

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 634 - PA - 2014

Project Name: Andante

Project Address: 6900 E. 1<sup>ST</sup> AVENUE

### 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 development application.

### 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 development application 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 owners agent:

DANIEL E. GARRISON, MEMBER

Print Name

[Signature]

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

Planning and Development Services

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

December 19, 2016  
Planning project #634-PA-2016

**Andante Law Group Building**  
Located at  
**6900 East 1<sup>st</sup> Avenue**

**Narrative**  
**Development Review Board**

**BY:**



## **Introduction:**

LGE Corporation is requesting approval of the proposed Building located at 6900 East 1<sup>st</sup> Avenue. The proposed building architecture will provide a contemporary urban design within the Downtown Scottsdale area while addressing the surrounding vibrant downtown culture.

## **Location:**

The project is located just south of Indian School Road on 69<sup>th</sup> Street just east of the historic Valley Ho. The site itself is 0.48 acres in size and is zoned C-2 / DO and classified as part of the Downtown 'Type-2' Development Area by the City of Scottsdale.

## **Project Description:**

The project offers a 3-story building totaling 15,274 square feet. The building is comprised of a combination of a Retail use suite and Parking Garage on the first floor, while the upper two floors are for commercial office use. The project has a high quality design consistent with the Downtown 'Type 2' Development Area design guidelines. The project provides a unique experience including covered pedestrian patio areas on the ground floor and extensive covered balconies throughout the upper floors that the tenants and public will find useful. The project site requires a lot tie composed of two smaller separate parcels in an already developed portion within the Downtown Area.

## **Employment:**

Given the location and design integrity of Downtown Scottsdale surroundings the proposed building this project will bring well deserved jobs to the Downtown area by offering new professional office and retail space.

## **Site / Building Design:**

The design intent of the proposed Building is to create a unique experience to both the tenants and visitors by providing a setting that is sensitive to its specific context within the Scottsdale Downtown area and to the relative building masses and forms in the adjacent area, combined with the texture, landscaping, colors and materials to effectively convey the beauty of the Downtown Scottsdale community.

This relationship begins with the placement of the building on a very restrictive site. The site is bound by 1<sup>st</sup> Avenue on the South side, 69<sup>th</sup> Street on the West side, an Alley on the North side, and an open undeveloped lot on the East side. The building orientation on the site responds to the street scape frontages, as well as providing the tenants pristine views of the mountains to the North and the Valley Ho to the East of the site. The orientation and extensive roof and canopy overhangs lend to minimize sun exposure for optimum solar orientations. The main entry faces 69<sup>th</sup> Street on the west and the primary site access drive enters from 1<sup>st</sup> Avenue to the South into a covered parking garage area giving an inviting building presence while maintaining relief from the desert sun. All service areas and collections have been properly screened and enclosed using a combination of smooth finished masonry and accent metal gating to match the design of the buildings. The project will utilize both on-site parking and off-site parking as part of the downtown In-Lieu Parking Program to accommodate the city required parking requirements, as well as on site bicycle parking is provided for use on the site by those who choose alternative modes of transportation. The City of Scottsdale lighting requirements will be accomplished with energy efficient LED light fixtures, by both building wall mounted and recessed soffit fixtures throughout. The building and site orientation serves well for pedestrian interaction while maintaining pedestrian safety.

The proposed project architecture compliments the existing and proposed developments within the Downtown 'Type-2' Development Area with similar use of building mass, building façade step backs, colors and materials. Materials include smooth face masonry block, natural stone tile veneer, stucco finishes, metal accents, and simulated wood planking made from 95% recycled materials at soffits and exterior ceilings. Key artwork will be developed and placed within the site to meet the cultural art program intent.

The dynamic main entry connects the public sidewalk via an open exterior breezeway to the Parking Garage. The primary window system utilizes deep accenting horizontal frame members and concealed vertical frame members. The ground floor Retail area will have clear energy efficient glazing, while all upper floor Office areas will have blue tinted energy efficient glazing. The primary roof parapet will be at +36'-0" from the finish floor of the building. All roof mounted package units and/or split systems are fully screened by the use of parapet walls and mechanical screen walls from the material pallet.

## Landscape Design:

The landscape design proposed has a strong character with the surrounding Sonoran Desert supplemented with arid region plantings commonly seen and used in the immediate vicinity on other commercial projects and in the streetscapes of the Downtown Area.

The landscape and xeriscape plants proposed are selected to compliment the natural Sonoran Desert with materials indigenous to the arid region and that are consistent throughout the adjacent developed sites (including native salvaged plants) these selections are also efficient and low water users. The ground and landscaping around the buildings and throughout the site will also receive decomposed granite to match and enhance the desert floor consistent with the esthetics of the buildings. Additionally tree well planting areas will be placed along both adjacent Public sidewalks at approximately 20-foot centers to provide pedestrians shade.

## Description of how the proposed development is consistent with Scottsdale's Sensitive Design Principles:

1. *The design character of any area should be enhanced and strengthened by new development.*

The design intent of the proposed project is to replace two older residential style buildings in disrepair and bring into the neighborhood a new refreshing architecturally refined multi-story office building to create a unique experience for the tenant, their clients, and the public by providing a setting that is sensitive to its specific context within the Downtown 'Type-2' Development Area relative to the building mass/form, materials, texture and colors used.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

The building is oriented to the topographic contours to best respond to the existing terrain in minimizing the amount of grading. Building orientation provides pristine views of nearby mountains, the Valley Ho, and other nearby features of the Downtown area.

3. *Development should be sensitive to existing topography and landscaping.*

As mentioned above the building is oriented to the contours of the site to best minimize the amount of required grading.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

The landscaping proposed is selected to complement the natural Sonoran Desert with material indigenous to the arid region and that are consistent throughout adjacent developed sites and streetscapes.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

The building design is unique to the zoning classification and use type traditionally seen by the public. The massing of the building form and roof lines add to the public street scape by engaging this public right of way zone with soaring overhangs and architecture that augments the Downtown experience. These aspects combined reinforce the strong sense of community developed in Downtown area and therefore further convey a positive response to the city and patrons.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourages social contact and interaction within the community.*

The site is linked to the master plan pedestrian system via the road way/sidewalk connection along our frontage at 69<sup>th</sup> Street which provides access to Indian School Rd approximately 100-feet away to the north. The site also has close by access to the Scottsdale Trolley stop just to the south on 69<sup>th</sup> Street. On site bicycle parking is being provided to promote the use of that alternate mode of transportation as well.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Shade trees will be provided at the adjacent sidewalks along both 1<sup>st</sup> Avenue and 69<sup>th</sup> Street at approximately 20-foot centers to enhance the pedestrian walking experience. Additionally the building incorporates 7-foot deep solid shade canopies along the Retail area of the ground floor on the West and South sides to provide shading and protection from inclement weather for an inviting site design. The covered on-site Parking Garage provides shading of the parking area and the lobby entrance.

8. *Buildings should be designed with a logical hierarchy of masses.*

The buildings street fronting facades are highly articulated in regards to stepping in and out both vertically and horizontally. The incorporation of deeply recessed balconies and extending soffit features create a dynamic design element to an already well broken building footprint. The vertical and horizontal massing creates a hierarchy of design that compliments and the Downtown Development Area design guidelines. Screen walls set back onto the roof where designed to help reduce the height of the parapets and create off set and depth to the elevations and the building while maintaining full screening.

9. *The design of the built environment should respond to the desert environment.*

The design intent of the proposed project is to create a unique experience for the tenant and community by providing a setting that is sensitive to its specific context within the Downtown Area and to the desert region with, shaping, mass and form, materials, texture and finally colors.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

In addition to providing strong massing, proper orientation and building views, the use of materials such as masonry, steel structure, shading elements assist in reducing energy costs and will endure over time. Local products will be utilized for all of the masonry portions of the buildings. Building materials include smooth face masonry block, natural stone tile veneer, stucco finishes, metal accents, and simulated wood planking made from 95% recycled materials at soffits and exterior ceilings

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

The landscape throughout the site will be restored using both a native plant and arid region plant palette. The site will also contain decomposed granite to continue the Sonoran Desert beauty.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

The landscape design utilizes both Sonoran Desert and xeriscape plants, including native plants salvaged on site, that are efficient and low water users.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

The exterior lighting within the proposed project will be integrally designed as a part of the building and outdoor pedestrian spaces with the intent of providing adequate safety while avoiding glare, hot spots and being in compliance with the dark sky ordinance with all the lighting being LED lights.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.



**Description of how the proposed development is consistent with the criteria set forth in Section 1.904 of the Zoning Ordinance:**

A.

*In considering any application for development, the Development Review Board shall be guided by the following criteria:*

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

*Refer to the descriptions of the building and site design listed above in the 'Scottsdale Sensitive Design Principals section of this narrative.*

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

*This project does not fall within the bounds of the ESLO.*

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

*Refer to the descriptions of the building and site design listed above in the 'Scottsdale Sensitive Design Principals section of this narrative.*

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.*

*This building incorporates a street level parking garage with the main entry setback 20-feet off of 1<sup>st</sup> Avenue. Sight visibility triangles in compliance with the Zoning Ordinance have been incorporated at all vehicular intersections and ingress/egress points of access to provide unobstructed views. A 10-foot wide sidewalk along both 1<sup>st</sup> Avenue and 69<sup>th</sup> Street is being provided for access to the off-street parking along both roadways and connection with existing pedestrian sidewalk routes.*

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

*All mechanical equipment associated with the project is roof top mounted and is fully screened from view on all sides with an screening panel system integral to the design materials and colors of the building.*



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

- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. *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*
- d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. *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.*

*Refer to the descriptions of the building and site design listed above in the 'Scottsdale Sensitive Design Principals section of this narrative.*

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

*The requirements of the section do not apply to this project.*

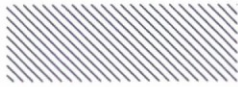
**Development Review Board Request for Approval Items:**

- A. *Request for parking side access aisle clearance reduction – Due to the Structural constraints of the building and site area, compliance with the Zoning Ordinance Section 9.106.A.1.a.i regarding an unobstructed 3-foot wide pedestrian access aisle cannot be achieved at some parking stalls. Additionally due to the same constraints, these stalls cannot be increased in width by an additional 2-feet as allowed as an exception. This issue has been brought before the planning team for review of the conditions and the team felt that the current design was acceptable to request a reduction in way of relief to the 3-foot access aisle and/or 2-foot increase to stall width.as all affected stalls have one stall side that meets the requirements.*
- B. *Request for removal of mature trees – Pursuant to the Zoning Ordinance Section 10.402.5.a.i, we hereby request approval to remove all existing mature trees located on the site so that we may proceed in applying for permit to remove said trees.*
- C. *Request for exceptions to building setback and stepback standards per Zoning Ordinance Section 5.3006.I. Please refer to the Building Setback/Stepback Exhibits following the written portion of this Narrative which identify the wall segments and associated calculations relating to the following.*
  - *Request for approval of exception 5.3006.I.2.a (allowing roof/canopies over sidewalks and balconies to project into standard stepback limits) for wall segments numbers 4, 10, 14, and 18.*
  - *Request for approval of exception 5.3006.I.3.a & b (allowing wall segments to project into standard stepback limits based on an allowable length or surface area) for wall segments numbers 9, 12, and 13.*
  - *Request for approval of exception 5.3006.I.4 (allowing wall segments associated with stairways to project into standard stepback limits) for wall segments numbers 7, and 17.*

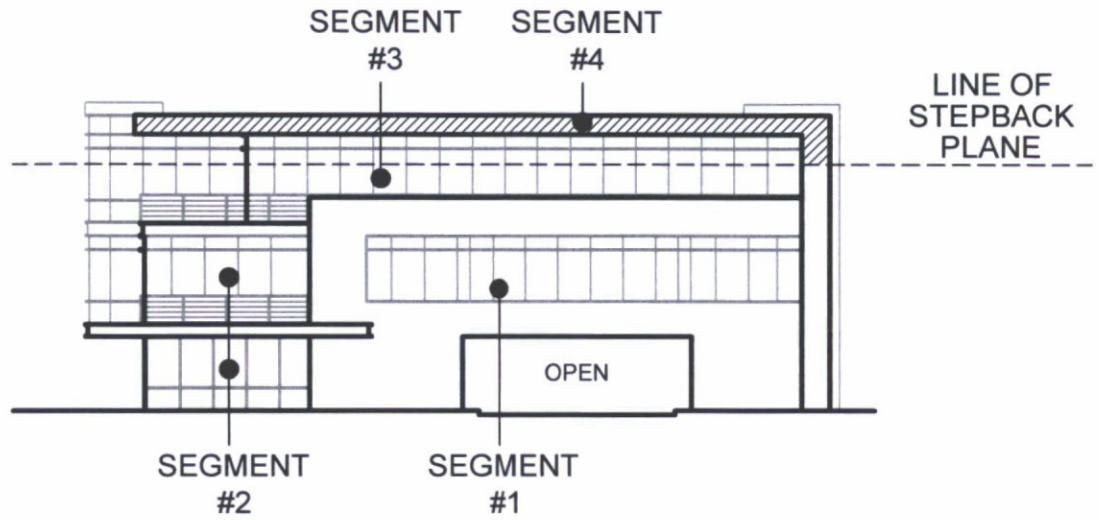
End of Written Narrative.



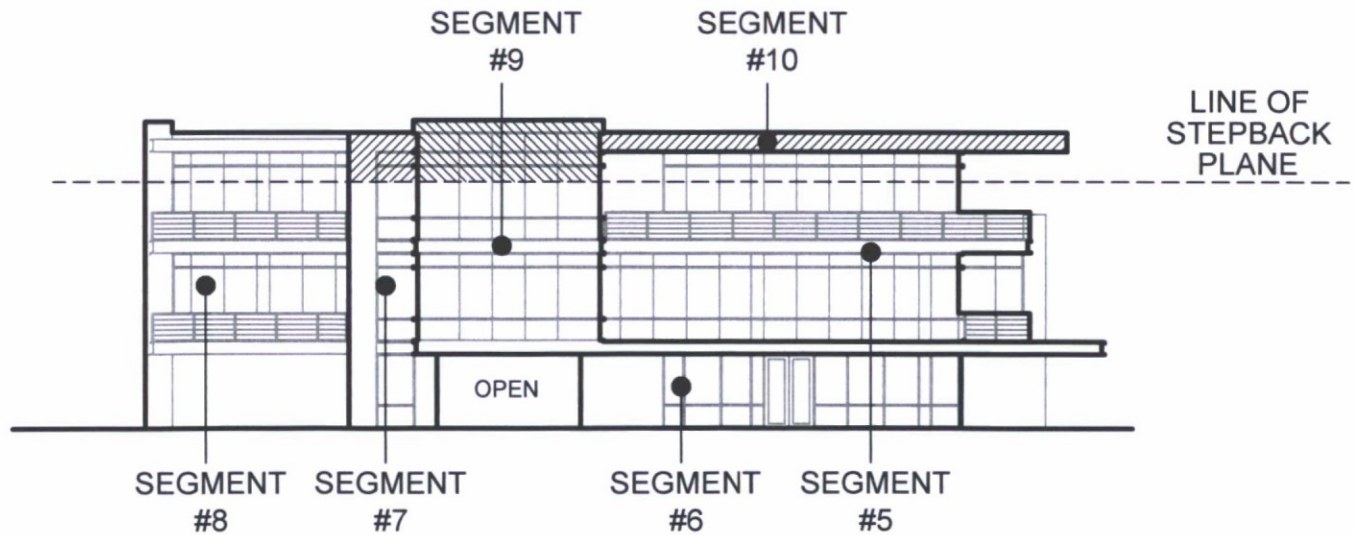
# SETBACK/STEPBACK FACADE EXHIBIT



HATCHED AREAS DENOTE EXTENT OF WALL SEGMENTS THAT PROJECT INTO SETBACK/STEPBACK AND REQUIRE DESIGN REVIEW BOARD APPROVAL



SOUTH FACADE  
(1ST AVENUE)

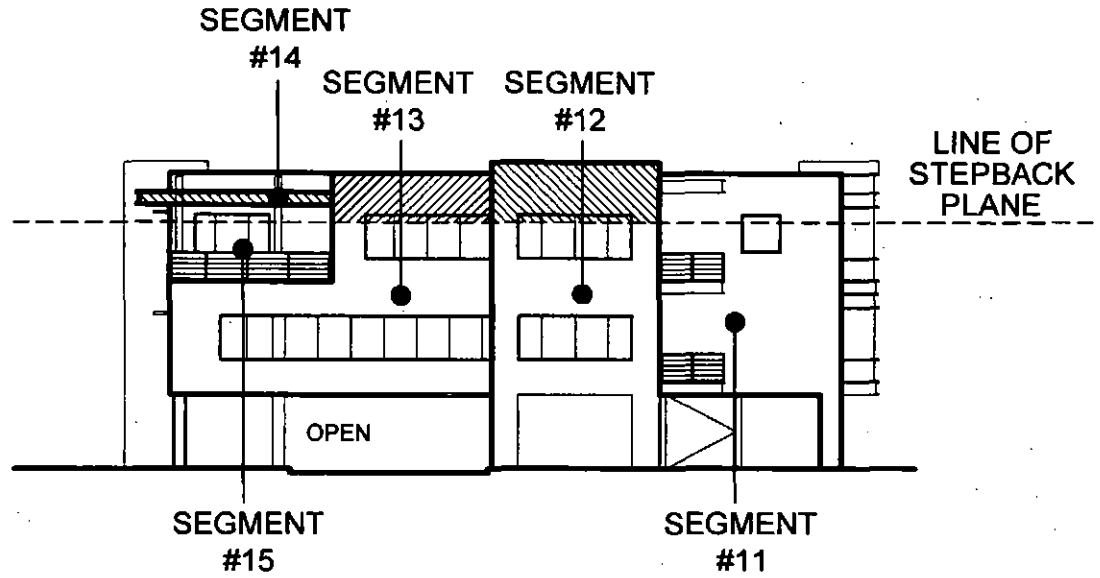


WEST FACADE  
(69TH STREET)

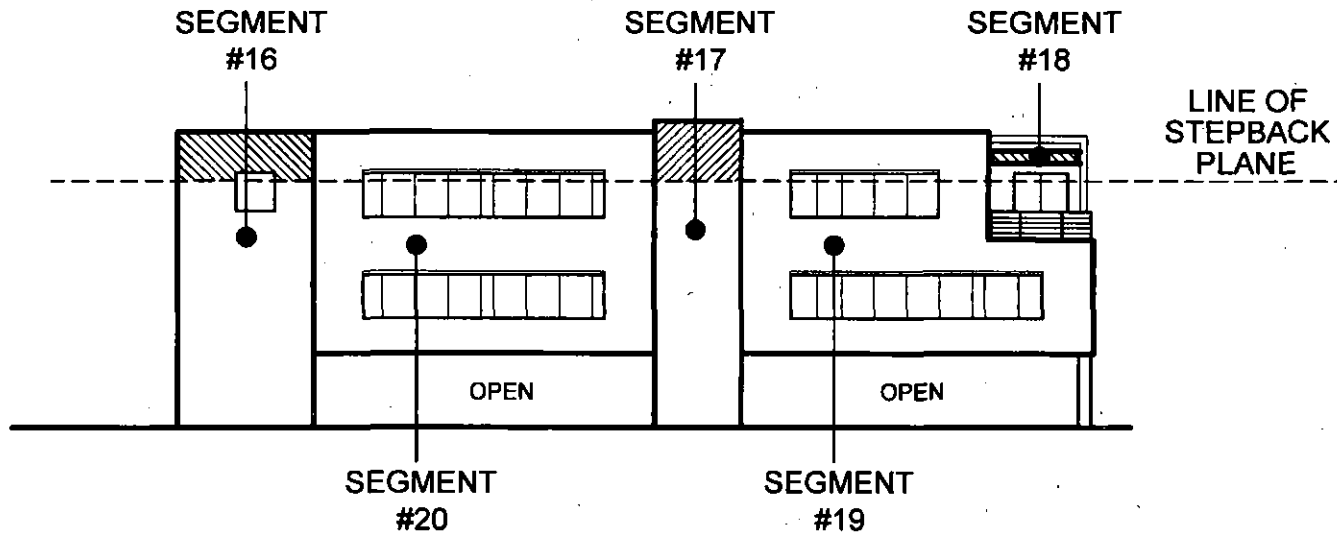
# SETBACK/STEPBACK FACADE EXHIBIT



HATCHED AREAS DENOTE EXTENT OF WALL SEGMENTS THAT PROJECT INTO SETBACK/STEPBACK AND REQUIRE DESIGN REVIEW BOARD APPROVAL



NORTH FACADE  
(ALLEY)



EAST FACADE  
(UNDEVELOPED LOT)

<b>SEGMENT #1</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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<b>SEGMENT #2</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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<b>SEGMENT #3</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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<b>SEGMENT #4</b>	SEGMENT SURFACE AREA CALCULATION			
			PERCENTAGE	
			ALLOWABLE	
			ACTUAL	
	TOTAL SURFACE AREA:	309 SF	* N/A	-
	AREA NOT PROJECTING INTO STEPBCK PLANE:	100 SF	* N/A	32%
	AREA OF PROJECTION WITHIN STEPBCK:	209 SF	* N/A	68%
	SEGMENT LENGTH CALCULATION			
			ALLOWABLE	ACTUAL
	TOTAL SEGMENT LENGTH:		* N/A	84'-4"
PERCENTAGE OF PROJECTION WITHIN STEPBCK PLANE:		* N/A	100%	
LENGTH OF PROJECTION WITHIN STEPBCK PLANE:		* N/A	84'-4"	

\* THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.1.:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

<b>SEGMENT #5</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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<b>SEGMENT #6</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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<b>SEGMENT #7</b>	SEGMENT SURFACE AREA CALCULATION			
			PERCENTAGE	
			ALLOWABLE	
			ACTUAL	
	TOTAL SURFACE AREA:	308 SF	* N/A	-
	AREA NOT PROJECTING INTO STEPBCK PLANE:	261 SF	* N/A	85%
	AREA OF PROJECTION WITHIN STEPBCK:	47 SF	* N/A	15%
	SEGMENT LENGTH CALCULATION			
			ALLOWABLE	ACTUAL
	TOTAL SEGMENT LENGTH:		* N/A	7'-10"
PERCENTAGE OF PROJECTION WITHIN STEPBCK PLANE:		* N/A	100%	
LENGTH OF PROJECTION WITHIN STEPBCK PLANE:		* N/A	7'-10"	

\* THIS FACADE SEGMENT IS A PART OF AN EXIT STAIR ENCLOSURE.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.1.:

4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.

<b>SEGMENT #8</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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<b>SEGMENT #9</b>	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	749 SF	-
	AREA NOT PROJECTING INTO STEPBCK PLANE:	576 SF	77%
	AREA OF PROJECTION WITHIN STEPBCK:	173 SF	LESS THAN 33% 23%
	SEGMENT LENGTH CALCULATION		
	ALLOWABLE	ACTUAL	
TOTAL SEGMENT LENGTH:	-	84'-0"	
PERCENTAGE OF PROJECTION WITHIN STEPBCK PLANE:	LESS THAN 50%	27%	
LENGTH OF PROJECTION WITHIN STEPBCK PLANE:	41'-11"	23'-0"	

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.1.3 HAVE BEEN MET:

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and setback standards above the first floor (not specified in I.2. above), is allowed for projections that:
  - a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
  - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.

<b>SEGMENT #10</b>	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	131 SF	* N/A
	AREA NOT PROJECTING INTO STEPBCK PLANE:	0 SF	* N/A
	AREA OF PROJECTION WITHIN STEPBCK:	131 SF	* N/A
	SEGMENT LENGTH CALCULATION		
	ALLOWABLE	ACTUAL	
TOTAL SEGMENT LENGTH:	* N/A	56'-4"	
PERCENTAGE OF PROJECTION WITHIN STEPBCK PLANE:	* N/A	100%	
LENGTH OF PROJECTION WITHIN STEPBCK PLANE:	* N/A	56'-4"	

THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.1.:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and setback standards are allowed:
  - a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

<b>SEGMENT #11</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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<b>SEGMENT #12</b>	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	946 SF	-
	AREA NOT PROJECTING INTO STEPBACK PLANE:	794 SF	84%
	AREA OF PROJECTION WITHIN STEPBACK:	152 SF	LESS THAN 33%
			16%
	SEGMENT LENGTH CALCULATION		
		ALLOWABLE	ACTUAL
	TOTAL SEGMENT LENGTH:	-	40'-0"
PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE:	LESS THAN 50%	51%	
LENGTH OF PROJECTION WITHIN STEPBACK PLANE:	19'-11"	20'-8"	

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.1.3 HAVE BEEN MET:

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and setback standards above the first floor (not specified in 1.2. above), is allowed for projections that:
- a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
  - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.

<b>SEGMENT #13</b>	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	794 SF	-
	AREA NOT PROJECTING INTO STEPBACK PLANE:	678 SF	85%
	AREA OF PROJECTION WITHIN STEPBACK:	116 SF	LESS THAN 33%
			15%
	SEGMENT LENGTH CALCULATION		
		ALLOWABLE	ACTUAL
	TOTAL SEGMENT LENGTH:	-	39'-0"
PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE:	LESS THAN 50%	49%	
LENGTH OF PROJECTION WITHIN STEPBACK PLANE:	19'-5"	19'-4"	

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.1.3 HAVE BEEN MET:

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and setback standards above the first floor (not specified in 1.2. above), is allowed for projections that:
- a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
  - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.

<b>SEGMENT #14</b>	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	36 SF	* N/A
	AREA NOT PROJECTING INTO STEPBACK PLANE:	0 SF	* N/A
	AREA OF PROJECTION WITHIN STEPBACK:	36 SF	* N/A
			100%
	SEGMENT LENGTH CALCULATION		
		ALLOWABLE	ACTUAL
	TOTAL SEGMENT LENGTH:	* N/A	23'-8"
PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	100%	
LENGTH OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	23'-8"	

\* THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.1.:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and setback standards are allowed:
- a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

<b>SEGMENT #15</b>	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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SEGMENT #16	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	594 SF	* N/A
AREA NOT PROJECTING INTO STEPBACK PLANE:	523 SF	* N/A	0%
AREA OF PROJECTION WITHIN STEPBACK:	71 SF	* N/A	12%
SEGMENT LENGTH CALCULATION			
	ALLOWABLE	ACTUAL	
TOTAL SEGMENT LENGTH:	* N/A	16'-6"	
PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	100%	
LENGTH OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	16'-6"	

\* THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LEES THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

SEGMENT #17	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	398 SF	* N/A
AREA NOT PROJECTING INTO STEPBACK PLANE:	320 SF	* N/A	81%
AREA OF PROJECTION WITHIN STEPBACK:	78 SF	* N/A	19%
SEGMENT LENGTH CALCULATION			
	ALLOWABLE	ACTUAL	
TOTAL SEGMENT LENGTH:	* N/A	10'-8"	
PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	100%	
LENGTH OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	10'-8"	

\* THIS FACADE SEGMENT IS A PART OF AN EXIT STAIR ENCLOSURE.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.

SEGMENT #18	SEGMENT SURFACE AREA CALCULATION		
		PERCENTAGE	
		ALLOWABLE	ACTUAL
	TOTAL SURFACE AREA:	16 SF	* N/A
AREA NOT PROJECTING INTO STEPBACK PLANE:	0 SF	* N/A	0%
AREA OF PROJECTION WITHIN STEPBACK:	16 SF	* N/A	100%
SEGMENT LENGTH CALCULATION			
	ALLOWABLE	ACTUAL	
TOTAL SEGMENT LENGTH:	* N/A	10'-10"	
PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	100%	
LENGTH OF PROJECTION WITHIN STEPBACK PLANE:	* N/A	10'-10"	

\* THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

SEGMENT #19 & 20	NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.
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# Development Application

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

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 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 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 type="checkbox"/>

Project Name: ANDANTE

Property's Address: 6900 E. 1<sup>ST</sup> AVENUE, SCOTTSDALE AZ 85251

Property's Current Zoning District Designation: CZ/DO

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>Daniel E. Harrison</u>	Agent/Applicant: <u>VINCE DALKE</u>
Company: <u>Andante Old Town, LLC</u>	Company: <u>LGE DESIGN GROUP</u>
Address: <u>4110 North Scottsdale Rd, #330</u>	Address: <u>740 N. 52<sup>ND</sup> STREET</u>
Phone: <u>480-421-9449</u> Fax:	Phone: <u>480-966-4001</u> Fax:
E-mail: <u>dane@andante.law.com</u>	E-mail: <u>vinced@lgedesigngroup.com</u>
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

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.

**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

Official Use Only

Submittal Date:

Development Application No.: