

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

1st Submittal

or

Resubmittal

(←circle one)

(Stip Review Added - Except AB)

Public Hearing Case Type (circle one):														Administrative Case Type (circle one):							
AB	AN	BA	DR	GP	HE	HP	II	IP	PE	PP	TA	UP	ZN	Other:	HP	MD	MN	MS	SA	WM	Other:
Coordinator: <u>JESUS</u> Pre-App #: <u>604-PA-2007</u> Date Submitted: <u>3/7/18</u>															PC/CC Track: _____		BOA Track: _____				
Admin Staff: _____ Case #: <u>3-WM-2018</u> Comments Due: _____															DRB Track: _____		Other: _____				

Review Team:

(For additional documents, please view the case file.)

[illegible]

3-WM-2018

03/07/2018

Updated: 1/22/2018

BCD3A

Submittal Fee



Fee Amount: \$ 460.00

Check the box for Fee / Case Type:

<input type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	3144	Building ADV Board Com Application
<input type="checkbox"/>	3145	Building ADV Board Res Application
<input type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input type="checkbox"/>	3170	Rezoning Application
<input type="checkbox"/>	3173	General Plan Application
<input type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input checked="" type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3233	Small Wireless Facility
<input type="checkbox"/>	3235	Staff Approval (Major-Case) MCD
<input type="checkbox"/>	3236	Staff Approval (Minor-Case) MCD
<input type="checkbox"/>	3239	Time Extension

Applicant Contact Info:

Name: ANNA LSYVA

Phone Number: 480-312-7769

Address: 7447 E. INDIAN SCHOOL RD

Project Info:

Project Name: FIRE STATION C16

Pre-App #: 604-PA-2017

Staff Info:

Staff Name: WILLIAM BARTON

Phone Number: (480) 312-2347

Signature: [Signature]

Planning and Development Services

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



City of Scottsdale Cash Transmittal

114347

114347
1 01109697
3/7/2018 PLN-1STOI
DHOL HP60062019
3/7/2018 2:01 PM
\$0.00

Received From :

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

Bill To :

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

Reference # 604-PA-2007
Address 9320 E CAVE CREEK RD

Subdivision

Marketing Name

MCR

APN 219-11-666D

Owner Information

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

Lot Number

Metes/Bounds No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 3/7/2018

Paid Date 3/7/2018

Payment Type NA

Cost Center BC03A

Jurisdiction SCOTTSDALE

Water Zone

Water Type

Sewer Type

Meter Size

QS 62-50

Code	Description	Additional	Qty	Amount	Account Number
9610	CIP COS PERMITS AND FEES		1	(\$460.00)	446-BC03A-56043
3230	WASH MODIFICATION (CASE)		1	\$460.00	100-21300-44221

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

Date: 3/7/2018
Office: PLN-1STOP
Tran #: 1
Cashier: DHOL
Mach ID: HP600620199
Batch #: 65069

Receipt: 01109697 Date: 3/7/2018 2:01 PM
114347

9610 CIP COS PERMITS & FEES (\$460.00)
3230 WASH MODIFICATION (CAS) \$460.00

TENDERED AMOUNTS:

Cash Tendered: \$0.00

Transaction Total: \$0.00

Thank you for your payment.
Have a nice day!

3-WM-2018
03/07/2018

Total Amount

\$0.00

SIGNED BY ANNA ON 3/7/2018

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 114347

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> MUMSP

Owner: CITY OF SCOTTSDALE - Anna Leyva
 Company: _____
 Address: 7447 E. Indian School Road
 Phone: 480.312.7769 Fax: 480.312.7250
 E-mail: ALeyva@scottsdaleaz.gov

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Anna Leyva Title: Sr. Project Manager
[Signature] Date: 02/08/2018
 Signature

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

ESLO Wash Modifications
(Administrative Staff Approval)
Development Application Checklist


Official Use:

City Staff Contact: _____ Email: _____

Phone: _____

Project Name: SCOTTSDALE FIRE STATION # 616Property's Address: 10905 E. LOVING TREE LANE A.P.N.: 219-60-912AProperty's Zoning District Designation: R1-43 ESL

Application Request:

Owner: CITY OF SCOTTSDALEApplicant: JAKE GRIFFIN

Company:

Company: EEL, INC.Address: 7447 E. INDIAN SCHOOL ROADAddress: 7740 N. 16TH ST #135 PHX 85020Phone: 480-312-7769 Fax: _____Phone: 602-248-7702 Fax: _____E-mail: ALEYVA@SCOTTSDALEAZ.GOVE-mail: JGRIFFIN@EELCORP.COM

Submittal Requirements: Please submit materials requested below. All plans must be folded.

☒ Completed Application (this form) and Application Fee -
\$540.00 (fee subject to change every July)

☒ Affidavit of Authority to Act for Property Owner, letter of
 authorization, or signature below

☒ Narrative - Description of request

☒ Request for Site Visits and/or Inspections form

☒ Description of Alternatives Considered.
 Other watercourse management/engineering techniques
 Considered.

☒ Justification Form (provided)

☐ Color photographs of site -on 8-1/2" x 11" sheets
 (showing existing site, structures & adjacent properties)

☒ Context Aerial
 • 24" x 36" - 2 color copies, folded
 • 8 1/2" x 11" - 1 color copy (quality suitable for
 reproduction)
 Aerial shall not be more than 1 year old and shall include
 and overlay of the site plan showing lot lines, tracts,
 easements, street locations/names and surrounding zoning
 for a radius from the site of:
 _____ 750 foot radius from site
 _____ 1/4 mile radius from site
 _____ Other:

☒ Site plan 24" x 36" 2 color copies folded. Indicate the
 extent and location of antenna additions, buildings and
 other structures, including all equipment cabinets. Site
 plan shall indicate dimensions of existing and proposed
 structures, dimensions of existing and proposed ROW,
 setbacks and sight distance visibility triangles. Indicate
 any improvements, easements, and drainage facilities
 on adjacent properties within 100 feet of the site.

☒ Drainage Report. - 2 Copies
 The Drainage Report shall be prepared in accordance with
 the Design Standards and Policies Manual.

☒ Revegetation Plan.

☐ Topographic Map
 contours at 1-foot intervals.

☐ Native Plant Submittal 24" x 36" 1 - copy, folded.

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

☐ Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

EEL, INC.

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088 City of Scottsdale's Website: www.scottsdaleaz.gov

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Revision Date: 05/18/2015

 3-WM-2018
 03/07/2018

ESLO Wash Modifications
Justification for Modification



The Zoning Administrator may authorize a Wash Modification if ALL of the following criteria are met. Use the space provided to present your evidence that the requested exemption satisfies the modification requirements; please attach all supporting documentation.

1. Proposed modifications will result in an equal or enhanced quality of open space: YES - WATERCOURSE
ENTRANCE AND EXIT POINTS WILL REMAIN. THE WASH WILL BE
MORE DEFINED ADJACENT TO THE PROPOSED IMPROVEMENTS.

2. Modifications will include restoration of the watercourse with vegetation of the same type and density removed: YES -
A COMPREHENSIVE LANDSCAPE PLAN IS BEING PREPARED BY
NORRIS DESIGN. LARGE N.A.O.S. AREAS ARE ALSO BEING
PROVIDED THROUGHOUT THE SITE.

3. Is the wash being redirected or modified? ☐ No ☒ Yes
If yes, the wash must enter and exit the site at the historic locations, and the result of the modifications shall not impact drainage considerations for adjacent properties:
SLIGHTLY MODIFIED ADJACENT TO THE PROPOSED IMPROVEMENTS.
GABION RETAINING WALL, CULVERT PIPES AND HEADWALLS
WILL BE UTILIZED TO CONVEY RUNOFF BELOW ACCESS POINTS
TO AND FROM THE FIRE STATION.

4. Is the wash being diverted into a structural solution (e.g. underground pipe)? ☒ No ☐ Yes
If yes, the change must not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space:

**Design Review Board
City of Scottsdale**

21. Project Narrative

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

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

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

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

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

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

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

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

Current building positioning restrictions:

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

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