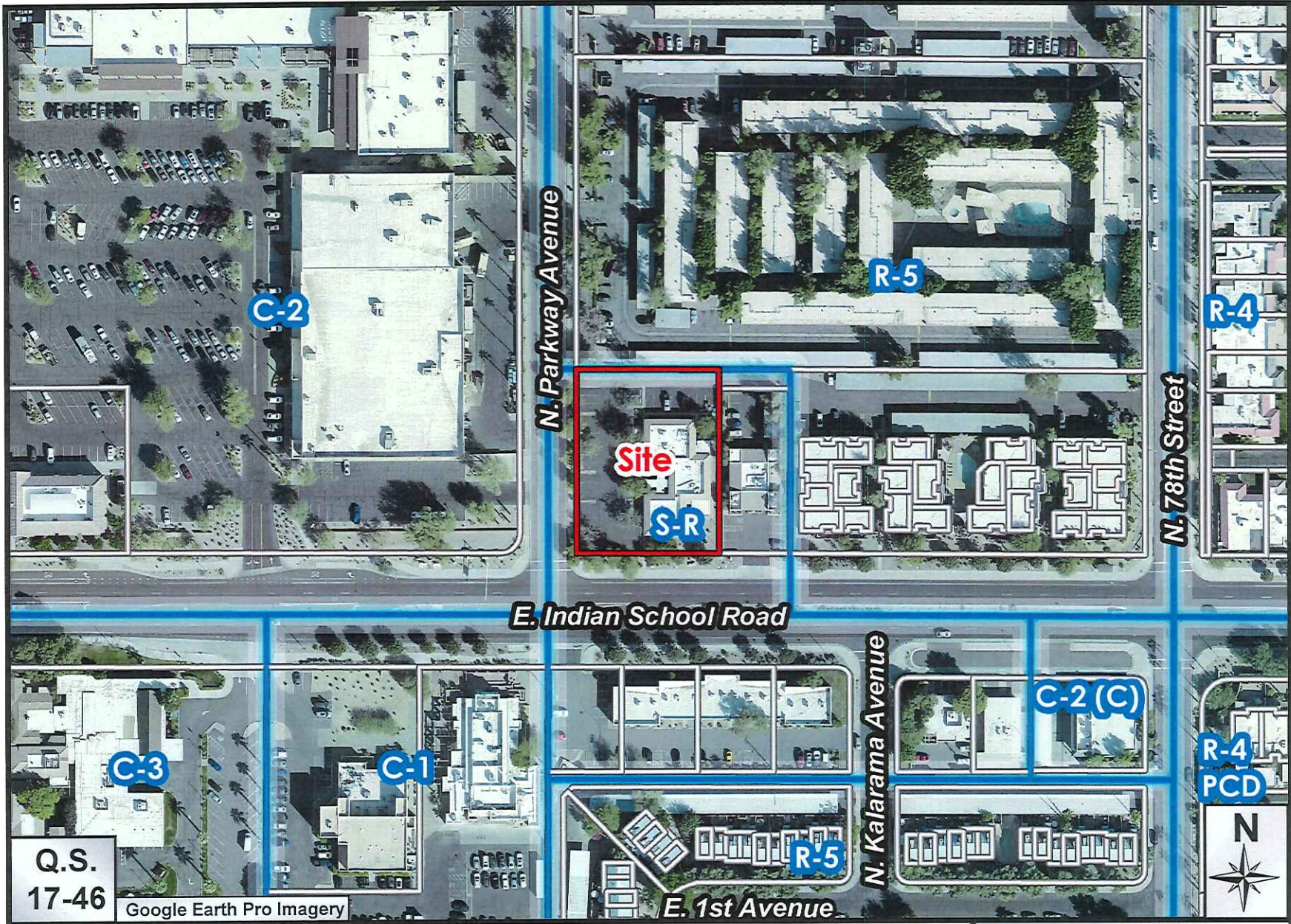
Google Earth Pro Imagery

E. Indian School Rd



7700 E Indian School RD

10-DR-2019



7700 E Indian School RD

10-DR-2019

THE PROJECT INTENT IS TO UPDATE THE BUILDING EXTERIOR TO REFLECT A MORE CURRENT AND UPSCALE LOOK. THIS INCLUDES A DEMOLITION STRATEGY THAT KEEPS ONLY THE EXTERIOR WALLS.

THIS EFFORT WILL REFINE AND EXPAND THE BUILDING FOOTPRINT ON THE SOUTH WHILE INCREASING THE BUILDING HEIGHT TO 22'-0" (PER COS MEETINGS, THE BUILDING HEIGHT MAY INCREASE PASSED THE 18'0" MAXIMUM HEIGHT TO ACCOUNT FOR ROOFTOP MECHANICAL UNITS). ADDITIONAL MECHANICAL SCREENING WILL BE INCLUDED TO OCCLUDE ROOFTOP ELEMENTS FROM PEDESTRIAN VIEWS COMPLETELY.

AS BUILDING FOOTPRINT EXPANSIONS OFTEN REQUIRE ADJUSTMENTS TO A SITE'S LANDSCAPE SETBACKS AND OPEN SPACE REQUIREMENTS, THE PARKING LAYOUT HAS BEEN PROPOSED AND VETTED BY THE CITY OF SCOTTSDALE FIRE AND PLANNING & DEVELOPMENT SERVICES. ALSO INCLUDED IS THE ADDITION OF A NEW 3'-0" SITE WALL AROUND THE PARKING PERIMETER.

SIGNAGE WILL BE PROPOSED ON BOTH THE SOUTHERN AND WESTERN FACADES AND ADHERE TO SERVICE RESIDENTIAL ZONING SQUARE FOOTAGE REQUIREMENTS (SEE PERSPECTIVE RENDERINGS).

## Ordinances, Master Plans, General Plan, and Standards

- Service Residentially zoned site with multiple C1 and R5 zoning in its approximate surroundings. The land use is for collaborative, medical, professional office

## Site Planning and Concept Principles

- Build onto existing structure, increase building footprint, maximize open space availability, upgrade appeal of overall property
- Re-use existing wall structures to preserve attributes of the current building
- Increase pedestrian flow and create the safest pedestrian space possible through the redesign of existing parking lot and structure
- Increase use of native foliage to assist in summer's thermal heat gain and exposure and bring as much desert to the site as possible
- Decrease onsite water consumption through the use of xeric and Sonoran landscaping per City of Scottsdale General Plan
- Maximize northern sunlight exposure
- Minimize evening light pollution to surrounding neighbors

## Architectural Character, Landscaping and Site Design

- *The design promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood:*
  - o The horizontal steel member spanning a majority of the western façade connects two separate structures and an open courtyard entrance
  - o In connection with the *horizontal steel member*, a custom metal overhead structure provides an inviting entrance as well as utility shade mitigation sun exposure
  - o The 12'-0" height of all window and glazing elements terminate at the horizontal steel member. This provides a unique architectural character to frame modern window transparency with a clean traditional stucco style, emblematic of high-end Scottsdale buildings
- *Both excessive variety and a monotonous repetition are avoided in the building's exterior design through the use of the following conditions:*
  - o The horizontal steel member
  - o The 12'-0" termination height for all northern, western and southern glazing elements
  - o The percentage of solid vs transparent surfaces (stucco vs glazing) on each façade is unique and a design element in itself
    - North façade: the existing openings are increased in elevation to meet the building's common termination elevation
    - East façade: no changes to any window openings with the inclusion of additional 12'-0" high windows
    - South façade (facing Indian School Road): symmetrical balance of storefront glass and stucco
    - West façade: an increase in the percentage of glazing material from the northern to the southern end of the façade, ultimately wrapping around the southern façade to enhance its symmetrical balance seen from Indian School
  - o The **color/texture** of the building is typical to the approximate character area
    - The color/texture is typical to higher-end Scottsdale development and is sensitive to the requests and feedback from the City of Scottsdale during our collaborative discussions
      - Texture: Smooth finish stucco
      - Color: Lighter colors in in with LRV allowance
      - Material: Custom steel eyebrow, accent and shade element
      - High quality, low-e darkened dual pane glass

- The redesign of the western parking layout from 90 to 45 & 60 degree parking yields an increase in the amount of open space and provides an inviting aesthetic to the neighborhood
- **Climatic and environmental factors that respond to the Sonoran Desert's environment, as specified in the Sensitive Design Principles are employed through the use of:**
  - Xeric desert landscaping with low water consumption will be employed to bring as much desert to the site as possible. Landscape design is crucial to the character and value of this area.
  - A high degree of tree shading to frame and accent the building
  - Shade elements on the exterior of the building. Shade elements are both horizontal and vertical and minimize southern sun exposure
  - Maximal Low-E glass on the south and west facades. A majority of the west façade's exposure is mitigated by both the overhangs and shaded exterior patio entrance. To further mitigate western sun exposure, low-e tinted glass is utilized
  - Shaded custom canopy on the western patio entrance/exit
- **Unique architectural characteristics and features**
  - Shaded entrance courtyard serves three (3) primary transitions:
    - Transition between exterior and interior environments
    - Transition of materials from stucco/storefront to vertical board formed concrete (the design's primary accent wall)
    - Transition of building height from 19'0" to 22'-0"
  - Elegant material employment accenting clean building lines through the use of high-end finishes in line with Scottsdale's urban environment
  - Durably and beautifully crafted material connections:
    - Custom steel connections between façade and main entrance shade system
    - Vertical board formed concrete to door, window and header systems
  - Vertical board formed concrete provides texture and visual depth

#### **Ingress, Egress, On-Site Circulation, Parking, and Pedestrian**

- The site layout promotes safety and convenience for pedestrian and automobile access and flow.
  - A one-way 60-degree parking solution increases the site's open space while decreasing automobile speed.
  - This ultimately increases pedestrian safety
  - Direct pedestrian access off Indian School Rd is also prominent

#### **Mechanical and Utility Equipment**

- All utility equipment is located on the roof
- All rooftop systems are blocked from view through parapet walls and screening
- All screening elements are in-line with the design of the building

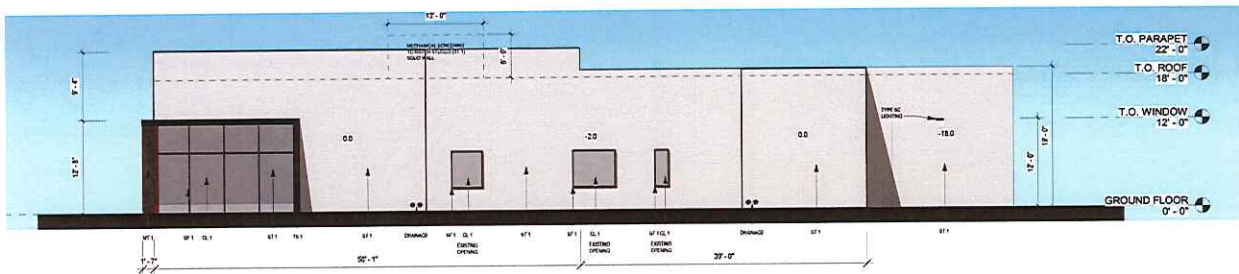
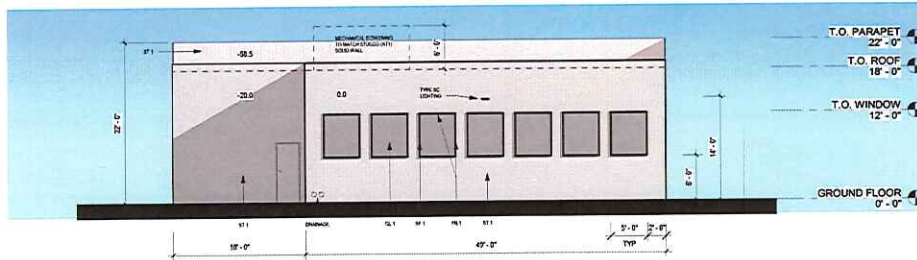
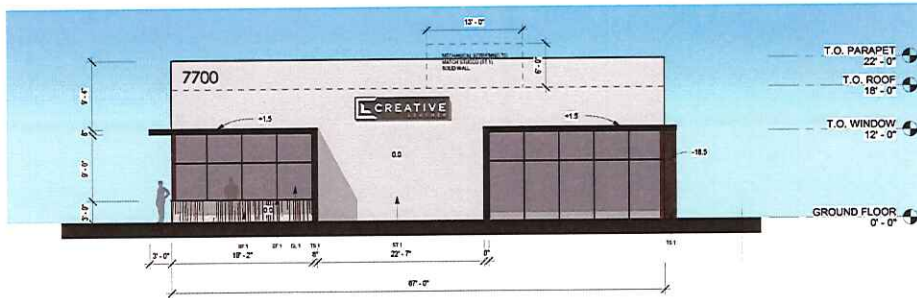
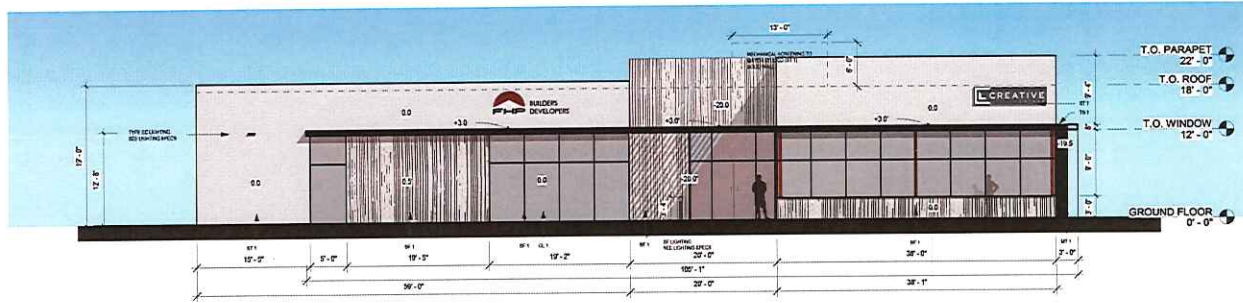
#### **Exterior Lighting**

- Exterior lighting design balances ambient light levels and designated focal lighting needs
- Lighting glare is minimal and designed to conserve energy while reflecting the character of the area
- Lighting is adequate to meet pedestrian safety needs

#### **Community Values**

- The architectural aesthetics and the quality of construction proposed speak to the high standards of appearances required in this area. A clean, orderly and balanced architectural and structural design to look as relevant in the future as it would today
- The design utilizes the building's existing walls to minimize material waste and preserve the attributes of the current site and its connection to neighborhood
- The design respects the environmental character of the building by *bringing as much desert to the site as possible*: low water consumption, xeric landscaping and plants native to the Sonoran Desert are dominant





MATERIAL SCHEDULE

TAG	MATERIAL	COLOR
ST 1	STUCCO	SW 6296 DISCREET WHITE
BF 1	BOARD FORMED VERTICAL CONCRETE	BOARD FORMED VERTICAL CONCRETE
SF 1	STOREFRONT MULLION	ARCADIA BRONZE
GL 1	GLASS	TINTED GREY LOW E-GLASS
MT 1	METAL	POWDER COAT BLACK
TS 1	TUBE STEEL	POWDER COAT BLACK

JammonStudies, LLC  
 4736 E Greenway Rd  
 Scottsdale, AZ 85251  
 4736 GREENWAY RD  
 JAMMON@JAMMONSTUDIOS.COM  
 480.368.8323

FHP BUILDERS LLC  
 14615 Greenway  
 Scottsdale, AZ 85251  
 4736 GREENWAY RD  
 CHAMBER@FHPBUILDERS.COM  
 480.368.8323

CONTRACT

PROJECT  
**7700 E INDIAN SCHOOL**

PROJECT ADDRESS  
 7700 E INDIAN SCHOOL  
 SCOTTSDALE AZ 85251

PROJECT NUMBER  
 805

ISSUE RECORD

2018-03-05 COS DRB SUBMITTAL 1  
 2018-04-16 COS DRB RESPONSE 1  
 2018-05-20 COS DRB SUBMITTAL 2

DATE  
 05/16/2019

DRAWN BY  
 JAMMON

REGISTRATION

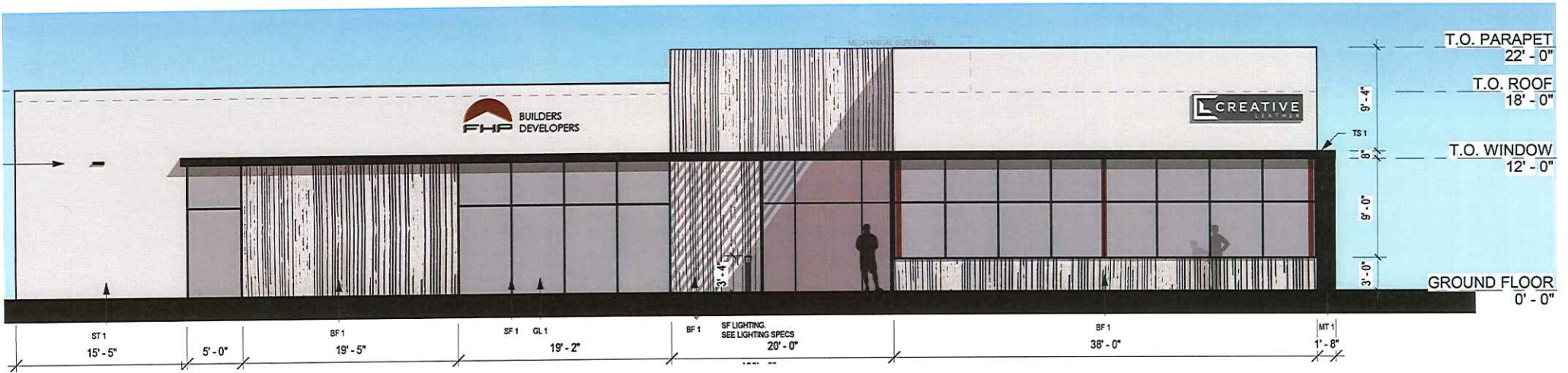
SHEET TITLE  
**ELEVATIONS\_COLO**

SHEET NUMBER

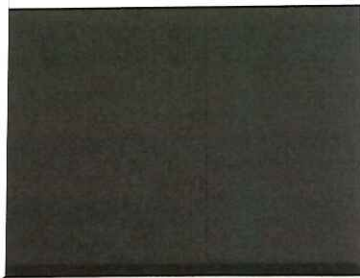
DRB 105

10-DR-2  
 05/21/19





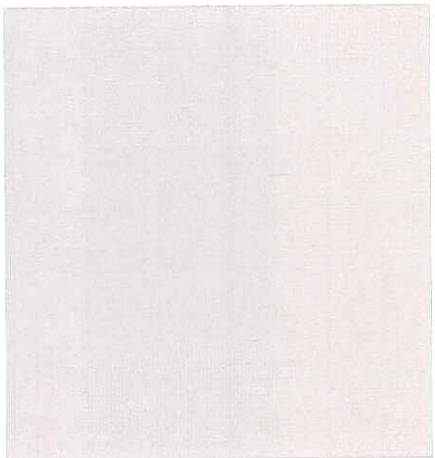
ATTACHMENT 6



SOLARGRAY® Glass + Glass Below if Insulating Glass Unit M-10 12/16

Glass	VLT	Exterior Reflectance	Interior Reflectance	U-Value Imperial (W/m²K)		SHGC	LSG
				Air	Argon		
6mm SOLARGRAY®	44%	6%	6%	1.02	N/A	0.58	0.76
SOLARBAN® 60 (3)	35%	7%	9%	0.29	0.24	0.29	1.21
SOLARBAN® 70XL (3)	32%	7%	11%	0.29	0.24	0.24	1.33
SOLARBAN® 60 (3)	25%	8%	11%	0.29	0.24	0.22	1.14
SUNGATE® 400 (3)	38%	7%	12%	0.32	0.23	0.39	0.97

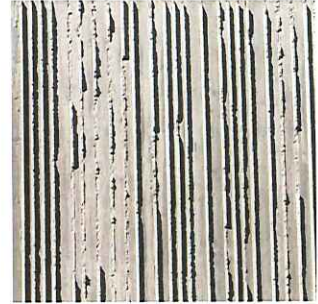
GLASS LOW E  
GL 1 (ARCADIA)



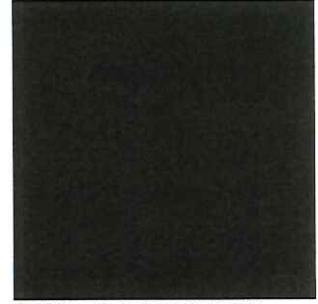
STUCCO  
ST 1  
SW 6266 DISCREET WHITE



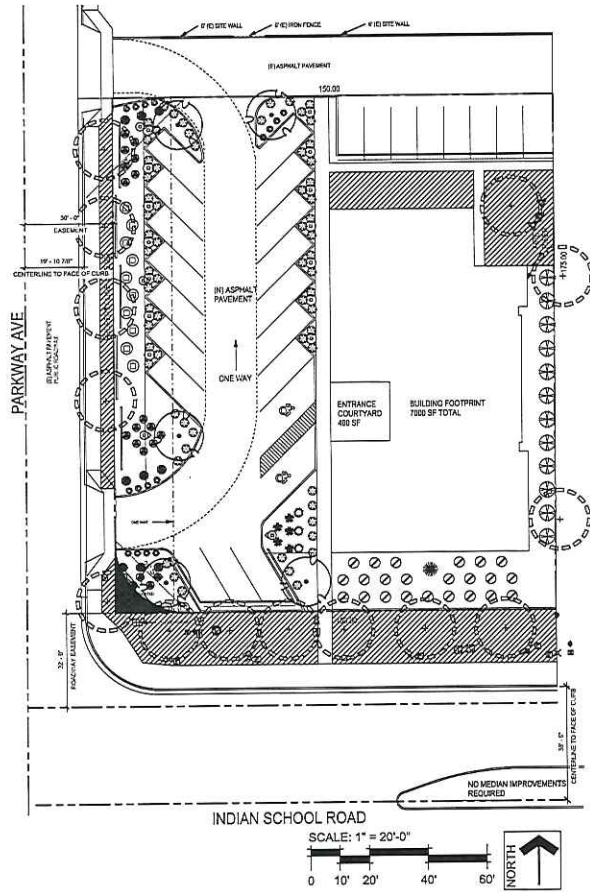
STOREFRONT MULLION  
SF 1 (ARCADIA BRONZE)



BOARD FORMED  
CONCRETE BF 1  
SIMILAR TO SCOTTSDALE  
PRECEDENTS



STEEL / METAL PANEL  
MT 1 (POWDER COAT BLACK)



LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
<b>EXISTING LANDSCAPE TO REMAIN</b>		
	EXISTING TREE TO REMAIN	
	EXISTING SAGUARO TO REMAIN	
<b>TREES</b>		
	CAESALPINIA CACALACO "SMOOTHIE"	CASCALOTE "SIERRA SUN" 36" BOX 11.5" DAL (MULTI-TRUNK)
<b>ACCENTS</b>		
	AGAVE DESMETTIANA	SMOOTH AGAVE 5 GAL 5
	ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS 5 GAL 0
	EURPHOBIA ANTSPHERICA	CANDELILA 5 GAL 12
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT 5 GAL 14
	FOUQUIERIA SPP.	OCOTILLO 8 CANE MIN 3
	HESPERALOE SPP.	HESPERALOE "BRAKE LIGHTS" 5 GAL 20
	YUCCA BACCATA	BANANA YUCCA 24" BOX 1
	DASYLIRION WHEELERI	DESERT SPOON 5 GAL 23
<b>SHRUBS, GRASSES AND GROUNDCOVERS</b>		
	DODONAEA VISCOSA	HOPSEED BUSH 5 GAL 12
	CHRYSACTINIA MEXICANA	DAMIANITA 5 GAL 66
	SIMMONDSIA CHINESIS	JOJOBA 5 GAL 13
<b>MATERIALS</b>		
	DECOMPOSED GRANITE	3/4" SCREENED EXPRESS BROWN 7,888
<b>SITE / LANDSCAPE DATA</b>		
ON-SITE LANDSCAPE AREA:	5,578 SF	
RIGHT-OF-WAY LANDSCAPE AREA:	612 SF	
PARKING LOT LANDSCAPE AREA:	1,898 SF	

CITY OF SCOTTSDALE LANDSCAPE NOTES

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.

A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.

AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS, ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-243 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501.L



7700 E INDIAN SCHOOL  
SCOTTSDALE, ARIZONA 85251

PROJECT NUMBER: 19002

ISSUE RECORD

2019-03-05	COS DRB SUBMITTAL 1
2019-04-16	COS DRB RESPONSE 1
2019-05-20	COS DRB SUBMITTAL 2



REVISIONS:

#	date	description

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
DR-L101

Tessier, Meredith

**From:** Tessier, Meredith  
**Sent:** Friday, June 21, 2019 9:45 AM  
**To:** joanne.bauman@gmail.com  
**Cc:** Acevedo, Alex  
**Subject:** RE: 10-DR-2019 7700 E INDIAN SCHOOL RD

Joanne:

Thank you for contacting the City of Scottsdale Current Planning Department, the e-mail below will be included in the case action report.

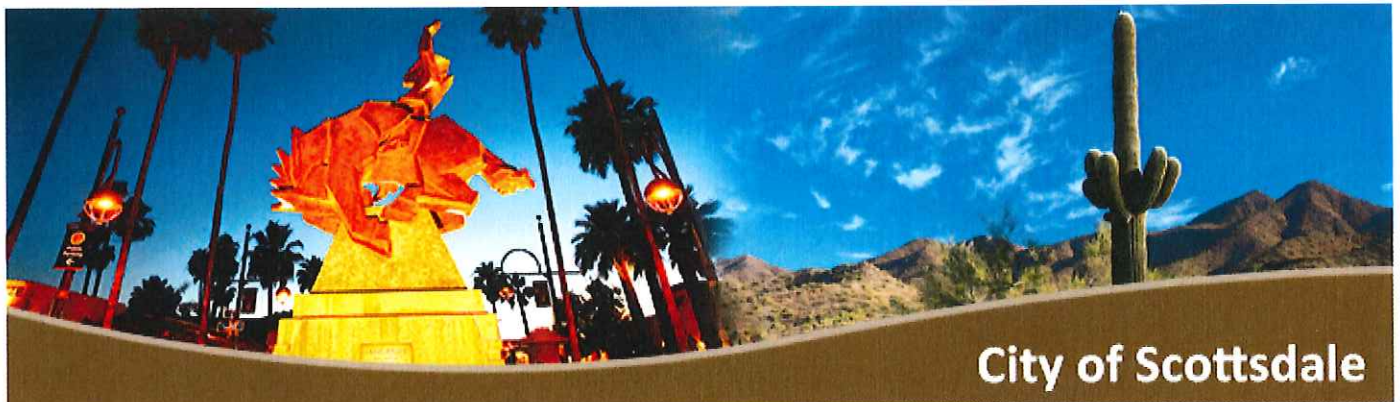
To view the applicants submittal which includes a site plan and building elevations, please click on the following link and select- "Applicant's Submittal":

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49642>

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** [joanne.bauman@gmail.com](mailto:joanne.bauman@gmail.com) <[joanne.bauman@gmail.com](mailto:joanne.bauman@gmail.com)>  
**Sent:** Thursday, June 06, 2019 7:14 AM  
**To:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**Subject:** 10-DR-2019 7700 E INDIAN SCHOOL RD



Is there a 3-D model of the proposed development? I Live in Via Bianca at 7770 E. Camelback and am concerned about traffic and noise issues related to this development. -- sent by Joanne B. Bauman (case# 10-DR-2019)



© 2019 City of Scottsdale. All Rights Reserved.

ATTACHMENT 8