



November 30, 2022

City of Scottsdale  
Planning and Development Services  
7447 East Indian School Road  
Suite 105  
Scottsdale, AZ 85251

**RE: Development Review Board Narrative for Project 1320 – PA - 2021**

Dear Madam or Sir:

We are submitting a Development Review Board application for the above referenced parcel. The proposed use is a bank with a drive thru. The property is zoned C-2 and financial institutions are a permitted use in the C-2 zone. The site is located north of the northeast corner of 87<sup>th</sup> Street and Raintree Road. There is an existing shared access on 87<sup>th</sup> Street and an existing shared access from Pima Road which will provide the circulation for this site. The existing building will be demolished to allow for construction of the bank facility. We offer the following response to section 1.904 of the zoning ordinance, Development Review Board criteria:

1. The site is consistent with the guidelines, standards and plans of the City of Scottsdale. The property is zoned commercial and a financial institution is a permitted use.
2. The architectural, landscaping and site design:
  - A. Promote a desirable relationship of structures by closely matching the existing adjacent commercial uses.
  - B. Avoid excessive variety and monotonous repetition by closely matching the existing adjacent uses and by providing building elevations with an alternating ridgeline.
  - C. Recognize the Sonoran Desert environment by using colors complimentary to the area
  - D. Are not located within an ESL area but will provide landscaping to reflect native desert materials.
  - E. Are not located in the historic overlay district but will work with the city to maintain consistency with the existing area.
3. The site will utilize existing shared access drives on both 87<sup>th</sup> Street and Pima Road. These drives are shared by the adjacent commercial uses to the north and south. The site is designed so that internal traffic can connect to either road with all parking located off street. Pedestrian connectivity is also maintained between the adjacent commercial uses.
4. Any rooftop mechanical equipment will be screened by the parapet wall which is integral to the building design.
5. The site is not located within the Downtown area.
6. Artwork has not been required for this site.

Thank you for your consideration of this request and please contact me at 480-559-8368 if you have any questions.

Respectfully submitted,  
**Bowman Consulting Group**

A handwritten signature in black ink, appearing to read "Jeff Rybarczyk".

Jeffrey Rybarczyk, PE  
Senior Project Manager