



Application

Narrative

Cash Transmittal

Development Standards

# Development Application



## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
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<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	<b>Other</b>
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Project Name: \_\_\_\_\_

Property's Address: \_\_\_\_\_

Property's Current Zoning District Designation: \_\_\_\_\_

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<b>Owner:</b>	<b>Agent/Applicant:</b>
<b>Company:</b>	<b>Company:</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b> _____ <b>Fax:</b> _____	<b>Phone:</b> _____ <b>Fax:</b> _____
<b>E-mail:</b>	<b>E-mail:</b>
<b>Designer:</b>	<b>Engineer:</b>
<b>Company:</b>	<b>Company:</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b> _____ <b>Fax:</b> _____	<b>Phone:</b> _____ <b>Fax:</b> _____
<b>E-mail:</b>	<b>E-mail:</b>

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

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\_\_\_\_\_  
 Owner Signature

\_\_\_\_\_  
 Agent/Applicant Signature

**Official Use Only**      Submittal Date: \_\_\_\_\_      Development Application No.: \_\_\_\_\_

## Planning and Development Services

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# Development Application

## Review Methodologies



### Review Methodologies

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Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
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- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

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In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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# Development Application

## Arizona Revised Statutes Notice



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- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

## **Planning and Development Services**

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## DEVELOPMENT REVIEW NARRATIVE

project: 4440 North Saddlebag Trail  
case#: 777 - PA - 19  
date: revised 2020-10-09  
address: 4440 North Saddlebag Trail

The purpose of this request is to obtain Design Review Board approval for the remodel and expansion of the existing building at 4440 N Saddlebag Trail.

### Introduction

4440 N Saddlebag Trail is new two story, bar, restaurant and roof patio bar. The first floor will have a new bar, small burger shop / convince store which will appear like an vintage Bodega. The the small bar will take on a vintage western theme on the interior. The second level patio bar will be accessed from the bar and will be 90% covered by a solid canopy. The areas that are open on the east and north will have trees and bushes to give the appearance of a roof garden.

This project is made up of two lots. A lot combination for both lots has been started. The two existing single story building will be demolished.

A Conditional Use Permit for the Bar is currently in review.

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

4440 Saddlebag is located within the Downtown Infill Incentive District. It is currently zoned C-2 and falls within the old town Scottsdale Design and Architectural Design Guidelines, area Type 2. The neighborhood is informally known as the "Entertainment District" on the Old Town Design Guidelines, page 8.

### 1.904 - Criteria - Zoning Ordinance

**1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

#### RESPONSE:

Building upon the diverse and eclectic energy of the Entertainment District, this building will replace two underutilized buildings that have appeared vacant for many years. This new project will provide a high quality boutique bar and restaurant with small roof top patio. The scale and size of this project is substantially smaller than neighboring restaurants and bars. Winfield's, Bodega Burger and the roof top patio are three separate concepts wrapped into one project. The buildings provide an diverse and active frontage that is at the scale of what one might find in old town Scottsdale.

**2 The architectural character, landscaping and site design of the proposed development shall:**  
**2a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**

RESPONSE:

This proposal builds upon the fine grained small scale diverse architecture of the Entertainment District. The topography is generally flat. Bound by two alleys and neighboring commercial development.

b.

**2b. Avoid excessive variety and monotonous repetition;**

RESPONSE:

The architecture is divided into three distinct elevations and all at the scale of what is typical in the Entertainment District.

**2c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

RESPONSE:

The primary frontage faces east. The windows are minimal yet allow transparency at the ground level. The second level roof patio is 75% covered by a solid canopy. The areas that are open have roof trees to help provide shade and comfort on the second level.

**2d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**

RESPONSE:

Does not apply for this downtown infill district.

**2e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**

RESPONSE:

Does not apply.

**3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

RESPONSE:

The Ingress, Egress, On-site circulation, Parking and Pedestrian access will remain similar to the existing buildings and newer projects in the Entertainment district. Front doors for the Bar and Bodega will be facing the street. A secondary exit door from the roof patio will be in the alley. Parking will remain in the alley. A second emergency exit will be provided to the alley side of the building. Access is consistent with existing developments within the Entertainment District.

**4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**

RESPONSE:

Mechanical Equipment, appurtenances and Utilities will be screened or integrated into the architecture of the building. The chimney for the kitchen exhaust will be integrated into a ficus hedge on the second floor patio. All mechanical equipment will be screened towards the alley side of the project over the restroom and storage areas.

**5. Within the Downtown Area, building and site design shall:**

**5a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines:**

RESPONSE:

The remodel and expansion is consistent with the Old Town Scottsdale Design Guidelines.

1. This new design strengthens pedestrian character and forms new pedestrian linkages to create a walk-able, human-scale environment.
2. Create high quality, human-scale, downtown architecture that is influenced by the local and regional culture, climate, and Sonoran Desert landscape.
3. Create coherent and consistent street-spaces.
4. Design within the context of each Old Town district and introduce new architectural and building designs that are compatible with the existing design to form a blend between new and old.
5. Encourage property improvements, new development, and redevelopment to maintain a vibrant, lively, attractive downtown destination that provides opportunities for residents, visitors, and businesses.

The remodel achieves these goals with the following objectives:

- A. The building aligns with existing buildings, and minimize the space between buildings to define a continuous building-street edge.
- B. The building is fronted to a common setback line and parallel to the street.
- C. The building's design reflects and enhance the existing character of an area.
- D. This building's design provides compatible transition in building scale, height, and mass with neighboring buildings.
- E. This remodel activates the ground floor of buildings to provide interest and a safer pedestrian environment.
- F. The main entrance of a building is orientated toward the street.
- G. This design utilizes context-appropriate materials, colors and textures in Old Town Development.

**5b Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level:**

RESPONSE:

Winfields and Bodega Burger are smaller human scale projects that are intended to be experienced by a pedestrian. They will provide a unique and charming addition to the Entertainment District.

**5c Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations:**

RESPONSE:

The design of Winfields is inspired by Western Territorial main street buildings. Bodega Burger is inspired by eclectic western early 1940's retail buildings. This eclectic 1940's glazed tile facade is common in many historic main streets throughout the west, from Bisbee, Williams, and Tucson.

**5d. Reflect the design features and materials of the urban neighborhoods in which the development is located.**

RESPONSE:

This project will fit within the existing eclectic and vibrant nature of the Entertainment District. Intended to be one of the smaller bars in the district.

**5e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.**

RESPONSE:

This project is smaller in scale compared to existing and proposed projects in the area. The building is a single story building with a roof top patio. The 2nd story elements of the building are set back towards the alley which has similar scale buildings on the block.

**6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:**

RESPONSE:

Does not apply, no public art is proposed.

Thank You!



**Artie A. Vigil III**, ncarb . leed ap . cnu-a



# Request for Site Visits and/or Inspections Construction Document Application



**This request concerns all property identified in the construction document (plan review) application.**

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the construction document.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the construction document in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner /Property owner's agent: \_\_\_\_\_

Print Name



Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Plan review number: \_\_\_\_\_

### Planning and Development Services

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**Project Name:** 4440 N Saddlebag Trail

**Property's Address:** 4440 N Saddlebag Trail, Scottsdale AZ 85251

**Property's Current Zoning District Designation:** C-2

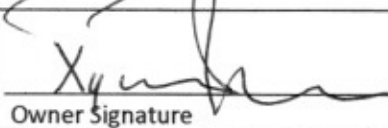

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<b>Owner:</b> RYAN JOCQUE	<b>Agent/Applicant:</b> ARTIE A. VIGIL III
<b>Company:</b> VAPID INC.	<b>Company:</b> AV3 DESIGN STUDIO
<b>Address:</b> 4440 N SADDLEBAG TRAIL, 85251	<b>Address:</b> PO BOX 16792, PHX, AZ 85011
<b>Phone:</b> 310 - 213 - 4971 <b>Fax:</b>	<b>Phone:</b> 602-326-3387 <b>Fax:</b>
<b>E-mail:</b> ARTIE@AV3DESIGNSTUDIO.COM	<b>E-mail:</b> ARTIE@AV3DESIGNSTUDIO.COM
<b>Designer:</b>	<b>Engineer:</b>
<b>Company:</b>	<b>Company:</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b> <b>Fax:</b>	<b>Phone:</b> <b>Fax:</b>
<b>E-mail:</b> ARTIE@AV3DESIGNSTUDIO.COM	<b>E-mail:</b>

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