



Application

Narrative

Cash Transmittal

Development Standards

September 10, 2019

Pre Application Case 249-PA-2019

38-DR-19 / 7-MD-19

Project: **Evans Classic Auto**

15882 North 77th Street

Scottsdale, AZ 85260

PROJECT NARRATIVE (Development Application)

LGE is excited to propose a new single story office / warehouse building located on North 77th Street, north of Greenway-Haden Loop on a 45,568 s.f. (1.125 acre) site. The site is zoned I-1, with I-1 zoning to surrounding sites on all sides. The facility has been envisioned as a 15,699 S.F. single -tenant building with a main lobby entry on the northeast corner of the building. The access for the project from 77th Street through automatic gates with card access at both entrances along with a secured pedestrian gate to obtain access to the public way. Additionally, a bike rack (*Sensitive Design Principle 6*), meeting the City of Scottsdale Zoning to provide alternative modes of transportation has been provided.

Parking for the project exceeds the base code requirements with ample parking on both the north and west ends of the site. ADA/pedestrian access has been provided internal to the site and to the right of way. The building is situated in the center of the lot which allows for a “loop” drive around the building creating an on-site circulation traffic route through the site and meets the required turning access for fire truck access and refuse collection. The building orientation on the site responds to the street scape frontages as well as providing the owner pristine view of the mountains to the North and the East. (*Sensitive Design Principle 2*)

The refuse enclosure is located internally to the site in the Northwest corner behind the masonry site screen walls for full screening of this item.

A clean, modern aesthetic is intended for the overall building design utilizing colors and materials that are common in the area. The most visible north and east elevations are characterized by split face masonry anchoring the base, centered scored masonry, vertical windows and exposed paint metal accents. The balance of the east elevation at the warehouse portion along with the south and west elevations will consist of standard masonry with banding of different color and texture. The main entry is shaded by the large overhang allowing for the lobby space to extend to

the exterior, especially when the large overhead door is in the open position (*Sensitive Design Principle 9*). Varying heights and changes in plane creates a hierarchy of massing and adds to the character of the surrounding buildings and development. (*Sensitive Design Principle 8*). The building materials, site, parking and landscaping are all to be in accordance with code requirements and standards. The use of all these material takes into account the surrounding context and existing / recently developed buildings in the area. (*Sensitive Design Principle 1.*)

The parapet height will allow for roof top screening for all of the mechanical roof top equipment. These units will be access via roof access ladders and hatches internal to the building.

The exterior lighting for both the building and parking area within the proposed project will be integrally designed as part of the building and outdoor pedestrian spaces. The intent is to provide adequate safety while avoiding glare, hot spots and being in compliance with the dark sky ordinance. All lighting will be LED lighting (*Sensitive Design Principle 13*)

The landscape design proposed is designed around the existing surrounding developments pallet which are selected to compliment the natural Sonoran Desert. These selections are indigenous to the arid region and are consistent throughout the adjacent developed sites (including native salvaged plants). The landscape areas occur along 77th Street. There will be landscaping provided internally within the wall / gate. Selected trees and plants are efficient and low water users. (*Sensitive Design Principle 3, 11, 12*).

END OF NARRATIVE

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 checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input 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 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 type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input 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: Ron Evans

Company: Evans Family Trust Real Estate Holdings, LLC

Address: 6011 E Thunderbird Road, Scottsdale, Arizona, 85254

Phone: 480-677-1193 Fax: _____

E-mail: revans@valleyo2.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): Ron Evans Title: CO

Ree Signature Date: 5-7-19

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