



Pre-Applications

Pre-Application Narrative

Pre-Application Cash Transmittal



DEVELOPMENT REVIEW NARRATIVE

project: 4440 North Saddlebag Trail
case#: 777 - PA - 19
date: revised 2020-08-08
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.

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.

Architectural Character, Landscaping and Site Design

The new building will be setback 18' from the new curb. The prevailing setback on the street is 16'-0". Setback from the north alley is 5'-0". Setbacks from the west alley is 20'-10" with a 2nd level over the parking and refuse. The existing utility easement for the electrical transformer at the southwest corner of the property which will remain. Refuse will be in an enclosed area and include space for a 8 yard container and grease containment area. All of which will be secured and screened from the alley.

Landscape will include three new street trees to match the current district streetscape specimen tree. Spacing and ground cover will be consistent with the street tree's in the Entertainment District. Landscape on the second level patio will take on a "Garden Aesthetic" and to be further designed with construction drawings. We are proposing three Fruitless Olive trees on the street side of the patio. The north and west side of the patio will have a combination hedge and lower bushes to frame the patio edge.

The street facade will be upgraded to reflect the diverse and vibrant character of the entertainment district. The bar facade will be clad in brick and painted to appear aged and distressed territorial building. The entrance will be located south. New windows with divided lights will be included to continue with the old Scottsdale Territorial retail building theme. These windows will be operable and open onto the street to activate with the street frontage.

The bodega burger building will be clad in red and white tile. Inspired by a traditional territorial retail building from the 1940's. There is a small steel canopy at the corner over the main entrance to provide shade at the entry.

The massing from the street will appear as a single story. The second level massing will be primarily towards the alley where the storage, restrooms and mechanicals will be located. The street side of the patio will be set back to allow three trees. The patio will be covered with a solid wood and steel canopy framework. The height is consistent with adjacent two story buildings.

Ingress, Egress, On-Site Circulation, Parking and Pedestrians.

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.

Mechanical and Utility Equipment

All Mechanical and Utility Equipment will be screened. Roof top Mechanical will be screened by a parapet. The kitchen exhaust will be screened within a chimney element towards the front of the building.

Old Town Scottsdale

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 walkable, 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.

Thank You!

A handwritten signature in black ink that reads "Artie" followed by a horizontal line and three vertical bars.

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



project narrative

4440 N SADDLEBAG TRAIL
SCOTTSDALE, AZ 85251
2018-11-07

4440 N Saddlebag Trail is currently a single level office building which will be demolished to make way for a new development.

The proposed development would be a two story 1,581 SF Bar and Restaurant. The first floor will consist of a small restaurant which will provide service to both sidewalk customers and those within the bar area. The bar area will consist of a long bar with booth seating. The second level will be an open air bar area, partially or fully shaded, yet open to Saddlebag.

Thank you in advance for your consideration of this development proposal and we look forward to working with city staff through the entitlement and permit process.

Thank You!

A handwritten signature in black ink, appearing to read 'Artie' followed by three vertical lines.

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

Pre-Application Request



Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApp/Introduction>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: 4440 Saddlebag Trail	
Property's Address: 4440 N. Saddlebag Trail, Scottsdale, AZ 85251	APN: 173-41-147
Property's Zoning District Designation: C-2	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Ryan Jocque	Applicant: Artie Vigil
Company: Vapid Inc.	Company: AV3 Design Studio
Address: 4440 N. Saddlebag Trail, Scottsdale, AZ 85251	Address: P.O. Box 16792, Phx, AZ 85001
Phone: 310.213.4971 Fax:	Phone: 602.326.3387 Fax:
E-mail: ryanjocque@gmail.com	E-mail: artie@av3designstduio.com
 Owner Signature	 Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: _____ -PA- _____ Project Coordinator: _____

Pre-Application Request



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)
<input type="checkbox"/> In-fill Incentive (II)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
Exceptions to the Zoning Ordinance	Wireless Communication Facilities	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	Signs	<input type="checkbox"/> Care Home (AC)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Master Sign Program (MS)	<input type="checkbox"/> Single-Family Residential
	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

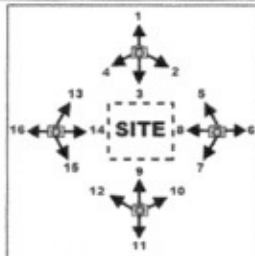
Pre-Application Fee: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Required
(Required for the SA and MS Pre-Applications)

- Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Aerial of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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