



Development Review (Minor) Staff Approval

60-SA-2020
Twist Bistro

APPLICATION INFORMATION			
LOCATION:	32409 N Scottsdale Rd Ste 107	APPLICANT:	Kristin Thoma-Mahan
PARCEL:	216-51-090B	COMPANY:	KTM Design Studios
Q.S.:	56-45	ADDRESS:	2312 W Horsetail Trail Phoenix, AZ 85085
ZONING:	C-2 ESL	PHONE:	(602) 743-5367
<u>Request:</u> Request to add an exterior dining patio including a 36" metal fence enclosure with non-latching swing gates for egress to an existing site with C-2 ESL zoning.			

STIPULATIONS


1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the elevations submitted by KTM Design Studios, with a city staff date of 3/25/2020.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by KTM Design Studios, with a city staff date of 3/25/2020.
3. A 6-foot pedestrian walkway shall be maintained, as shown on the approved site plan.
4. The approved fence color is Tricorn Black (SW 6258).
5. The fence shall not encroach into neighbor suites' frontage

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required associated to this scope of work.

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:  Date: 3/25/2020
Casey Steinke, 480-312-2611

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ www.ScottsdaleAZ.gov

NARRATIVE

Twist Bistro is proposing to add an outdoor dining patio that is approximately 315 SF. The scope of work will consist of a new 36" high metal fence to enclose the patio area. A non-latching swing gate will be provided for ingress/egress requirements. The fence will be held back a minimum of 6'-0" away from the existing curved bench/landscape planter as well as parking area to maintain proper circulation along the storefronts. No additional modifications are being requested. All lightings, building façade materials, and hardscape shall remain as-is.

APPROVED

Stip Set PLANNING

OVERALL SITE

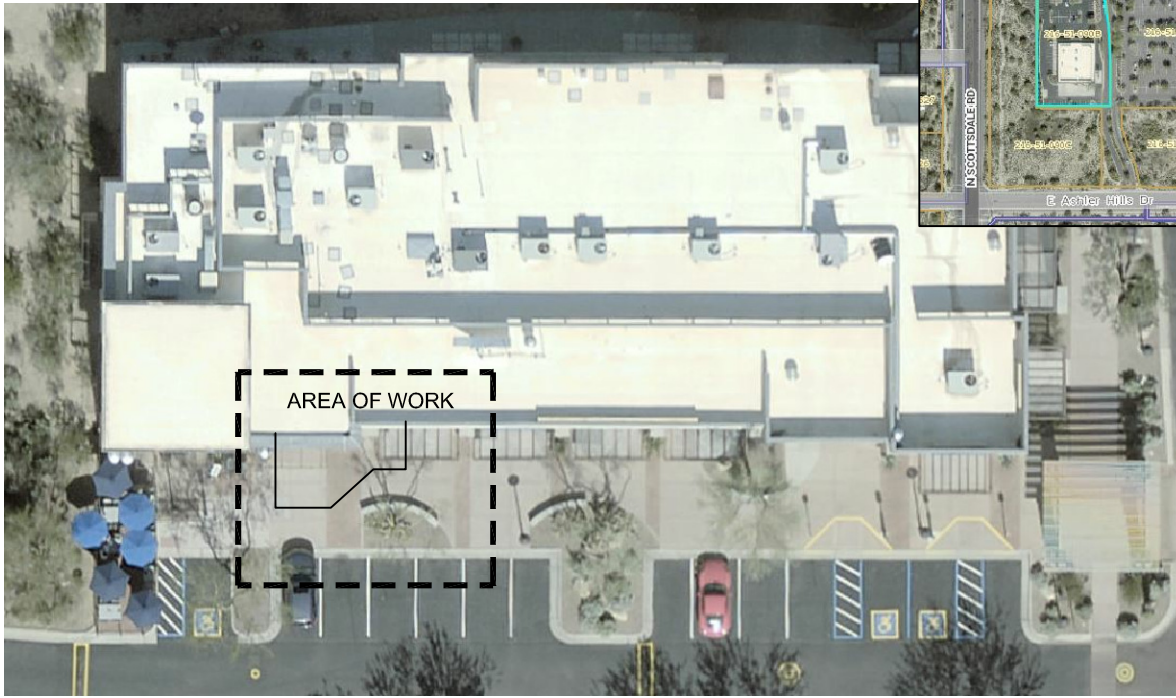
N.T.S.

03/25/2020

Stinke

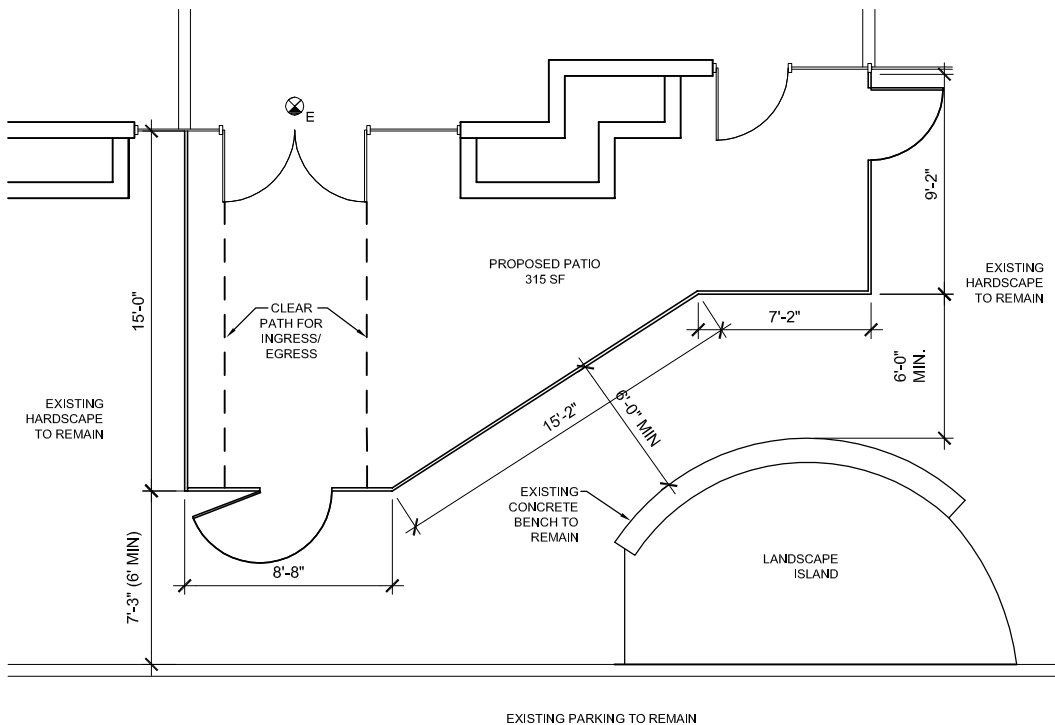
DATE

APPROVED BY



SITE ENLARGEMENT

N.T.S.



SITE DATA:

PROJECT ADDRESS:	32409 N SCOTTSDALE ROAD SUITE 107 SCOTTSDALE, ARIZONA 85260
PARCEL NUMBER:	216-51-0908
PROPERTY OWNER:	WRI SUMMIT REIT LP PO BOX 924133 HOUSTON, TX 77292
SEC /TNSHP / RNGE	14 5N 4E
ZONING	C-2 ESL
JURISDICTION	SCOTTSDALE
PATIO SIZE	315 SF

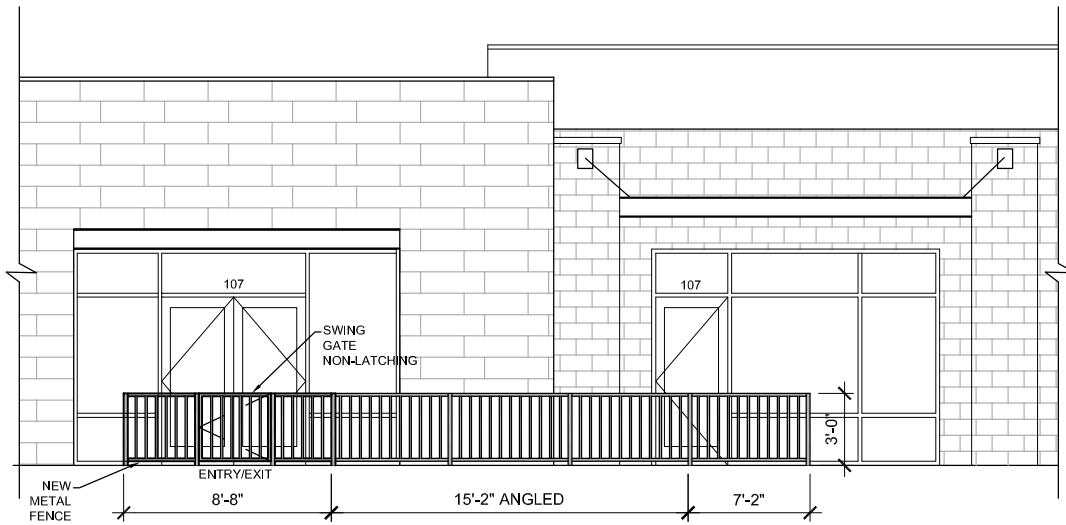
PROPOSED PATIO
for
TWIST BISTRO
32409 N SCOTTSDALE RD
SUITE 107
SCOTTSDALE, ARIZONA 85266

PATIO ENLARGEMENT

SCALE: 1/8" = 1'-0"

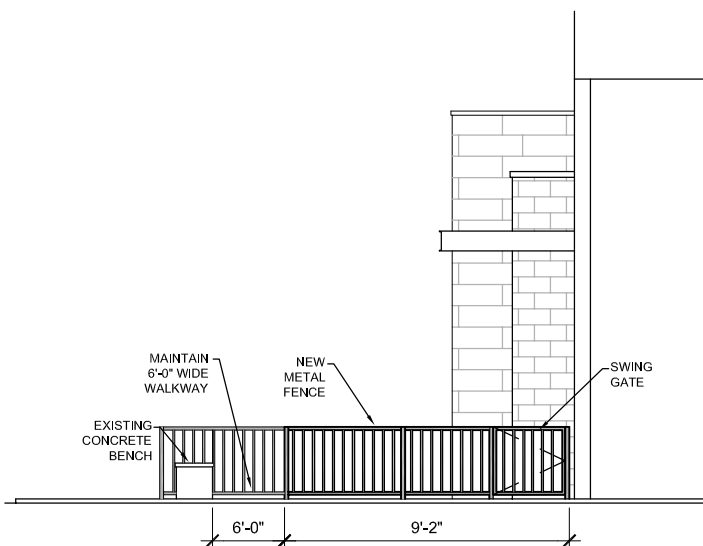


EXISTING ELEVATION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

- REQUEST NEW METAL PATIO FENCE FOR 315 SF OUTDOOR DINING
- HEIGHT 36" TALL
- COLOR BLACK
- GATE PROVIDED NON-LATCHING SWING GATE

APPROVED

Stip Set PLANNING

03/25/2020

Stinke



DATE

APPROVED BY

PROPOSED PATIO
for
TWIST BISTRO
32409 N SCOTTSDALE RD
SUITE 107
SCOTTSDALE, ARIZONA 85266

Material Board

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1



Sherwin Williams

Tricorn Black SW 6258

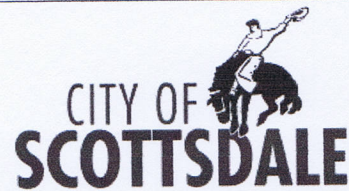
Metal Fence paint color

APPROVED
Stip Set PLANNING
03/25/2020 
DATE APPROVED BY

Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist



Official Use:
City Staff Contact: Casey Steinke **Staff Signature:** Casey Steinke Digitally signed by Casey Steinke Date: 2020.02.27 14:56:38 -07'00'
Phone: 480-312-2611 **Email:** csteinke@scottsdaleaz.gov

Project Name: Twist Bistro

Property's Address: 32409 N Scottsdale Road #107 **A.P.N.:** 216-51-090B

Property's Zoning District Designation: C-2

Application Request: 315sf enclosed dining patio with metal fence

Owner: Sandra Shore	Applicant: Kristin Thoma-Mahan
Company: Twist Bistro	Company: KTM Design Studio LLC
Address: 32409 N Scottsdale Road #107	Address: 2312 W Horsetail Trail, Phoenix 85085
Phone: 480-797-7155 Fax:	Phone: 602-743-5367 Fax:
E-mail: twistbistroandgallery@gmail.com	E-mail: kristin@ktmdesignstudio.com

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ 95 (fee subject to change every July) | <input type="checkbox"/> Landscape Plan (___ copy(ies)) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below | <input type="checkbox"/> Cross Sections – for all cuts and fills applications |
| <input checked="" type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications | <input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc. |
| <input type="checkbox"/> Request for Site Visits and/or Inspections form | <input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications) |
| <input checked="" type="checkbox"/> Narrative – describing nature of request | <input type="checkbox"/> Airport Vicinity Development Checklist |
| <input checked="" type="checkbox"/> Homeowners or Property Owners Association Approval | <input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction. |
| <input type="checkbox"/> Color photographs of site – include area of request | <input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting. |
| <input checked="" type="checkbox"/> Site plan (2 ___ copy(ies)) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks. | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc. | |
| <input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations (2 ___ copy(ies)) – of additions, buildings, or other changes with materials and colors noted and keyed | |

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.

<hr/> Owner Signature	 Agent/Applicant Signature
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Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 www.ScottsdaleAZ.gov


February 1, 2020

City of Scottsdale
ATTN: Planning Department
7447 East Indian School Road
Scottsdale, Arizona

RE: Patio Fencing for Twist Bistro at

Scott A Henson
I, _____, property owner of 32409 N Scottsdale Road, Scottsdale, Arizona 85260, has reviewed and approved the new patio fence location and design made by Twist Bistro in suite 107. No additional modifications to the exterior are being proposed.

Sincerely,



WRI Summit REIT LP
PO Box 924133
Houston, TX 77292

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

32409 North Scottsdale Road, Scottsdale, AZ 85266

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

Signature of Property Owner

Date



Twist Bistro will take over the two suites between Domino's and Blu Burger Grille



Existing exterior patio at Blu Burger Grille that neighbors Twist Bistro

TWIST BISTRO – NEW PATIO REQUEST



Location of proposed patio – maintain 36" wide walkway between patio fence and existing bench.



Main entry into Twist Bistro.

TWIST BISTRO – NEW PATIO REQUEST



View to the east as you enter the shopping center



View to the west and you exit the shopping center.