

Marked Agendas
Approved Minutes
Approved Reports

**The March 15, 2018
Development Review Board
Agenda and Minutes can be
found at:**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 15, 2018 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

The Art at McDowell Mountain Marketplace

43-DR-2017

Location: 16854 North Thompson Peak Parkway

Request: Request approval of the site plan, landscape plan, and building elevations for a new, one-story, multi-tenant, commercial building, with approximately 14, 280 square feet of building area, all on a 1.5-acre parcel within the McDowell Mountain Marketplace shopping center.

OWNER

Mullin360
Jim Mullin
480-443-9300

ARCHITECT/DESIGNER

Circle West Architects
Nathan Moyers
480-609-1000

ENGINEER

Rick Engineering Company
Chris Patton
602-957-3350

APPLICANT CONTACT

Alexandra Schuchter
Mullin 360
480-443-9300

BACKGROUND

Zoning

This site is zoned Planned Community Center, Environmentally Sensitive Lands (PCC ESL). The approximate 13 acres on which the shopping center currently sits, was originally part of a larger 38-

acre parcel referred to as McDowell Mountain Ranch Parcel R. Case 74-ZN-1992#8 changed the zoning district of the southern parcel to Service Residential, Environmentally Sensitive Lands (S-R ESL) district and approved the site plan for the northern 13 acres, which retained the PCC ESL zoning district. The PCC ESL zoning district allows a variety of commercial activities including retail, restaurant, and veterinary and pet care services.

Context

This property is located at the southwest corner of North Thompson Peak Parkway and East Bell Road, within the McDowell Mountain Ranch Master Planned Community. Specifically, the building pad is located centrally along the southern side of McDowell Mountain Marketplace, an existing 99,689-square-foot shopping center with one undeveloped building pad. The site is surrounded by a mix of uses including commercial to the north and east, residential condominiums to the south, and commercial retail to the west.

Adjacent Uses and Zoning

- North Commercial shopping center (McDowell Mountain Marketplace), zoned Planned Community Center, Environmentally Sensitive Lands (PCC ESL).
- South Residential condominiums (Cachet at McDowell Mountain Ranch), zoned Service Residential, Environmentally Sensitive Lands (S-R, ESL).
- East Commercial office (Chase Bank), zoned Planned Community Center, Environmentally Sensitive Lands (PCC ESL).
- West Commercial shopping center (McDowell Mountain Marketplace), zoned Planned Community Center, Environmentally Sensitive Lands (PCC ESL).

Key Items for Consideration

- Development Review Board Criteria
- Zoning Ordinance
- Sensitive Design Principles
- Environmentally Sensitive Lands
- The applicant received approval from the McDowell Mountain Ranch Community Association, Architectural Committee.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new one-story, 14, 280-square-foot multi-tenant commercial building.

Neighborhood Communication

The applicant notified all property owners within 750 feet of the site, as well as, the interested parties list and held an open house on November 14th, 2017. At the open house, there were four (4) attendees and three (3) expressed support. Staff has received one e-mail of general inquiry. Please see attached Neighborhood Involvement Report and Correspondence.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element designates the McDowell Mountain Marketplace shopping center as Commercial. This category designation includes a variety of goods and services for the

people who live, work, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. The category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, and shopping center, which serve community and regional needs. The proposed multi-tenant commercial is in accordance to the uses designated by the General Plan.

McDowell Mountain Marketplace shopping center is within the Environmentally Sensitive Lands (ESL) District, which promotes the identification and protection of environmentally sensitive lands in the city and by providing appropriate and reasonable controls for development of such lands. The proposed development is consistent with the ESL design standards.

Access to the site is primarily through three existing driveway entrances along East Bell Road, and two along North Thompson Peak Parkway. The vacant pad is centrally located within the shopping center which was approved by the Development Review Board in 2000. Vehicular circulation and parking on-site will not be impacted except for the addition of accessible parking stalls.

Building orientation responds to the existing terrain and minimizes sun exposure by predominately facing north, with roof cantilevers to protect the entrances and glass areas. The contextual design of the area is southwest contemporary with curved metal roof forms and faux stone, and the proposed development is contemporary expression of the surrounding architectural forms, while maintaining a unique design that incorporates the City of Scottsdale Sensitive Design Principles, the Environmentally Sensitive Lands Ordinance guidelines, and the Commercial Design Guidelines. Materials include standing seam metal, concrete masonry unit, and stack bond concrete block. Roof top mechanical equipment is fully screened with the structures roofline and parapets.

Native plants located in the Natural Area Open Space will remain in place and salvaged plant materials will be incorporated into the on-site landscaping. Plant materials comply with the Environmentally Sensitive Lands Overlay Plant list, which include Blue Palo Verde, Creosote, Saguaro, and Jojoba.

Development Information

- | | |
|--------------------------------|---|
| • Existing Use: | Vacant, undeveloped parcel |
| • Proposed Use: | One-story, multi-tenant commercial retail |
| • Parcel Size: | 1.5 gross acres |
| | 1.5 net acres |
| | 65, 296 square feet |
| • Building / Commercial space: | 14,280 square feet |
| • Volume Allowed: | 261,184 cubic feet |
| • Volume Provided: | 247,520 cubic feet |
| • Floor Area Ratio Allowed: | 0.3 or 19,588 square feet |
| • Floor Area Ratio Proposed: | 0.2 or 14, 280 square feet |
| • Building Height Allowed: | 36 feet 0 inches, including rooftop appurtenances |
| • Building Height Proposed: | 24 feet 0 inches, including rooftop appurtenances |

Scottsdale Development Review Board Report | Case No. 43-DR-2017

- Parking Required: 490 spaces-McDowell Mountain Marketplace
- Parking Provided: 606 spaces- McDowell Mountain Marketplace
- Open Space Required: 12,928 square feet / 0.3-acres
- Open Space Provided: 21,738 square feet / 0.5-acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve The Art at McDowell Mountain Marketplace per the attached stipulations, finding that the provisions of the General Plan policies and goals, the Environmentally Sensitive Lands Ordinance, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Traffic Engineering

Water Resources

Fire and Life Safety Services

Plan Review

STAFF CONTACT

Meredith Tessier

Senior Planner

480-312-4211

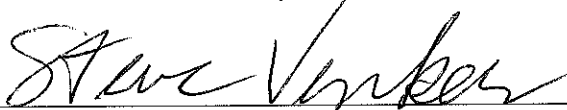
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



Meredith Tessier, Report Author

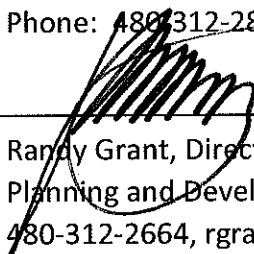
03/05/2018
Date



Steve Venker, Development Review Board Coordinator

3/5/18
Date

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



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

3/7/18
Date

ATTACHMENTS

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

**Stipulations for the
Development Review Board Application:
The Art at McDowell Mountain Marketplace
Case Number: 43-DR-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

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:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Circle West Architects, with a city staff date of 12/20/2017.
 - a. The location and configuration of all site improvements shall be consistent with the site plan prepared by Rick Engineering, with a city staff date of 12/20/2017.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Anderson Baron, with a city staff date of 12/20/2017
 - c. The case drainage report submitted by Rick Engineering Company and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - d. The water and sewer basis of design report submitted by Rick Engineering Company and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning and development review board cases for the subject site were: 74-ZN-92, 74-ZN-1992#8, and 69-DR-2000.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

Ordinance

- C. No paint colors shall have a LRV greater than thirty-five (35) percent.

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.

SITE DESIGN:

Ordinance

- E. The volume of any structure shall not exceed the product of the net lot area in square feet multiplied by four (4) feet, per Case 74-ZN-92.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all ADA parking in accordance with DSPM Section 12 and Figure 12.1-2 where ADA parking shall be placed to be easily accessible to all tenant entries.
6. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct a backflow prevention device per DSPM Section 6-1.417.

OPEN SPACE:

Ordinance

- F. A minimum of one (1) percent of the net lot area shall be devoted to people-oriented open space which shall include seating areas, per Case 74-ZN-92.

DRB Stipulations

7. At time of final plans, the applicant shall provide an open space worksheet with the required one (1) percent of net lot area designated as people-oriented space.

LANDSCAPE DESIGN:

Ordinance

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

DRB Stipulations

8. Prior to the issuance of a building permit, the 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

- H. Pursuant to Case #74-ZN-92, the maximum height of any outdoor lighting source for parking or building shall be 16 feet above natural grade at the base of the light
- I. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- J. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- K. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- L. 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.
- M. The initial vertical luminance at 6-foot above grade, along the south property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

- 9. 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.
- 10. At time of final plans, the owner shall remove light fixture "E3" and replace with a light fixture that is aimed downward.
- 11. The total lumen per luminaire shall not exceed 24,000 lumens.
- 12. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
- 13. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turned off during the post-curfew hours with the exception of lights for security purposes.
- 14. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn-off for after-hours and special events use only.
- 15. No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements and Scenic Corridor easements.
- 16. 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.

- 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.

AIRPORT:

DRB Stipulations

- 17. With the construction document submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 18. With the final plans submittal, the owner shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
- 19. With the final plans submittal, the owner/developer shall provide a signed and completed Aviation Easement in a form acceptable to the City for recording.

WATER AND WASTEWATER:

DRB Stipulations

- 20. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

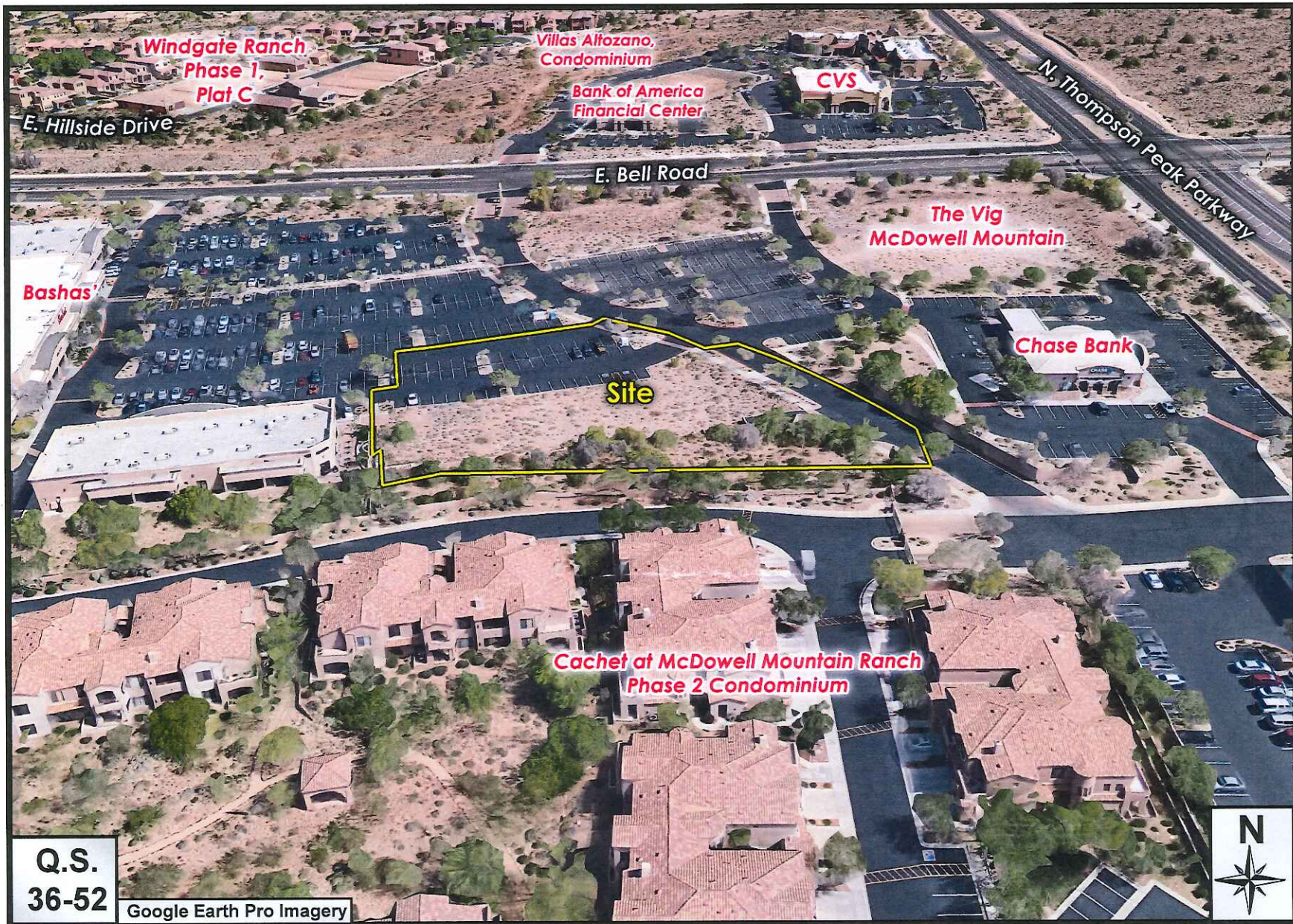
DRB Stipulations

- 21. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 22. At time of civil construction document submittal, the owner shall demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.



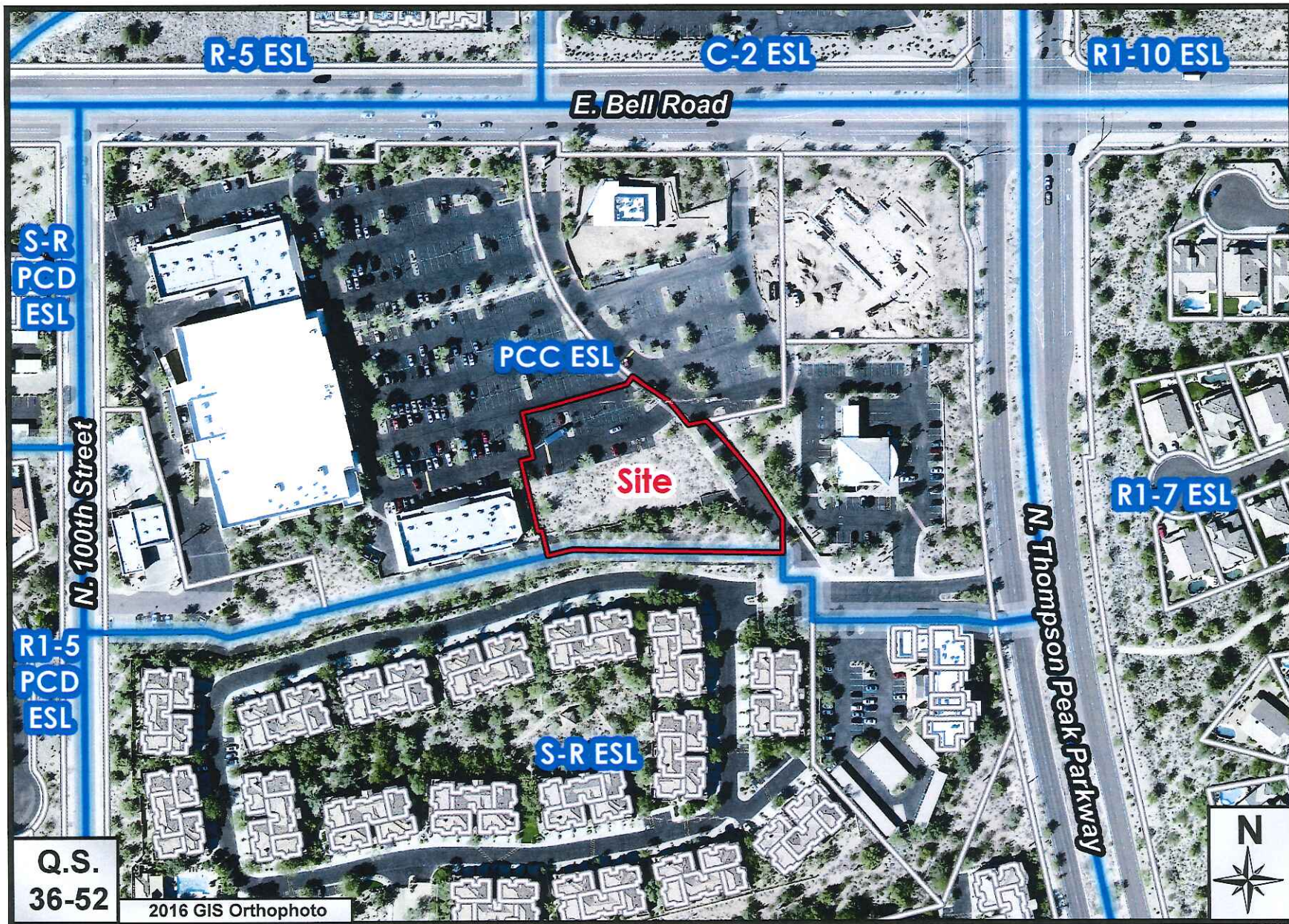
The Art at McDowell Mountain Marketplace

43-DR-2017



The Art at McDowell Mountain Marketplace

43-DR-2017



The Art at McDowell Mountain Marketplace

43-DR-2017

THE ART

Project Narrative

The Art is located within the existing McDowell Mountain Parkway and Bell. The Art is envisioned as a forward looking building environment that will have a long term viability and appropriately unique attributes.

The Art seeks to introduce shade and shadow along main pedestrian ways by extension of building cantilevers and overhangs. It's low profile and varied textures that include muted colors of warm earth tones will help it blend into the surrounding natural desert landscape. The Art will have multiple varied building tenants which will include service retail tenants.

1. Ordinances, master plans, general plan, and standards

The property is located in the suburban desert character area within the City of Scottsdale general plan. Recently completed buildings in the McDowell Mountain Marketplace include the Vig and the Foothills Animal Rescue. The property is zoned PCC ESLQ, planned community center and environmentally sensitive lands overlay.

2. Architectural Character, Landscaping, and Site Design

Architecture:

As a forward looking building the art incorporates a varied metal skin with rich building colors adopted within the Scottsdale Municipal Code, Development Standards for ESL Zoning. The new building design integrates within the existing desert landscape in it's use of desert colors and low profile.



The site is lower in elevation than the surrounding Bell Road and Thompson Peak Parkway. We have positioned the building and developed the building form to emphasize an identity within the existing context of the McDowell Mountain Marketplace.

Project Narrative

Landscape:

Site Design:

ECHO CONDOMINIUMS
(PART A) PART
24-01-2012

R-15

R-5-ESL

C-2-ESL

R1-10-ESL

E. BELL ROAD

EXISTING
PARCEL 6
4,292 S.F.
10197 E. BELL RD.
BLDG. HEIGHT = 30'

S-R PCD-ESL

EXISTING SHOPS A
PARCEL 1, LOT 1
5,635 S.F.
10101 E. BELL RD.
BLDG. HEIGHT = 24' ± T.O.P.

EXISTING MAJOR
PARCEL 1, LOT 1
57,783 S.F.
10111 E. BELL RD.
BLDG. HEIGHT = 30' ± T.O.P.

EXISTING FIRE STATION
PARCEL 5

PCC

PCC-ESL
EASEMENTS
TYP.

N. 100TH ST

R1-S PCD-ESL

S-R-ESL

EXISTING LOT
LINE TYP.

S-R-ESL

EXISTING
PARCEL 4 LOT 4
246 S.F.
BLDG. HEIGHT = 22'

R1-7-ESL

EXISTING
PARCEL 3 LOT 3
4,243 S.F.
BLDG. HEIGHT = 21' ±

EXISTING
PARCEL 8

EXISTING SHOPS B
PARCEL 1, LOT 1
10,696 S.F.
10115 E. BELL RD.
BLDG. HEIGHT = 24.5' ± T.O.P.

PARCEL 2 LOT 2 "THE ART"
14,280 S.F.
BLDG. HEIGHT = 21' T.O.P.

The electrical service entrance section is integrated into the South Elevation and will be within the building, not visible to the public. The overall building design integrates the roof top mechanical equipment behind the roof line and parapets, so as not to be seen and fully screened.

THE ART

Project Narrative

3. Scottsdale's Sensitive Design Principles:

1. The design character of any area should be enhanced and strengthened by new development.

Response: The new building designed named "The Art" is designed in a manner that is compatible with the existing commercial buildings located within McDowell Mountain Marketplace through the architecture, color and material selection selected for the site. The proposed landscape design recognizes the significance of a shaded pedestrian experience within the suburban context. The property is ideally located for service retail tenants which help sustain area businesses, as to stimulate further reinvestment of other older properties in the area.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

Response: The existing site and proposed new building design emphasizes views to the Northeast to the McDowell Mountains. The existing wash to the South will be preserved and protected as a natural feature.

3. Development should be sensitive to existing topography and landscaping.

Response: The property is a relatively flat suburban site and the new building and landscape design will increase the amount of landscaping on the site. It is the intent of the owner/developer to introduce and highlight new integrated landscapes. The owner/developer recognizes the importance of designing a visually pleasing environment, gathering spaces, providing shaded walkways and utilizing low-water use, desert appropriate plant materials throughout the proposed site design.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: The proposed new development will preserve and restore natural habitats and ecological processes through the inclusion of desert appropriate landscaping. The desert landscaping will contribute to the suburban habitat for wildlife and improved air quality.

THE ART

Project Narrative

3. Scottsdale's Sensitive Design Principles (continued):

5. The design of the public realm, including streetscapes, park, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Response: Pedestrian circulation along the perimeter of the building and maintaining a "front door" design approach is an important part of the new building design.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: The new building design will have four new additional bike racks.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Response: The new building design is incorporating design elements that respect human-scale providing shade through the building design and landscape design. Connectivity will be provided with sidewalk/hardscape connections to the existing pedestrian accessible way.

8. Buildings should be designed with a logical hierarchy of masses.

Response: The new building design is located within the McDowell Mountain Marketplace with a wide range of building forms and heights. The building heights will adhere to the building height limitations as identified in the zoning requirements. The height and massing will not exceed the allowed 36'-0" maximum height allowed in the PCC ESL zoning district. Contextually, the proposed new building is appreciative of the existing buildings. The North elevation massing and roof forms are two varied heights with cantilevered and extended roof forms to emphasize a strong cut of massing and identity.

9. The design of the built environment should respond to the desert environment.

Response: The new building design incorporates a "layered" design approach with desert appropriate textures and building finishes.

THE ART

Project Narrative

3. Scottsdale's Sensitive Design Principles (continued):

10. Developments should strive to incorporate sustainable and healthy building practices and products.

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption will be emphasized as feasibly appropriate.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Response: Desert appropriate, native plant materials will be utilized. The desert character will be heightened through a purposeful selection of plant materials.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

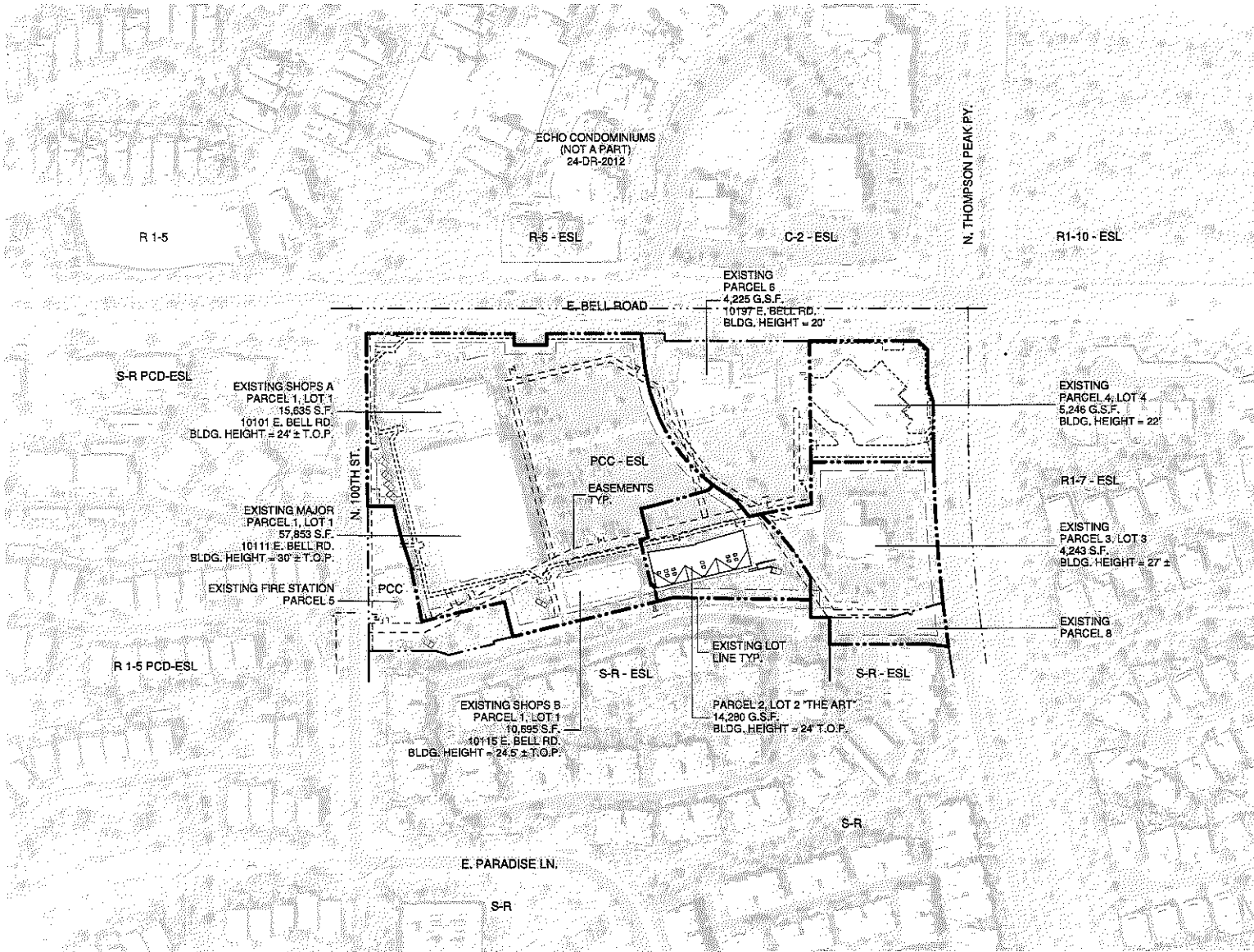
Response: The new building design and landscape design will maintain a low-water use plant palette consistent with city standards.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Response: Lighting is designed in a manner that is respectful of the surrounding context while highlighting building features and landscaping.

13. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Project identification will be low scale and contextually appropriate. Individual tenant signage will be an integral part of the building design submitted under a separate submittal.



1 Site Plan
Scale: 1" = 100'

Revision
SECOND CITY SUBMITTAL 02.09.17

Circle West Architects, P.C.
expressly disclaims any
responsibility for any
unauthorized use of these plans,
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WEBSITE CIRCLEWEST.NET

Client:
Mullins
7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256
Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-088
Address: N/A
Scottsdale, Arizona 85200

P.I.

Expires 12.31.18
● Schematic Design
○ Design Development
○ Construction Documents
○ Construction Issue
○ Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

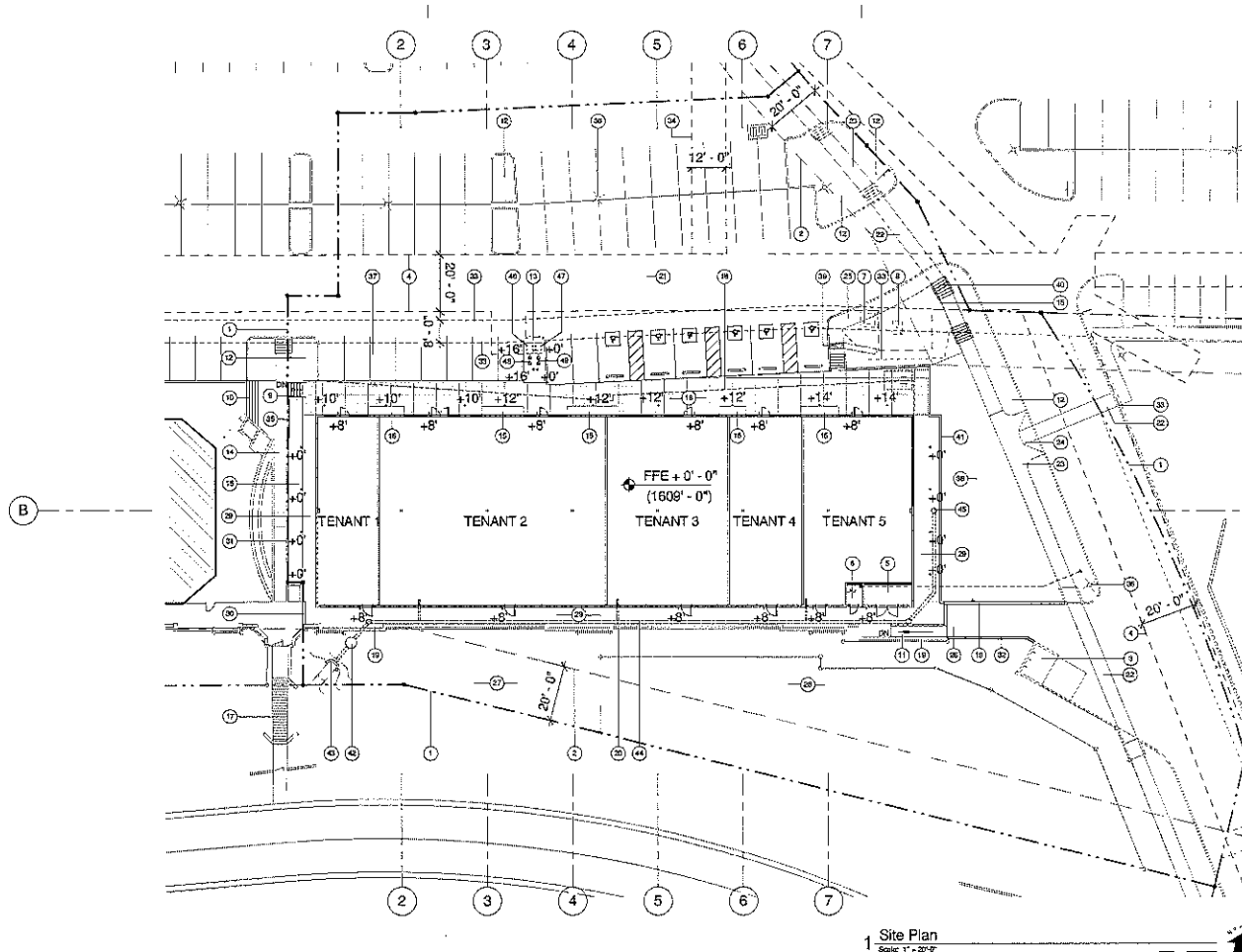
Checked By PK

Drawn By NM

Date 02.09.17

Title
Overall Context
Aerial & Site Plan

Sheet No. A1.00



Site Data:

SEE A1.04 FOR ON-SITE PATHWAY SYSTEM, EGRESS, AND DIMENSION OF SIDEWALKS.

SEE A1.00, A1.01, AND A1.03 FOR ADJACENT ZONING DISTRICTS.

SEE A1.01 AND A1.02b FOR BIKE AND PARKING CALCS. AND IDENTIFICATION OF NEW / EXIST. SPACES.

SEE A1.01 AND A1.02b FOR NAOS CALCS. AND DELINEATION.

SEE 1.02b FOR FLOOR AREA CALCS. AND VOLUME CALCULATIONS.

THEART
PARCEL NO 2 / LOT 2
A.P.N. 217-14-986
ADDRESS: N/A
SCOTTSDALE AZ, 85260

PARCEL SIZE: TOTAL: 85,296 SQUARE FEET (1.499 AC)
(AREA PER PRELIMINARY ALTA SURVEY
10.17.17 BY RICK ENGINEERING CO.)

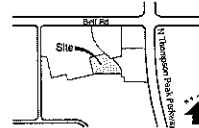
ZONING: PCC ESL (PLANNED COMMUNITY
CENTER AND ENVIRONMENTALLY
SENSITIVE LANDS OVERLAY)

QUARTER SEC. NO: 35-52

Legend: (Ref: Electrical Sheets)

- Light Fixture E1
 - Light Fixture E2
 - Light Fixture E3
 - Light Fixture E4
- All Fixture Heights are from
B.O. Fixture Except those
at +0'

Vicinity Map:



Keynotes:

- 1 PROPERTY LINE (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 2 20' BUILDING SETBACK LINE (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 3 EXISTING REFUSE ENCLOSURE W/ 6'-0" HIGH ENCLOSURE WALLS (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 4 WATER AND SEWER LINE EASEMENT (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 5 SERVICE ENTRANCE SECTION
- 6 FIRE RISER ROOM
- 7 EXISTING UNDERGROUND ELECTRICAL VAULT (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 8 EXISTING UNDERGROUND WATER VAULT (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 9 PROPOSED STAIR WITH HANDRAILS, REF: DETAIL 8/L1.04
- 10 EXISTING STAIR
- 11 SERVICE RAMP
- 12 EXISTING LANDSCAPE AREA TO REMAIN
- 13 EXISTING LANDSCAPE PLANTER TO REPLANT (REF. LANDSCAPE PLAN)
- 14 EXISTING RAMP
- 15 NEW LANDSCAPING (REF. L1.02 LANDSCAPE PLAN)
- 16 NEW HARDSCAPE (REF. L1.03 HARDSCAPE PLAN)
- 17 EXISTING PEDESTRIAN BRIDGE & ACCESS EASEMENT
- 18 LINE OF CANOPY ABOVE
- 19 EXISTING RETAINING WALL
- 20 6" DIAMETER ROOF DRAIN WITH OVERFLOW, TRIBUTARY AREA: 16,250 SF
- 21 EXISTING ASPHALT DRIVE AND CURBS
- 22 EXISTING CONCRETE ADA PATH, MATERIAL DIFFERENT THAN EXISTING ADJACENT ASPHALT PAVING
- 23 EXISTING SIDEWALK / ADA PATH TO REMAIN
- 24 EXISTING ADA RAMP TO REMAIN
- 25 NEW ADA SIDEWALK (REF. L1.03 HARDSCAPE PLAN)
- 26 EXISTING LOADING DOCK
- 27 EXISTING DISTURBED NAOS AREA (MIN. 5'-0" UNCHANGED BY PROJECT SCOPE)
- 28 EXISTING UNDISTURBED NAOS AREA (UNCHANGED BY PROJECT SCOPE)
- 29 CONC. WALK / ADA PEDESTRIAN PASSAGEWAY (REF. L1.03 HARDSCAPE PLAN)
- 30 NEW RETAINING WALL (REF: 4/L1.04)
- 31 EXISTING RETAINING WALL W/ GUARD RAILS
- 32 LOADING ZONE W/ 6'-0" HIGH SCREEN WALL (REF: 1/L1.04)
- 33 UTILITY EASEMENT (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 34 SEWER LINE EASEMENT (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 35 NEW LANDSCAPE WALL (REF: 5/L1.04)
- 36 EXISTING LIGHT POLE
- 37 EXISTING STANDARD PARKING SPACE (9'-0" X 16'-0")
- 38 FUTURE PATIO AREA
- 39 SIDEWALK SCUPPER PER COS STANDARD DETAILS
- 40 PROPOSED SIDEWALK RAMP PER COS STANDARD DETAILS
- 41 RETAINING WALL, REF: 1/L1.05
- 42 CONTINUOUS DEFLECTIVE SEPARATION (CDS) STORM WATER TREATMENT MANHOLE
- 43 DRAINAGE OUTFALL/HEADWALL
- 44 UNDERGROUND STORM DRAIN LINE
- 45 AREA DRAIN
- 46 3/4" LANDSCAPE METER
- 47 2" DOMESTIC WATER METER
- 48 3/4" BACKFLOW PREVENTER
- 49 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER

Revision

SECOND CITY SUBMITTAL 02.09.17

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Mullins360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85265

Project Name:
Theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



Expires 12.31.18

- ☒ Schematic Design
- ☐ Design Development
- ☐ Construction Documents
- ☐ Construction Issue
- ☐ Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

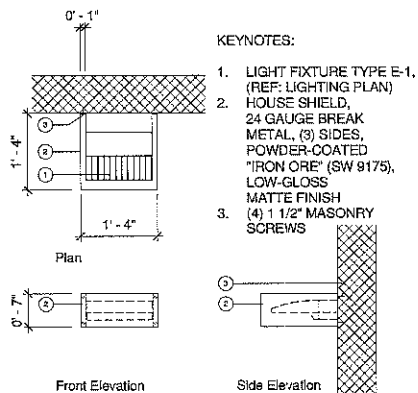
Drawn By NM

Date 02.09.17

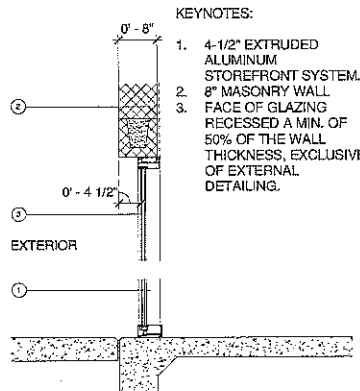
Title

Site Plan

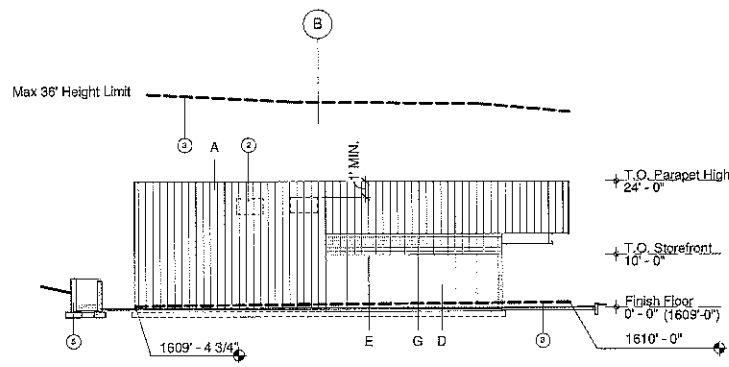
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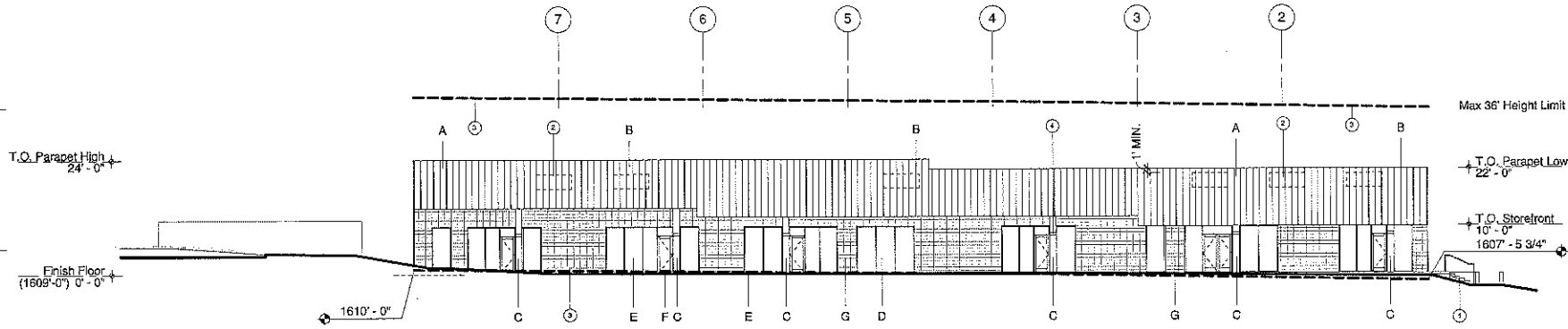
Light Fixture E-1 House Shield Detail
Scale: 1" = 1'-0"



Storefront - Section Detail
Scale: 1" = 1'-0"

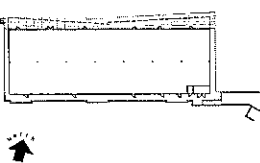


East Elevation
Scale: 3/32" = 1'-0"



North Elevation
Scale: 3/32" = 1'-0"

Key Plan:



Materials:

- A STANDING SEAM AND FLAT METAL WALL PANEL: "DEEP FOREST BROWN" SW 9175; MATTE LOW-GLOSS FINISH.
- B STANDING SEAM AND FLAT METAL WALL PANEL: "IRON ORE" SW 7069; MATTE LOW-GLOSS FINISH.
- C SKIM COAT OVER CMU: "CITYSCAPE" SW 7067; MATTE LOW-GLOSS FINISH.
- D 1" LOW-E INSULATED GLASS: "SOLARBAN 90" VITRO OR EQ.
- E EXTRUDED ALUMINUM STOREFRONT SYSTEM: ANODIZED ALUMINUM "CLEAR" AC-2.
- F HOLLOW METAL DOOR AND FRAME: PAINT "CITYSCAPE" SW 7067; MATTE LOW-GLOSS FINISH.
- G STACKED BOND CONCRETE BLOCK WITH FLUSH JOINTS: "STANDARD GRAY"

Keynotes:

- 1 PROPOSED STAIR WITH HANDRAILS, REF: DETAIL 8/L1.04
- 2 ROOFTOP MECHANICAL UNITS, PROVIDED BY FUTURE TENANTS, SCREENED BY PARAPET WALL (MIN. ONE FOOT ABOVE EQUIPMENT)
- 3 DASHED LINE INDICATES HEIGHT FROM EXISTING NATURAL TERRAIN PRIOR TO GRADING
- 4 LIGHT FIXTURE TYPE E-1 W/ HOUSE SHIELD, (REF: HOUSE SHIELD DETAIL SHEET A3.01 + LIGHTING PLAN)
- 5 EXISTING RETAINING WALL

Revision
SECOND CITY SUBMITTAL 6/20/18

Circle West Architects, P.C.
I hereby certify that I am the author of the drawings and specifications herein. I am a duly licensed architect in the State of Arizona. I am not providing any services to the project other than those for which I am licensed. I am not providing any services to the project other than those for which I am licensed. I am not providing any services to the project other than those for which I am licensed.

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theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-988
Address: N/A
Scottsdale, Arizona 85260



Expire 12.31.18
● Schematic Design
○ Design Development
○ Construction Documents
○ Construction Issues
○ Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

Drawn By NM

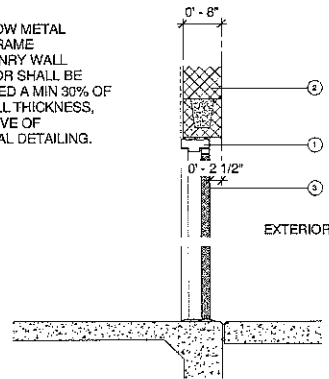
Date 02.09.17

Title
Building Elevation

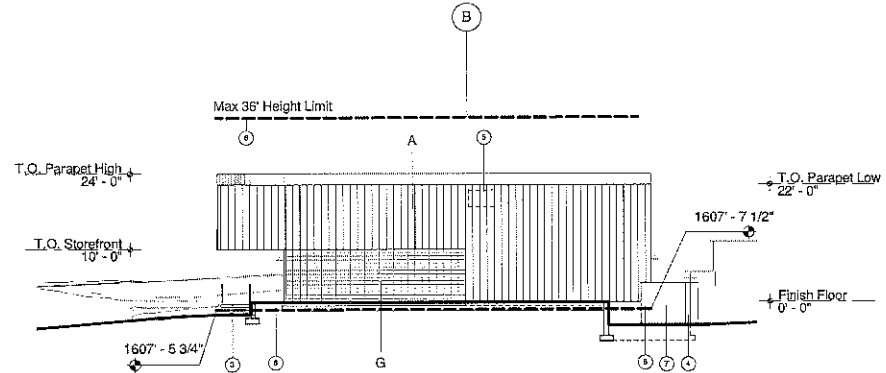
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KEYNOTES:

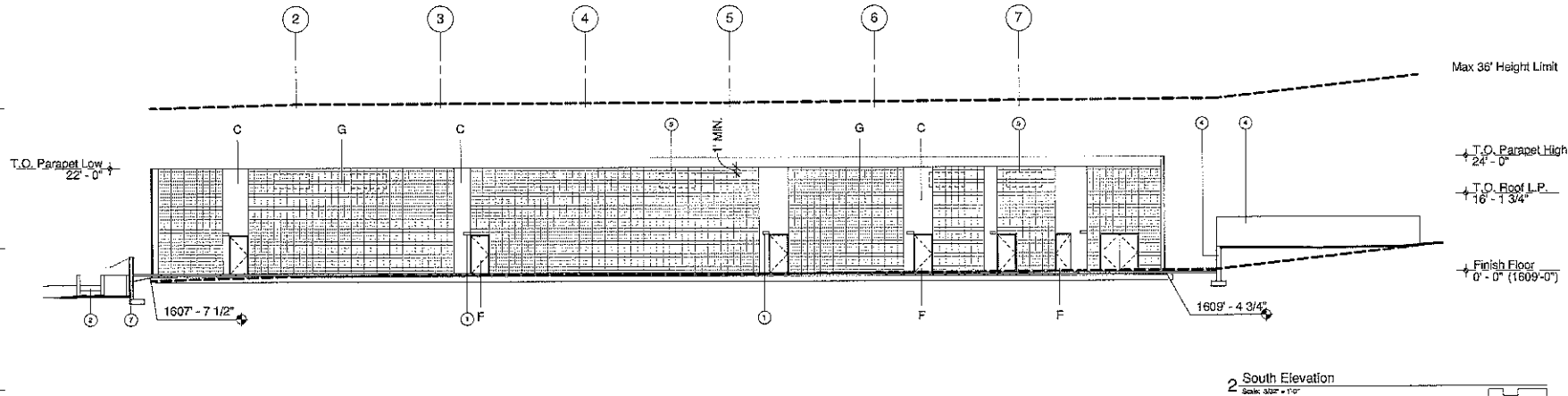
1. 6" HOLLOW METAL DOOR FRAME
2. 8" MASONRY WALL
3. THE DOOR SHALL BE RECESSED A MIN 30% OF THE WALL THICKNESS, EXCLUSIVE OF EXTERNAL DETAILING.



Door - Section Detail
Scale: 1" = 1'-0"

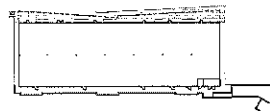


West Elevation
Scale: 3/32" = 1'-0"



South Elevation
Scale: 3/32" = 1'-0"

Key Plan:



Materials:

- A. STANDING SEAM AND FLAT METAL WALL PANEL: "DEEP FOREST BROWN" SW 9175: MATTE LOW-GLOSS FINISH.
- B. STANDING SEAM AND FLAT METAL WALL PANEL: "IRON ORE" SW 7089: MATTE LOW-GLOSS FINISH.
- C. SKIM COAT OVER CMU: "CITYSCAPE" SW 7067: MATTE LOW-GLOSS FINISH.
- D. 1" LOW-E INSULATED GLASS: "SOLARBAN 90" VITRO OR EQ.
- E. EXTRUDED ALUMINUM STOREFRONT SYSTEM: ANODIZED ALUMINUM "CLEAR" AC-2.
- F. HOLLOW METAL DOOR AND FRAME: PAINT "CITYSCAPE" SW 7067: MATTE LOW-GLOSS FINISH.
- G. STACKED BOND CONCRETE BLOCK WITH FLUSH JOINTS: "STANDARD GRAY"

Keynotes:

1. LIGHT FIXTURE TYPE E-1 W/ HOUSE SHIELD, (REF: HOUSE SHIELD DETAIL SHEET A3.01 + LIGHTING PLAN)
2. EXISTING ADA RAMP TO REMAIN
3. PROPOSED STAIR WITH HANDRAILS, REF: DETAIL 8/L1.04
4. EXISTING RETAINING WALL
5. ROOFTOP MECHANICAL UNITS, PROVIDED BY FUTURE TENANTS. SCREENED BY PARAPET WALL (MIN. ONE FOOT ABOVE EQUIPMENT)
6. DASHED LINE INDICATES HEIGHT FROM EXISTING NATURAL TERRAIN PRIOR TO GRADING
7. NEW RETAINING WALL (REF: 4/L1.04)

Revision
SECOND QTY SUBMITTAL 02.09.16

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McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: WA
Scottsdale, Arizona 85260



Expires 12.31.18

- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17091

Plan Check No.

Design Review No.

Checked By PK

Drawn By NM

Date 02.09.17

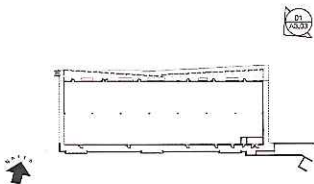
Title
Building Elevation

Sheet No. A3.02



1 Perspective View - Northeast
N/A

Key Plan:



Revision

SECOND CITY SUBMITTAL 02.08.16

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Parcel 2, Lot 2
McDowell Mountain Marketplace
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Address: N/A
Scottsdale, Arizona 85260



Expires 12.31.19

- ☒ Schematic Design
- ☐ Design Development
- ☐ Construction Documents
- ☐ Construction Issue
- ☐ Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

Drawn By NM

Date 02.09.17

Title
Rendered Building
Perspectives

Sheet No. A3.03



1 Perspective View - Northwest

Key Plan:



Revision

SECOND CITY SUBMITTAL 02.09.18

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Scottsdale, Arizona 85260



Expires 12.31.18

- ☒ Schematic Design
- ☐ Design Development
- ☐ Construction Documents
- ☐ Construction Issue
- ☐ Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

Drawn By NM

Date 02.09.17

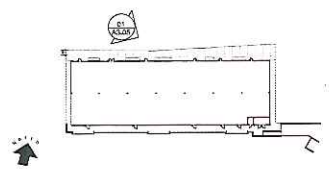
Title
Rendered Building
Perspectives

Sheet No. A3.04



1 Perspective View - Storefront
SCALE: N.T.S.

Key Plan:



Revision
SECOND CITY SUBMITTAL 02.08.18

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Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-988
Address: N/A
Scottsdale, Arizona 85260



- Expires 12.31.18
- ☒ Schematic Design
 - ☐ Design Development
 - ☐ Construction Documents
 - ☐ Construction Issue
 - ☐ Record Drawings

Project No. 17001

Plan Check No. _____

Design Review No. _____

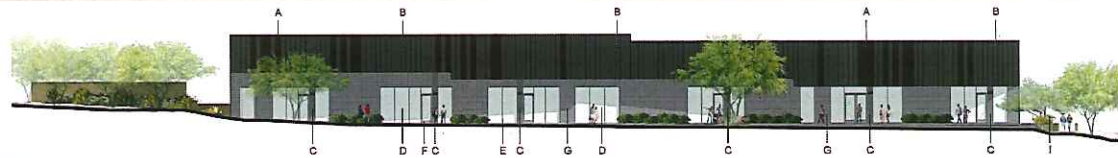
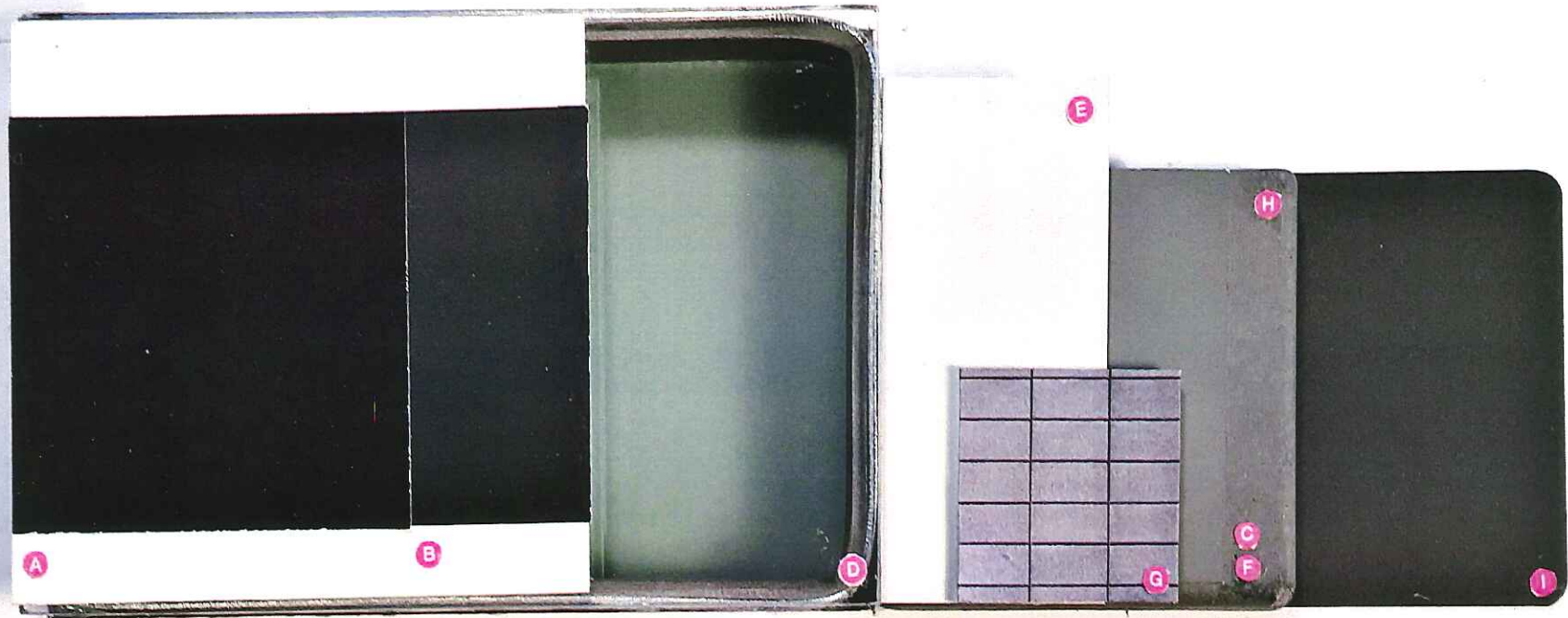
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Date 02.08.17

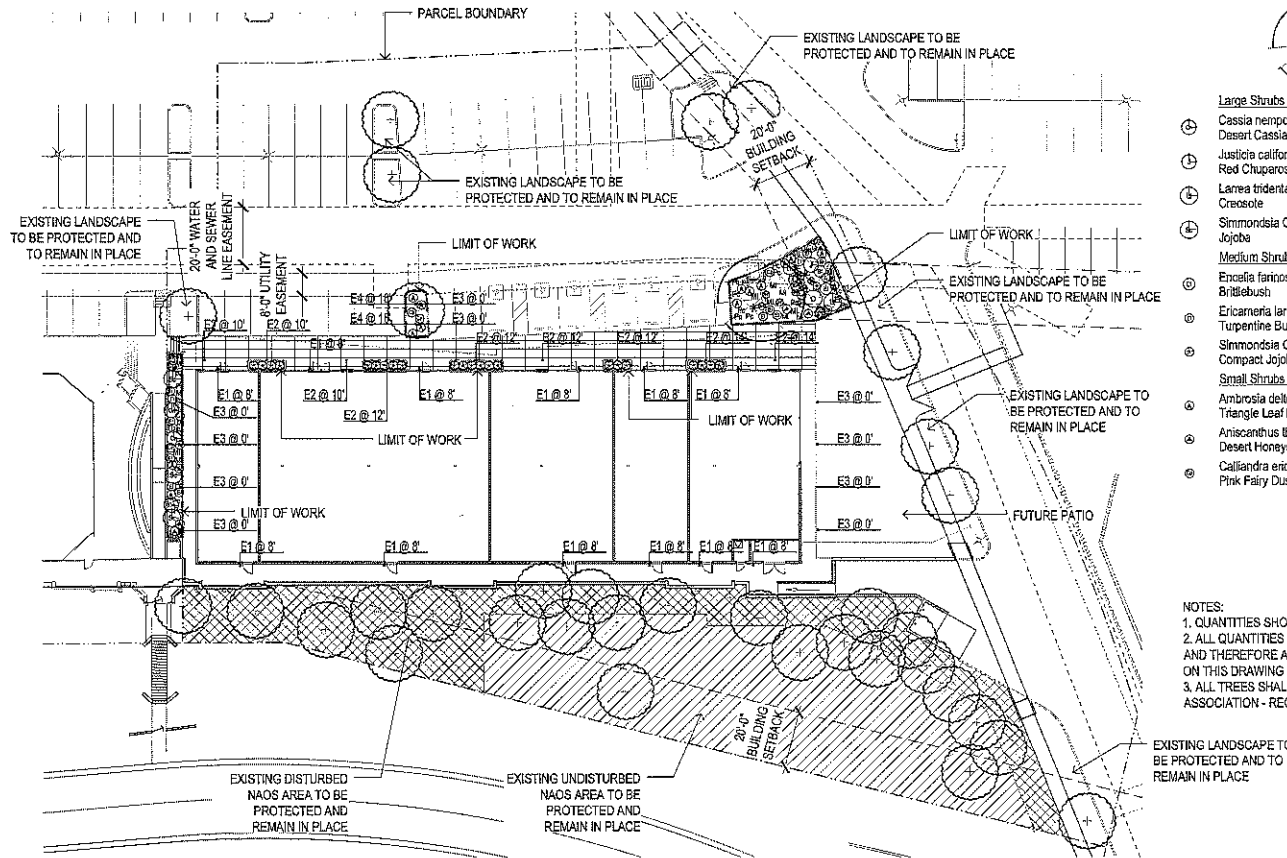
Title
Rendered Building
Perspectives

Sheet No. A3.05



Materials

A	B	C	D	E	F	G	H	I
								
STANDING SEAM / FLAT METAL WALL PANEL: "DEEP FOREST BROWN" SW 9175: LOW-GLOSS MATTE FINISH: LRV 4%: MUNSELL 2/2	STANDING SEAM / FLAT METAL WALL PANEL: "IRON ORE" SW 9175: LOW-GLOSS MATTE FINISH: LRV 6%: MUNSELL 3/2	SKIM COAT OVER CMU: "CITYSCAPE" SW 7087: LOW-GLOSS MATTE FINISH: LRV 22%: MUNSELL 5/2	1" LOW-E INSULATED GLASS: "SOLARBAN 90" VITRO OR EQ.	EXTRUDED ALUMINUM STOREFRONT SYSTEM: ANODIZED ALUMINUM "CLEAR" AC-2	HOLLOW METAL DOOR AND FRAME: "CITYSCAPE" SW 7087: LOW-GLOSS MATTE FINISH: LRV 22%: MUNSELL 5/2	STANDARD GRAY STACKED BOND CONCRETE BLOCK WITH FLUSH JOINTS:	INTEGRAL COLOR C.I.P. CONC. HARDSCAPE: DAVIS COLOR "LIGHT GRAY 8084": ACID- WASHED FINISH	STAIR HANDRAILS POWDER COAT STEEL: CARDINAL "GRAY FINE TEXTURE" C241-GR07



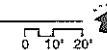
PLANT MATERIALS LEGEND

Trees	Size/Cal.	Qty.
Existing Tree To Be Protected and Remain in Place		36
Parkinsonia floridum Blue Palo Verde	Salvage	1
See Inventory Plan L1.01		

Large Shrubs	Size	Qty.	Groundcovers	Size	Qty.
① Cassia neriophylla Desert Cassia	5 gal.	3	① Palisotrophe cooperi Paper Flower	1 gal.	20
② Justicia californica Red Chuparosa	5 gal.	1	② Melampodium leucanthum Blackfoot Daisy	1 gal.	23
③ Lantana tridentata Creosote	5 gal.	1	③ Cacti/ Accents	Size	Qty.
④ Simmondsia Chinensis Jojoba	5 gal.	3	④ Agave murpheyi Murphey's Agave	5 gal.	2
⑤ Medium Shrubs	Size	Qty.	⑤ Agave palmeri Palmer's Agave	5 gal.	5
⑥ Encelia farinosa Brittlebush	5 gal.	3	⑥ Carnegiea gigantea Saguaro	6' spear	-
⑦ Ericameria larctifolia Turpentine Bush	5 gal.	15	⑦ Dasylirion wheeleri Desert Spoon	5 gal.	3
⑧ Simmondsia Chinensis "Vista" Compact Jojoba	5 gal.	22	⑧ Echinocereus engelmannii Hedge Hog Cactus	5 gal.	3
⑨ Small Shrubs	Size	Qty.	⑨ Ferocactus wislizenii Fish Hook Barrel	2' High	2
⑩ Ambrosia deltoidea Triangle Leaf Bursage	5 gal.	18	⑩ Fouquieria splendens Ocotillo	8 cane min.	1
⑪ Anisocentrus therberi Desert Honeysuckle	5 gal.	3	⑪ Opuntia engelmannii Engelmann's Prickly Pear	5 gal	1
⑫ Calliandra eriophylla Pink Fairy Duster	5 gal.	10	Inerts	Size	Qty.
			⑫ Decomposed Granite	1,482 s.f.	
			To Match Existing - Contractor to Verify and Submit Samples		

- NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.

1 Landscape Plan
Scale: 1" = 20'-0"



Vicinity Map:



andersonbaron
plan · design · achieve
50 N. McDowell Avenue, Suite 110
Chandler, Arizona 85226
ph. 480.699.7956 fax. 480.699.7955

Revision
△ SECOND CITY SUBMITTAL 02.08.18

Circle West Architects, P.C.
I hereby certify that I am the
designer of the above project, and
I am not providing any services
to the project that are not
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Mullin360

7500 N Dobson Road
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Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85250



- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17021

Plan Check No.

Design Review No.

Checked By BA

Drawn By JC

Date 02.08.18

Title

Landscape Plan

Sheet No.

L1.02

Landscape Summary Data:

SEE A1.03 FOR SITE PLAN DATA AND CALCULATIONS FOR THE ENTIRE DEVELOPMENT. THE DATA SHOWN BELOW RELATES TO PARCEL 2, LOT 2 (THIS PROJECT) ONLY.

- ON-SITE LANDSCAPE AREA:
 - PLANTING AREA: 1,359 S.F.
 - EXISTING PLANTING AREA: 1,205 S.F.
 - FUTURE PATIO AREA: 2,647 S.F.
 - HARDSCAPE AREA: 3,680 S.F.
 - EXISTING HARDSCAPE AREA: 1,765 S.F.
 - TOTAL ON-SITE LANDSCAPE AREA: 10,656 S.F.
- RIGHT-OF-WAY: NOT APPLICABLE AS TO RIGHT-OF-WAY ABUTS PARCEL
- PARKING AREA: 8,457 S.F.
 - PARKING LANDSCAPE AREA: 123 S.F.
 - EXISTING PARKING LANDSCAPE AREA: 1,101
 - TOTAL PARKING LANDSCAPE AREA: 1,224 S.F.

NAOS Summary Data:

SEE A1.01 FOR NAOS CALCULATIONS FOR THE ENTIRE DEVELOPMENT. THE DATA SHOWN BELOW RELATES TO PARCEL 2, LOT 2 (THIS PROJECT) ONLY.

- NAOS LANDSCAPE AREA:
 - UNDISTURBED: 7,782,772 S.F.
 - DISTURBED: 5,374,776 S.F.

NOTE: EXISTING NAOS AREAS REMAIN UNCHANGED BY PROJECT SCOPE.

Lighting Legend:

REFERENCE LIGHTING SITE PLAN SHEET E1.00 FOR ADDITIONAL INFORMATION.

- LIGHT FIXTURE E1
- LIGHT FIXTURE E2
- LIGHT FIXTURE E3
- LIGHT FIXTURE E4

The art at MMM

SWC of Thompson Peak Parkway and Bell Rd.

Citizen Involvement Report

Development Review Case, 43-DR-2017, proposes a +/- 15,000 square feet retail building in an existing shopping center located at 16854 N. Thompson Peak Rd., Scottsdale, AZ, 85260.

43-DR-4017



Prepared for:

Mullin360, LLC

Prepared by:

Alexandra Schuchter

Mullin360
7500 N. Dobson Rd
Scottsdale, AZ, 85256

480-443-9300

43-DR-2017
12/20/17

Back Ground

The following is the report for the neighborhood involvement in activities that were undertaken with respect to a +/- 15,000 square feet building located at 16854 N. Thompson Peak Rd., Scottsdale, AZ, 85260.

Neighborhood Outreach

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in this request, the applicant performed the following:

- Sent out notification of a project under consideration on October 13th, prior to making a formal submittal to the City of Scottsdale, via first-class mail, to all property owners, HOA's, and school districts within 750 feet of the subject property, in addition to all parties listed on the City's Interested Parties List.
- Sent out second notification a minimum of 10 days in advance of the open house, via first-class mail, to all property owners, HOA's, and school districts within 750 feet of the subject property, in addition to all parties listed on the City's Interested Parties List.
- Held an Open House neighborhood meeting on Tuesday, November 14, 2017 from 6:30 PM to 7:30 PM at Rehab Plus Physical Therapy located at 10115 E. Bell Rd., Scottsdale, AZ 85260.
- Posted the subject property with the date, time, and location of the open house meeting.

There were 5 neighborhood attendees at the open house meeting, not including the applicant and support staff. The majority of the attendees opted to fill out comment cards. The majority of the attendees were pleased with the proposal.

Applicant also held a separate meeting with the neighboring HOA and representatives with McDowell Mountain Ranch POA to review the proposal and answer any questions.



7500 North Dobson, Suite 151, Scottsdale Arizona 85256
480.443.9300 www.MULLIN360.com

October 13, 2017

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this letter is to inform you that Mullin360 will be filing a development review request for a new +/- 15,000 square foot retail building located at Bell Road and Thompson Peak Parkway on the vacant lot within McDowell Mountain Marketplace at 16854 N. Thompson Peak Pkwy under development review pre-app case number 566-PA-2017. Please be advised that meetings and hearings before the Development Review Board are planned to review this case. Specific meeting and hearing dates have not yet been set.

Mullin360 will be holding a neighborhood meeting during the Development Review Process and you should receive a second mailing once a neighborhood meeting is planned.

You are welcome to attend these meetings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Scottsdale Development Review Board before attending as they are subject to change. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the City of Scottsdale Planning Department, 7447 E. Indian School Rd. Scottsdale, AZ 85251 and referencing the case number. Your letter will be made part of the case file.

The Planner handling this case is Meredith Tessier and can be reached at 480-312-4211 or at mtessier@ScottsdaleAZ.gov. This planner can answer your questions regarding the review and city hearing processes as well as the staff position once their report is complete. You are also urged to contact me or one of my staff at 480-443-9300 or aschuchter@mullin360.com to learn more about the case and express your concerns.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Sincerely,

Alexandra Schuchter

Attachment(s)
Site Plan
Elevations

43-DR-2017
12/20/17



7500 North Dobson, Suite 151, Scottsdale Arizona 85256
480.443.9300 www.MULLIN360.com

October 25, 2017

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this letter is to inform you that Mullin360 has filed a development review request for a new +/- 15,000 square foot retail building located at Bell Road and Thompson Peak Parkway on the vacant lot within McDowell Mountain Marketplace at 16854 N. Thompson Peak Pkwy under development review pre-app case number 566-PA-2017. Please be advised that meetings and hearings before the Development Review Board are planned to review this case. Specific meeting and hearing dates have not yet been set.

Mullin360 will be holding a neighborhood meeting:

- On November 14th, 2017
- From 6:30 pm to 7:30 pm
- At Rehab Plus (Suite B101), located within McDowell Mountain Marketplace at 10115 E. Bell Road, Scottsdale, AZ 85260.

The Planner handling this case is Meredith Tessier and she can be reached at 480-312-4211 or at mtessier@ScottsdaleAZ.gov. This planner can answer your questions regarding the review and city hearing processes as well as the staff position once their report is complete. You are also urged to contact me or one of my staff at 480-443-9300 or aschuchter@mullin360.com to learn more about the case and express your concerns.

We look forward to seeing you at that meeting! Should you have any questions in the interim, please reach out to me.

Sincerely,

Alexandra Schuchter

43-DR-2017
12/20/17

43-DR-2017
Neighborhood Meeting
Rehab Plus Physical Therapy
10115 E. Bell Rd
14-November-17
6:30 PM

Development Review Case, 43-DR-2017, proposes a +/- 15,000 square feet retail building in an existing shopping center located at 16854 N. Thompson Peak Rd., Scottsdale, AZ, 85260.

Sign Up Sheet

NAME	ADDRESS	EMAIL/PHONE
Stan Wang	10018 E. Bell Rd	swang@tmg.biz
Georgene Brown	16600 N. T.P.P. #1078	browngue@cox.net
SUSAN AUFEIMER	16600 N. T.P.P. #1074	SAUFEIMER@COX.NET
CARMEL + IAN Robbins	16600 N T.P.P. # 1007	CARMEL@SHAW.CA

43-DR-2017
12/20/17

Comment Card

Tuesday, November 14, 2017 from 6:30 PM- 7:30 PM at:

Rehab Plus Physical Therapy
10115 E. Bell Rd.
Scottsdale, AZ, 85260

Development Review Case, 43-DR-2017, proposes a +/- 15,000 square feet retail building in an existing shopping center located at 16854 N. Thompson Peak Rd., Scottsdale, AZ, 85260.

✓ I am in support.

 I am in opposition.

Comments:

Name and address (optional)

Stan Wang 10018 E Bell Rd 85260

43-DR-2017
12/20/17

Comment Card

Tuesday, November 14, 2017 from 6:30 PM- 7:30 PM at:

Rehab Plus Physical Therapy
10115 E. Bell Rd.
Scottsdale, AZ, 85260

Development Review Case, 43-DR-2017, proposes a +/- 15,000 square feet retail building in an existing shopping center located at 16854 N. Thompson Peak Rd., Scottsdale, AZ, 85260.

X I am in support.

 I am in opposition.

Comments:

World like colors to mimic desert, e.g., red, yellow,
green, rather than industrial blue and grey, which is
more appropriate for central Phoenix. This area is designated
as desert communities and it would be nice to have your building

blend in better. Thanks.
Name and address (optional)

SUSAN AUFHEIMER

16600 N Thompson Peak Parkway, Unit 1074

Comment Card

Tuesday, November 14, 2017 from 6:30 PM- 7:30 PM at:

**Rehab Plus Physical Therapy
10115 E. Bell Rd.
Scottsdale, AZ, 85260**

Development Review Case, 43-DR-2017, proposes a +/- 15,000 square feet retail building in an existing shopping center located at 16854 N. Thompson Peak Rd., Scottsdale, AZ, 85260.

 ^{We are}
_____ I am in support.

_____ I am in opposition.

Comments:

Name and address (optional)

CARMEL + IAN Robbing

16600 NTPP Unit 1007 (THE RIDGE)

McDowell Mountain Ranch Community Association
c/o AAM, LLC
16116 N. McDowell Mountain Ranch Road
Scottsdale, AZ 85255
Tel: 480-473-0877

12/19/2017

Mullin360
Parcel 2/Lot 2 McDowell Mountain Market Place
7500 N. Dobson Road Ste 151
Scottsdale, AZ 85256

Re: Parcel 2/Lot 2 Lot #: McDowell Mountain Market Place
Submittal: NEW COMMERCIAL BUILDING

Dear Mullin360:

The Architectural Committee has reviewed and **APPROVED** the above listed application as submitted with the following stipulations:

- Paint color palette will be SW7067-Cityscape, SW9175-Deep Forest Brown, SW7069-Iron Ore and SW6006-Black Bean in lieu of the original submitted color palette featuring blues and greys
- All lighting will be screened and directed down as to not adversely affect the Cachet Condo units located on the rear side of the commercial building
- Per City of Scottsdale code. No work shall commence prior to 7:00 a.m. nor continue after 5:00 p.m. Monday through Friday. Work on Saturday and Sunday shall be restricted to 8:00 a.m. through 5:00 p.m.. Sunday work shall only be conducted when the applicant demonstrates in writing justifiable cause for this work
- Any deviations to the plans, lighting or landscape shall require the approval of McDowell Mountain Ranch Community Association

This approval is subject to all City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work.

Should you have any questions, please feel free to contact me at 480-473-0877 or by email at ddavault@aamaz.com. We thank you for your patience with this process.

Sincerely,

Dina Davault
Community Standards Administrator
For the Architectural Committee of
McDowell Mountain Ranch Community Association

43-DR-2017
12/20/17

Tessier, Meredith

From: Barton, Wayland
Sent: Wednesday, November 08, 2017 4:21 PM
To: ktolch@yahoo.com
Cc: Tessier, Meredith
Subject: RE: 43-DR-2017

Kathy,

You can find the requested information on case 43-DR-2017 via the link below:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47980>

-Wayland

From: ktolch@yahoo.com [mailto:ktolch@yahoo.com]
Sent: Wednesday, November 08, 2017 3:35 PM
To: Barton, Wayland <WBarton@Scottsdaleaz.gov>
Subject: 43-DR-2017



Pls forward information on 43-DR-2017 Thank you -- sent by Kathy Tolchinsky (case# 43-DR-2017)



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