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Approved Reports**

**The June 20, 2013
Development Review
Board Meeting Agenda
and Minutes can be
found at**

<http://www.scottsdaleaz.gov/boards/DRB>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 20, 2013 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Axis/Radius remodel and expansion

55-DR-2012

Location: 7320 & 7340 E. Indian Plaza

Request: Request approval of the site plan, building elevations, and landscape plan for the remodel and expansion of an existing commercial building.

OWNER

LMS 96, LLC
480-970-1112

ARCHITECT/APPLICANT CONTACT

AV3 Design Studio
480-326-3387

BACKGROUND

Zoning

The site is zoned Central Business District, with Parking District provisions, within the Downtown Overlay (C-2/P-3/DO and P-2/DO), which allows uses that are associated with the central business district and shopping facilities which are not ordinarily compatible with residential development, while the overlay district allows new opportunities for the development and/or expansion of properties that do not have Downtown (D) zoning.

Context

Located on the north side of E. Indian Plaza, mid-block between Buckboard Trail and Saddlebag Trail, the surrounding developments include restaurants, bars, nightclubs, personal services, and offices.

Adjacent Uses and Zoning

- North Julios Too restaurant, offices in the C-2/P-3/DO & P-2/DO zoning district
- South Maya Day & Nightclub in the C-2/P-3/DO & P-2/DO zoning district
- East Epiq nightclub, personal services in the C-2/P-3/DO & P-2/DO zoning district
- West Restaurants, personal services in the C-2/P-3/DO & P-2/DO zoning district

DEVELOPMENT PROPOSAL

Action Taken _____

Goal/Purpose of Request

The owners of Axis/Radius nightclub propose to redevelop the existing buildings via expansion and remodel. The Axis (east) portion of the property will operate as a bar/restaurant, with an enlarged dining patio and new front entry vestibule. The existing interior mezzanine will be converted from a publicly accessible space to a storage area and an office. Two newly configured bars will be created: one within the building interior against the north wall, and the other outside on the patio. The outdoor dining patio will extend out to the sidewalk and feature a shade structure and new landscape.

The Radius (Tenant West) portion of the site will operate as a live entertainment (band and theater) venue during evening hours only. The building's 1st and 2nd floors will be expanded out to the sidewalk.

The streetscape will be remodeled to match the design of the newly installed streetscape on the south side of Indian Plaza, fronting Maya Day & Nightclub, including new sidewalks with a minimum unobstructed width of 8 feet and an 8-foot-wide amenity zone to accommodate bicycle racks, shade trees and enhanced paving. Existing mature, healthy trees will be salvaged and relocated throughout the site.

Proposed building elevations incorporate a contemporary design that complements the newer buildings in the neighborhood, utilizing warm desert colors and materials, featuring warm whites, rusted metal and stained wood. The existing trash enclosure will benefit from the installation of a gate for screening purposes.

Neighborhood Communication

Notices were mailed to property owners within 750 feet of the property.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed redevelopment extends a new patio, the building face, and building entries out to the sidewalk, and provides wider public sidewalks, enhanced shade and landscaping, will activate the street in a manner that is consistent with the Character and Design goals and policies of the Scottsdale General Plan and Downtown Plan. The existing valet driveway and faux grass currently located in front of the buildings will be replaced with outdoor dining patio, building entries, and enhanced streetscape aesthetics and amenities to provide a vibrant, pedestrian orientated environment that is becoming the signature amenity in the area. Existing buildings will be upgraded to complement the architectural styles, materials and colors of the newer buildings in the immediate neighborhood. The outdoor dining area will feature a shade structure, and south facing windows will be protected by a shade canopy with shade material having a density of 75% or greater in order to maximize effectiveness.

Development Information

- Existing Use: Nightclub
- Proposed Use: Bar/restaurant in east building and live entertainment venue in west building
- Parcel Size: 21,842 square feet net/25,409 square feet gross
- Building Size Existing: East Building = 5,594 square feet
West Building = 6,689 square feet
- Building Size Proposed: East Building = 6,099 square feet
West Building = 13,298 square feet
- Floor Area Ratio Allowed: 1.3 (33,031 square feet)
- Floor Area Ratio Proposed: 19,397 square feet
- Building Height Allowed: 36 feet
- Building Height Proposed: 28'-6" to top of mechanical
- Parking Required: 231 spaces
- Parking Provided: 144 P-3 credits + 12 on-site spaces + 75 in-lieu/remote assurance parking spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Axis/Radius remodel and expansion per the attached stipulations, finding that the provisions of General Plan, Downtown Plan and the Development Review Criteria have been met.

Proposed Next Steps:

City Council approval will be needed for the associated Bar Use Permit, Live Entertainment Permit, disposition of the existing Development Agreement, and any required In-Lieu Parking spaces.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Kim Chafin, AICP, LEED-AP Senior Planner 480-312-7734 E-mail: kchafin@ScottsdaleAZ.gov

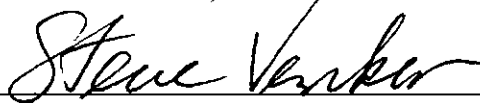
APPROVED BY



Kim Chafin, AICP, Report Author

6-11-13

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

6/11/13

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Building Elevations
- 7. West Bldg. Solar Exhibit
- 8. Hardscape Exhibit

**Stipulations for the
Development Review Board Application:
Axis/Radius remodel and expansion
Case Number: 55-DR-2012**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with: the Tenant West building elevations submitted by AV3 Design Studio with a city staff date of 5-8-13; color/material board entitled "Colors and Materials Tenant West" submitted by AV3 Design Studio with a city staff date of 5-8-13; Axis building elevations submitted by AV3 Design Studio with a city staff date of 4-8-13; and color/material board entitled "Colors and Materials Axis" submitted by AV3 Design Studio with a city staff date of 4-8-13.
 - b. Shade canopies for Tenant West building shall be constructed to be consistent with the West Bldg. Solar exhibit submitted by AV3 Design Studio with a city staff date of 5-28-13. Shade canopies for Tenant West building shall have shade material has a density of 75% or greater in order to maximize the effectiveness, and shall extend the entire length of all windows along the south elevation.
 - c. The location and configuration of all site improvements shall be consistent with the site plan submitted by AV3 Design Studio with a city staff date of 5-8-13.
 - d. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by AV3 Design Studio with a city staff date of 5-8-13.
 - e. Sidewalk and patio hardscape improvements and refuse gate shall be installed to be consistent with the Hardscape exhibit submitted by AV3 Design Studio with a city staff date of 5-8-13 and the color/material board entitled "Colors and Materials hardscape" submitted by AV3 Design Studio with a city staff date of 5-8-13.
 - f. Patio hardscape material shall be installed to be consistent with material labeled H3 on the color/material board entitled "Colors and Materials hardscape" submitted by AV3 Design Studio with a city staff date of 5-8-13.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit case(s) for the subject site were:
17-UP-2012 and 61-UP-97#3.

SITE DESIGN:

Ordinance

- B. All drive aisles that are fire lanes shall have a width of 24 feet.

LANDSCAPE DESIGN:

DRB Stipulations

2. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
3. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
4. Prior to approval of final improvement plans (construction drawings), the owner shall revise the landscape plan at the southwest corner of the site so that the proposed *Pistacia lentiscus* Mastic, at maturity, does not conflict with the proposed sign location on the south building elevation.

EXTERIOR LIGHTING:

DRB Stipulations

5. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign.
6. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. Lighting shall be installed to be consistent with the manufacturer's cut sheets and photometric plan with a city staff date of 5-8-13. The proposed L8 Moda Light RGB Aqua Flex shall be installed underneath the bar only and shall not change color. The

proposed in-ground, color-changing, up-light (CE4 RGBW LED Inground UpLight) is prohibited.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

7. The owner shall show locations of bicycle racks on the plans per City of Scottsdale's requirements.
8. Bicycle rack locations shall be located to avoid conflicts with door swing of vehicles parked on Indian Plaza and shall be located and constructed in accordance with City of Scottsdale Design Standards and Policy Manual.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

9. All drive aisles that are fire lanes (the alley along the north side of the property) shall have a minimum clear width of 24 feet. Parking and other improvements shall be setback a minimum of four feet from the north property line.
10. The owner shall construct a new sidewalk along Indian Plaza frontage to minimum 8-foot-width.
11. Before any building permit is issued for the site, the owner shall submit plans and receive approval to relocate streetlights on Indian Plaza Road. The owner shall coordinate the proposed streetlight relocation with Todd Taylor, Senior Traffic Engineer, City of Scottsdale at (480) 312-7641.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- C. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.
- D. Before any building permit is issued for the site, the owner shall dedicate a minimum eight-foot wide emergency access along the north side of the property.

DRB Stipulations

12. Prior to issuance of building permits, the property owner shall obtain the necessary City permits for all private improvements that are proposed to be located in the right-of-way.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

13. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

DRAINAGE AND FLOOD CONTROL:

Ordinance

- E. This is a redevelopment project. This project will not increase the impervious area or produce additional rainfall runoff, therefore no stormwater storage facilities are required.

DRB Stipulations

- 14. With the improvement plan submittal, the owner shall submit a grading and drainage plans that demonstrates consistency with the DSPM.

ADDITIONAL ITEMS:

Ordinance

- 15. The property owner shall submit and have approved by the City a Minor Subdivision. Final plat must be approved and recorded by the City prior to issuance of building permits.
- 16. The property owner must receive City Council approval to terminate the existing Development Agreement (2002-010-COS) prior to approval of final improvement plans (construction drawings).



55 DR 2012

DATE: 12/4/12

Axis Radius
7340 Indian Plaza

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
exist

- 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- 5. PROVIDE A KNOX ACCESS SYSTEM:
 - A. KNOX BOX
 - B. PADLOCK
 - C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- 6. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- 7. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- 8. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- 9. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- 10. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- 11. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF exist AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- 12. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
- 15. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.



development review narrative

7340/7320 Indian Plaza remodel and expansion

Case # 55-DR-2012 . #12008

revised: 2013-05-06

The purpose of this request is to obtain Design Review Board approval of the front patio additions to Axis 7340 Indian Plaza.

Tenant East:

Axis currently operates as a bar with live entertainment. Under the new scheme Axis will expand with an enlarged dining patio, new front entry vestibule and improved kitchen/food selection. Its mezzanine level will no longer be open to the public and will become back-of-house storage office. Two newly configured bars are located one inside the existing building against the north wall, and one outside in the patio area. The new dining patio now will have a stronger urban presence on the street extending all the way to the sidewalk, right at the 16' setback behind the Indian Plaza curb. The patio will include ambient music. The design intent is to provide a lively downtown dining experience where patrons can engage with friends, tourists and that are walking/bar-hopping in the area.

A new entrance vestibule provides a place to check in for reservations as well as an iconic welcome into the establishment. Its contemporary rustic feel presents casual comfort with a degree of sophistication for patrons. The patio is framed at the west with a 10' tall green landscape wall and linear fire place feature. The new bar with generous patio shade structure along with new landscape provides respite from the sun and adds visual interest with its wood and steel design.

Tenant West:

Tenant West is currently operated as a nightclub with live entertainment. Under the new scheme Tenant West will be converted from a nightclub to a live band theater and venue. It will operate Monday through Sunday from 5pm till 2am. Improvements will include the addition of an expanded first and second floor bar that will be extended to the building setback line. The addition will also include a new stage, bathrooms, storage and box office. The intention is to provide activity at the sidewalk frontage.

interior remodel:

Both businesses have been in operation for many years and as their current aesthetic is reaching the end of its useful life, new interior finishes and equipment are needed in order to continue to attract to downtown Scottsdale the quality of patrons that frequent world class destinations.

F. The architectural character of the proposed structure shall be in harmony with, and compatible to, those structures in the neighboring environment, and the architectural character adopted for any given area, avoiding excessive variety or monotonous repetition.

The improvements to the exterior façade will clean up the dated appearance of the buildings. The design and character of the buildings is consistent with the updated and revised look of the buildings. Similar to the Majerleys, El Hefe and future Scottsdale Retail Plaza block, Tenant East and West will be fronted onto the sidewalk with a new entrance and patio which engage with the pedestrian sidewalk areas. The goal of this remodel is continue the pedestrian orientation of the neighborhood, meanwhile allowing Axis to be distinct and fresh. In doing so, this façade remodel will allow for a more vibrant and diverse pedestrian experience which is enjoyable for both residents and tourists who visit the entertainment district.

G. All mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All existing and proposed mechanical will be screened from view and integral to the building design.

H. The architectural character of a development shall take cognizance of the unique climatologically and other environmental factors of this region and promote an indigenous architectural feeling.

The remodel of the building will transform the formerly grey and dull building utilizing both warm desert colors and materials which have been used to transform the building from dull to a more cheerful and desert palate of colors. Warm whites, rusted metal and stained wood all help to convey the modern spirit of the southwest.

I. Within the environmentally sensitive land (ESL) district, the site planning, landscaping, and all buildings and structures, except single family detached homes, shall be designed and reviewed in accordance with the recommendations and guidelines in the environmentally sensitive lands ordinance.

ESL district guidelines do not apply to this downtown project.

J. Within the H-P district, special cognizance shall be taken of any unique or characteristic architectural features, including, but not limited to, building height, size, shape, color, texture, setback or architectural detail.

This development proposal is not within an H-L district.

K. Within the downtown district, building designs shall reflect the urban character and pedestrian orientation of the area.

The main purpose of this development proposal within downtown is to transform the distant setbacks and lack of pedestrian sidewalk frontage into a sidewalk fronting patios and entrances which will further energize and encourage pedestrians within the district. Wider sidewalks with trees in combination with new shade canopies at the entry will provide the added comfort for the pedestrian. Having the buildings and patios expanded towards the setback line will continue the downtown storefront character found throughout old town.

L. Within the downtown district, building designs shall reflect traditional or southwestern design vernaculars, break the overall massing into smaller elements, express small scale detailing, and recess fenestrations.

The redevelopment proposal includes varying massing components and has varying small scale elements in both its massing and details at the street to add interest and variety for the pedestrian. Axis will have a new entry façade, patio shade structure and fireplace wall which will frame the exterior patio at the street.

M. Within the downtown district, the Board shall review projects for conformance with specific design guidelines embodied in administrative regulations, as authorized by the Zoning Administrator.

The redevelopment proposal meets all of the design guidelines for downtown. The project builds upon existing pre-dominate development character set by the W hotel, Majerleys, El Hefe and Scottsdale Retail Plaza and the Beach Club. The proposed façade and sidewalk improvements utilize both the building and landscape to define the street frontage. The expanded patio for Tenant East and revised frontage for Tenant West will create the desirable pedestrian and courtyard passages that are desired within the city urban core. Parking is minimized at the street frontage, meanwhile an abundant set of bicycle parking is provided along the street frontage. The redevelopment meets the desired goals for providing a fine grained development character by having a variety of massing elements, entries, patio frontages within less than 100' length of the project. This design achieves both the variety and human scale design goals within the downtown district. The architecture provides a vibrant use of desert colors and a continuation of the palate of warm white accents and warm metal and wood accent colors and textures found throughout the downtown district.

2. Conformance to Scottsdale general and downtown plans:

The proposed addition is consistent with the Character and Design Chapter of the Scottsdale General Plan both in Character and Quality: both patio additions extend to the street front in a strong urban design gesture that is becoming the character of the district, yet at the same time each establishment is approaching the expansion with its own design aesthetic, contributing to the richness and diversity of the district. Axis appeals to the southwestern roots of our city of casual comfort with the refined sophistication expected of this caliber bar-restaurant.

The proposed addition contributes to the Character and Design of the Scottsdale Downtown Plan in the Urban Design approach to the additions: the new patios spaces are right at the street front of the project, contributing activity and engaging the pedestrians in the district. Indian Plaza is becoming a very active, pedestrian based district with the W Hotel, Scottsdale Beach Club, Munchbar, El Hefe, and other destinations attracting patrons to the district. The key to successful urban design of these types of entertainment district is to have a cohesive approach to the treatment of how the businesses address the patrons and provide enough variety within that cohesive approach that invites the patrons to stay extended periods of time and enjoy their stay through a rich pedestrian experience. By extending the patio and entrances to the sidewalk, this project positively engages the pedestrians to participate in the activities of each establishment whether they are visiting those establishments or just enjoying a walk in the district. The current patio additions provide the direct connection between people and places that create successful urban street setting.

The addition of shade trees and outdoor covered areas allow for the activity to take place throughout the day and all seasons.

project data:

Tenant East First Level	4,700	Sf
Tenant East Second Level	1,399	Sf
Tenant East Gross floor area	6,099	Sf
Tenant West First Level	7,916	Sf
Tenant West Second Level	5,382	Sf
Tenant West Gross floor area	13,298	Sf
Tenant East Gross floor area	6,099	Sf
Tenant West Gross floor area	13,298	Sf
Gross floor area	19,397	Sf

Exterior Patio Area

Tenant East exterior patio	2,990	Sf
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Lot Coverage

19,397 Sf / 21,842 Sf	0.89 %
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Parking Required

Tenant East (6,099Sf/120) "BAR/RESTAURANT"	50.82	Spaces
Tenant East Exterior Patio (2,990 Sf -200)/200 "BAR/RESTAURANT"	13.95	Spaces
Tenant West (13,298 Sf/80) "Bar/Live Entertainment"	166.22	Spaces
Total Required:	231	Spaces

Parking Provided

On Site Parking	12	Spaces
P3 Parking Credits	144	Spaces
Bicycle Parking credits (44-23/8)	3	Spaces
In-Lieu Parking Credits	72	Spaces
Total Provided:	231	Spaces

Bicycle Provided

Required: (231 parking spaces / 10)	23	Spaces
Provided:	44	Spaces



Axis Radius

55-DR-2012

ATTACHMENT #2



FOR: EVENING ENTERTAINMENT GROUP
7340/7320
 INDIAN PLAZA REMODEL
 SCOTTSDALE, ARIZONA

PREVIOUS APPROVALS:

USE PERMITS:
 60-UP-97 9 POOL HALL AND 61-UP-97
 (LIVE ENTERTAINMENT) WERE APPROVED BY
 CITY COUNCIL ON MAY 19, 1998 WITH
 CONDITIONS AND STIPULATIONS.

DEVELOPMENT REVIEW BOARD:
 CASE# 108-DR-96 NO2 WAS
 APPROVED MARCH 5, 1998 WITH
 CONDITIONS AND STIPULATIONS.

CITY OF SCOTTSDALE STAFF APPROVAL:
 STAFF APPROVAL #250-SA-2005 WAS
 APPROVED JULY 12, 2005 WITH
 CONDITIONS AND STIPULATIONS

W HOTEL

D/OR-2 PBD DO

C2/P2/DO

C2/P2/DO

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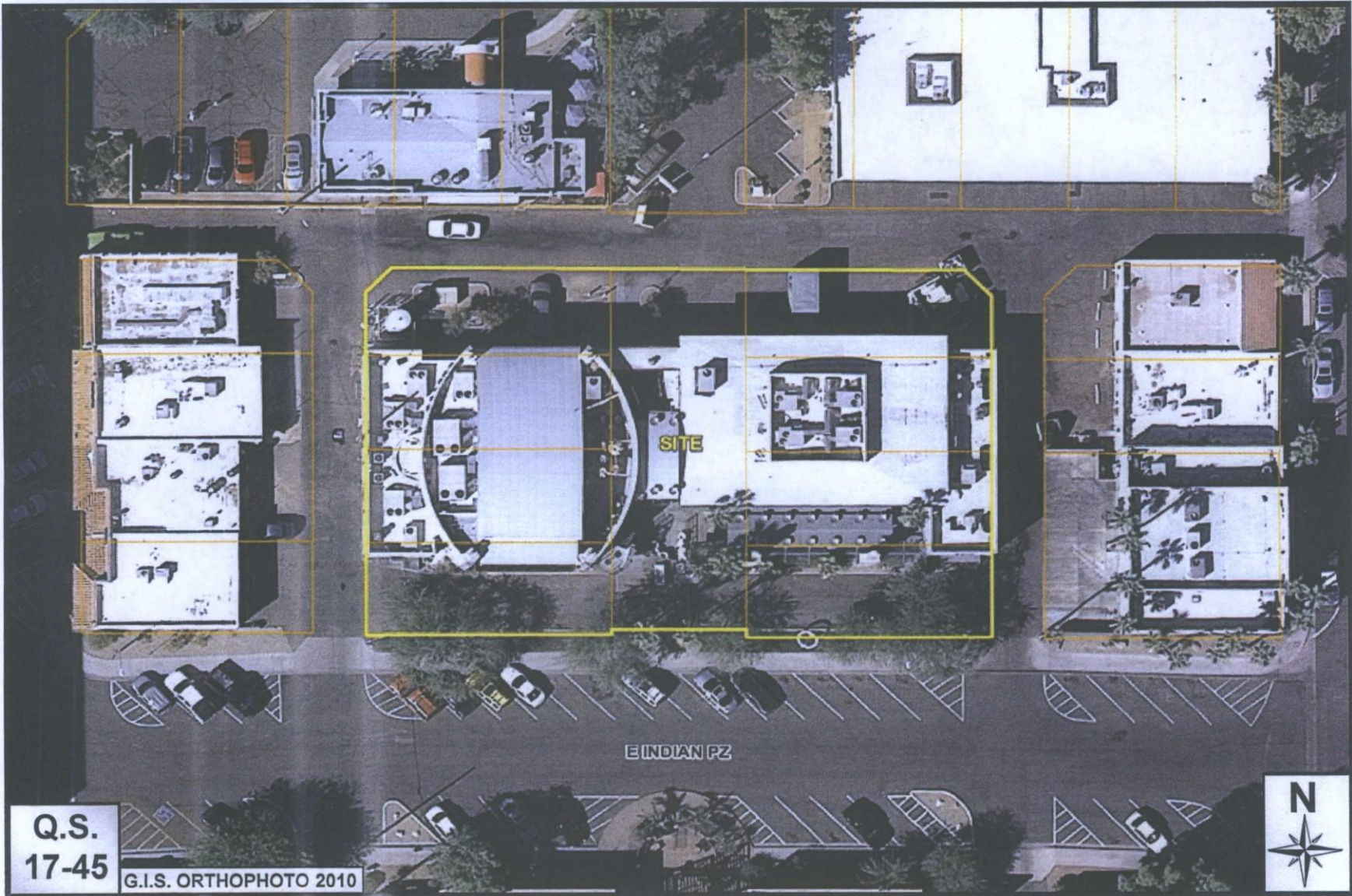
DEVELOPMENT REVIEW
 CONTEXT AERIAL MAP
 v.1A

Project # 12908
 2012.11.09

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Q.S.
17-45

G.I.S. ORTHOPHOTO 2010

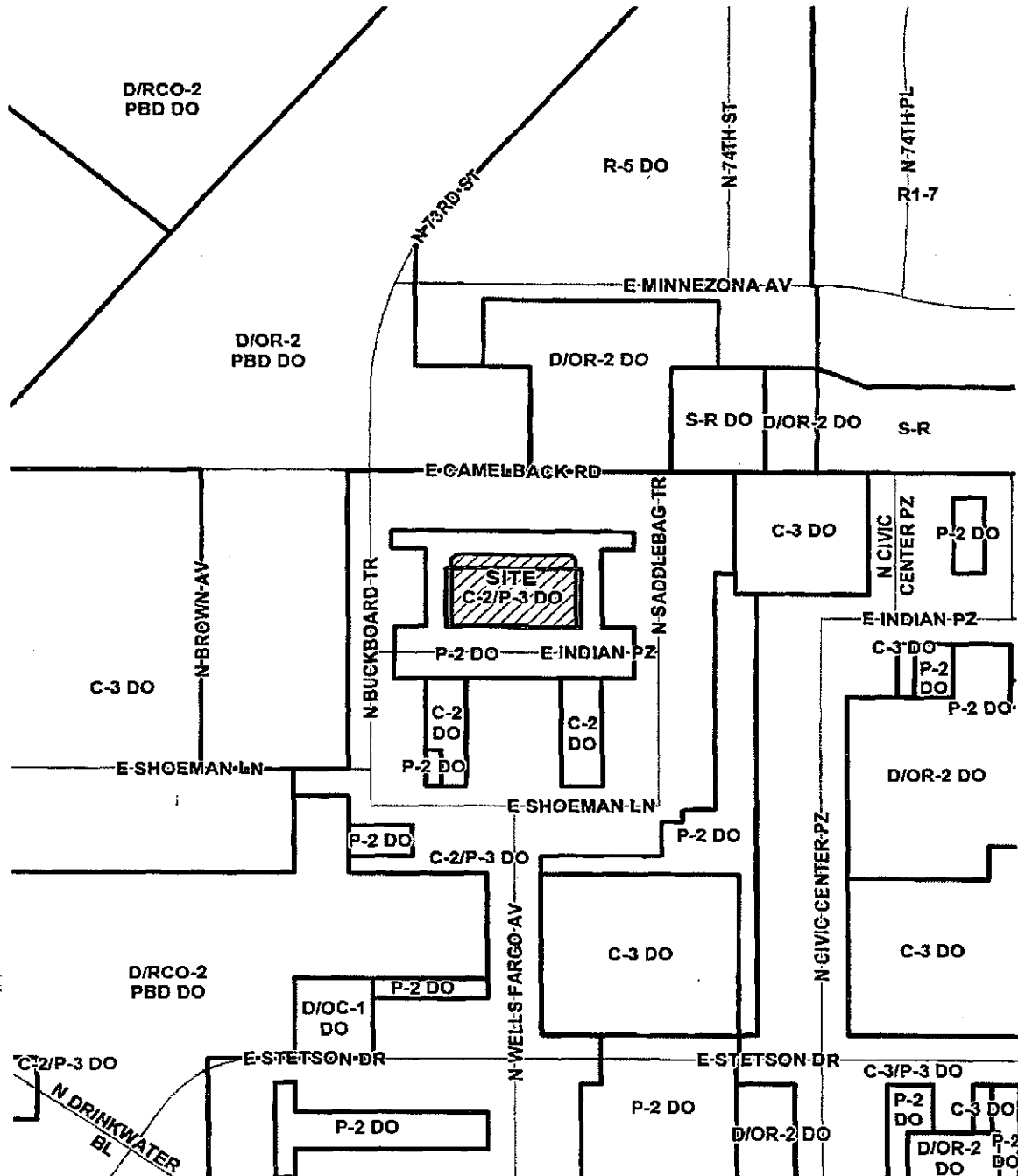


Axis Radius

55-DR-2012

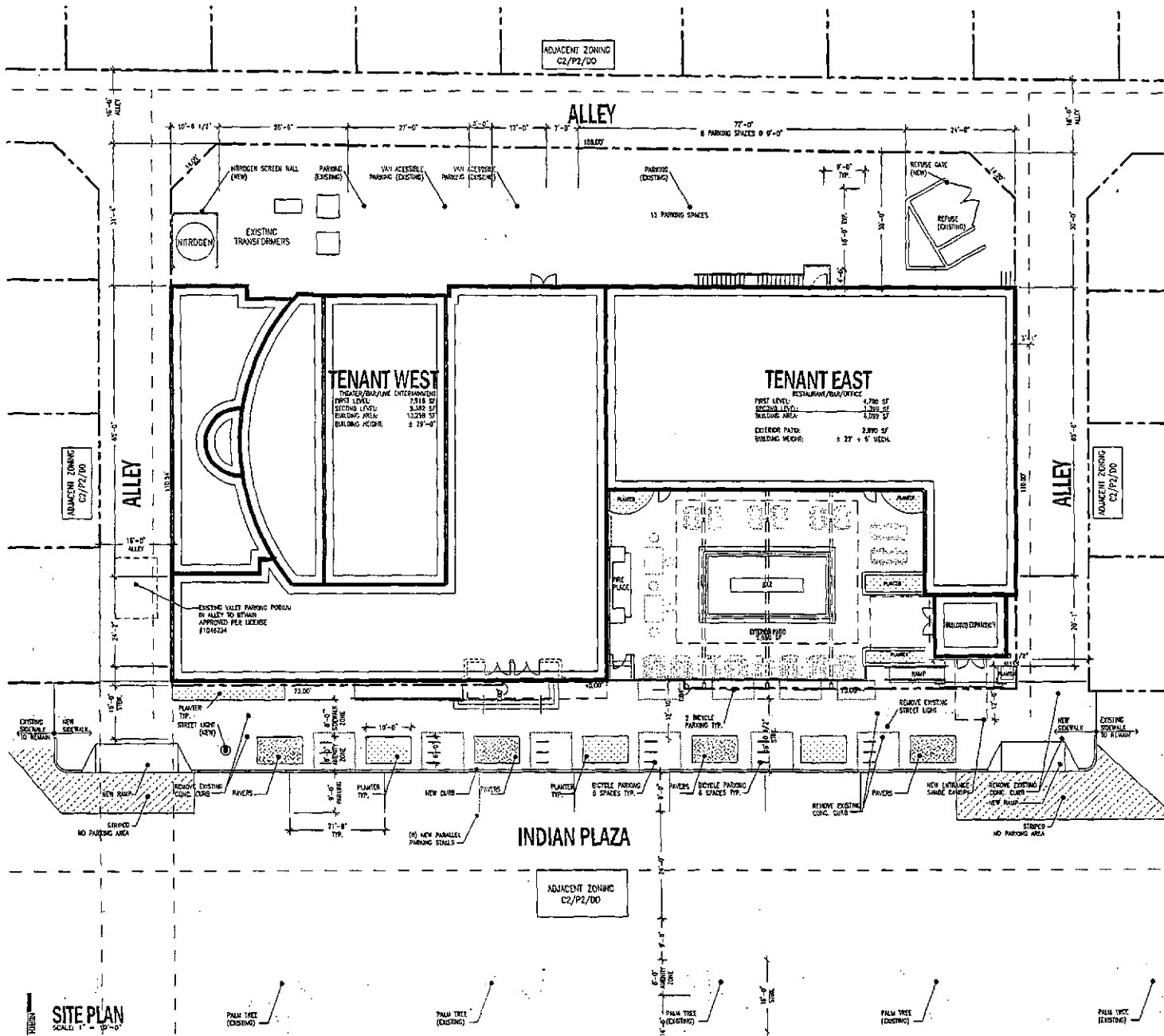
ATTACHMENT #2A

Zoning Map



55-DR-2012

ATTACHMENT #3



PROJECT DATA

OWNER: EVENING ENTERTAINMENT GROUP
 7340 INDIAN PLAZA
 SCOTTSDALE, ARIZONA

DATE: 5-17-12
 APR: 173-41-154 TO 157; 173-41-170 TO 173 AND 173-41-2119
 OCCUPANCY TYPE: A-2 (RESTAURANT/BAR/OFFICE) & A-1 (ENTERTAINMENT)

BUILDING HEIGHT: 36 FT
 ALLEYS: TENANT EAST 20 FT
 TENANT WEST 20 FT

SITE AREA:
 GROSS: 875,405 SF = 0.201 ACRES
 NET: 271,842 SF = 0.061 ACRES

BUILDING AREAS:
 TENANT EAST FIRST LEVEL: 4,700 SF
 TENANT EAST SECOND LEVEL: 1,300 SF
 TENANT EAST GROSS FLOOR AREA: 6,000 SF
 TENANT WEST FIRST LEVEL: 7,010 SF
 TENANT WEST SECOND LEVEL: 14,300 SF
 TENANT WEST GROSS FLOOR AREA: 21,310 SF
 TENANT EAST GROSS FLOOR AREA: 6,000 SF
 TENANT WEST GROSS FLOOR AREA: 21,310 SF
 GROSS FLOOR AREA: 27,310 SF

LOT COVERAGE: 0.09 X
 10,297 SF / 21,842 SF

EXTERIOR PATIO AREA:
 TENANT EAST EXTERIOR PATIO: 2,890 SF

PARKING PROVIDED:
 TENANT EAST INTERIOR (10,000 SF / 100): 50-87 SPACES
 TENANT EAST EXTERIOR (10,000 SF / 100): 50-87 SPACES
 TENANT WEST INTERIOR (14,300 SF / 100): 143 SPACES
 TOTAL PROVIDED: 231 SPACES

PARKING PROVIDED:
 ON SITE: 12 SPACES
 93 PARKING CREDITS: 144 SPACES
 BICYCLE PARKING CREDITS (44-21/3): 3 SPACES
 TOTAL PROVIDED: 159 SPACES

BICYCLE PARKING:
 REQUIRED: (231 PARKING SPACES / 110) = 2.1 SPACES
 PROVIDED: 44 SPACES

FOR:
7340/7320
 ROMAN PLAZA
 REMODEL AND EXPANSION
 SCOTTSDALE, ARIZONA

ZONING HISTORY

USE: RESTAURANT/ENTERTAINMENT
 55-DR-12 (PUB. HALL) AND 81-DR-12 (PUB. ENTERTAINMENT) USE
 APPROVED BY CITY COUNCIL ON MAY 18, 1988

DEVELOPMENT REVIEW BOARD:
 55-DR-12 502 WAS APPROVED MARCH 5, 1998 WITH CONDITIONS AND
 SPECIFICATIONS

CITY OF SCOTTSDALE PLAT APPROVAL:
 55-DR-12 502 WAS APPROVED ON JULY 12, 2005
 WITH CONDITIONS AND SPECIFICATIONS

DIRECTORY

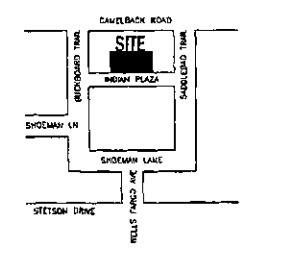
OWNER:
 E. W. & S. W. LLC
 7340 INDIAN PLAZA
 SCOTTSDALE, AZ 85251
 ATTN: LES CORNELL

ARCHITECT:
 AV3 DESIGN STUDIO
 PO BOX 15702
 PHOENIX, AZ 85011
 ATTN: ARIE VELA
 P. 602-328-3387
 E. ARIE@AV3DESIGNSTUDIO.COM

LEGAL DESCRIPTION

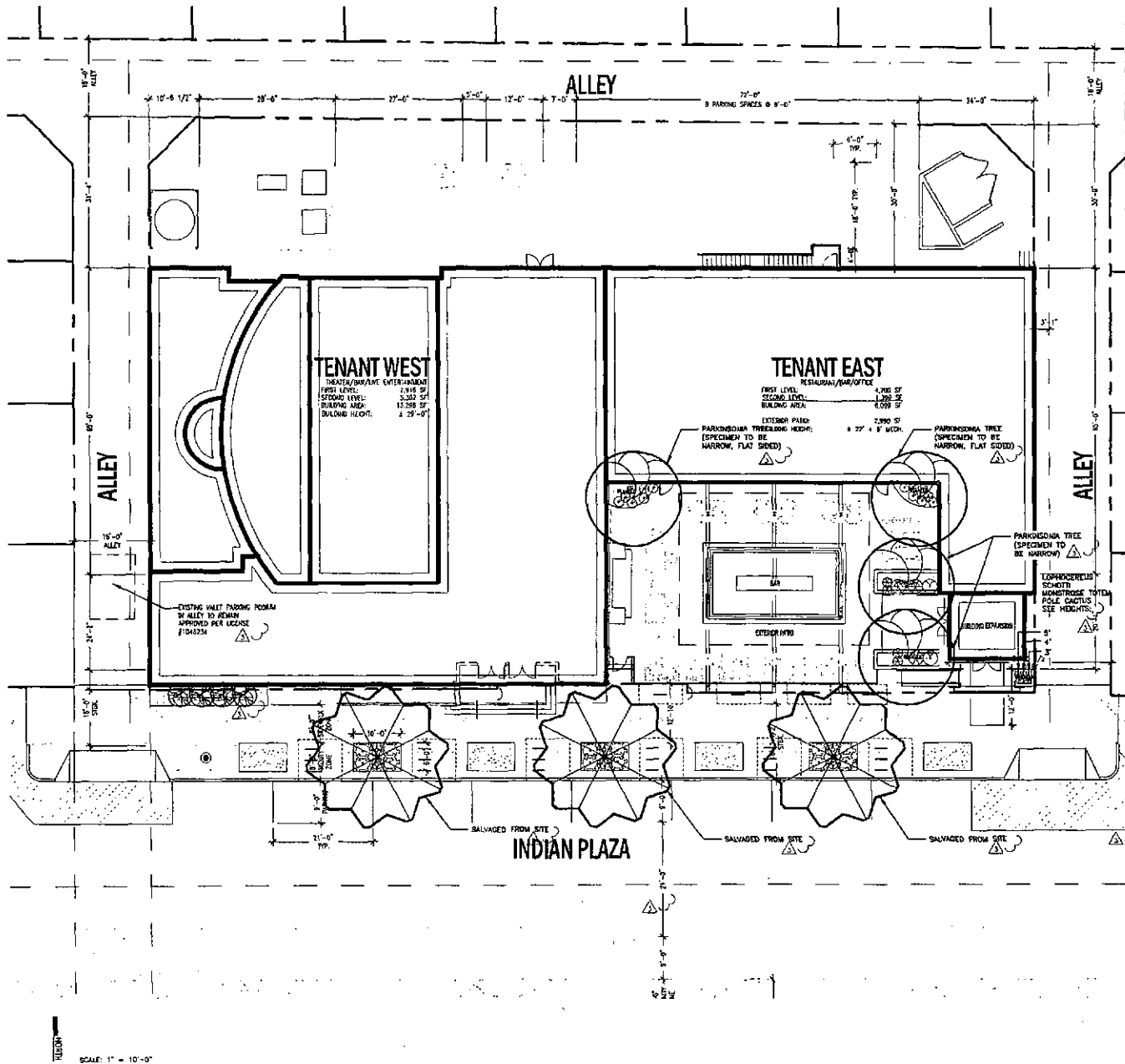
LOTS 38, 39, 40, 41, 44, 45, 50 AND 51, CAMERON PARK PLAZA AND
 THE NORTH 1/4 PART OF TRACT 70, CAMERON PARK PLAZA, AS
 SHOWN ALONG THE WEST LINE THEREOF ACCORDING TO PLAT OF RECORD
 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 18 OF
 MAPS, PAGE 13, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



Development Review
 Site Plan
 PROJECT # 12008
 2ND REVIEW 2012.04.05
 3RD REVIEW 2012.05.08

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 602.328.3387

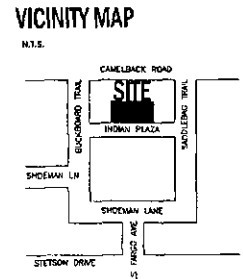


LANDSCAPE LEGEND					
SYMB	Botanical Name Common Name	SIZE	HEIGHT	WIDTH	QUANTITY
⊙	<i>Olivea exoniensis</i> "Queen Hill" Savvy Hill Olive Tree	24" BOX	8.0	5.5	1.5
⊙	<i>Pithecellobium lanceolatum</i> Mastic	24" BOX	8.0	4.0	1.50
⊙	<i>Parthenocissus a</i> "Desert Attraction" "Desert Museum" Palo Verde <i>Psephenia subulata</i> Velvet Mesquite	38" BOX	10.0	8.0	2.5
		SALVAGED FROM SITE			3

SYMB	Botanical Name Common Name	SIZE	QTY	SYMB	Botanical Name Common Name	SIZE	QTY
⊙	<i>Aloe daniellii</i> Dove's Aloe	10	2	⊙	<i>Lophoceros andrzejewskii</i> Savanna	5	1
⊙	<i>Aloe arborescens</i> Spirited Aloe	10	13	⊙	<i>Ischemia polycarpa</i> Ischemia	5	1
⊙	<i>Aloe arborescens</i> Spirited Aloe	10	8	⊙	<i>Muhlenbergia capillaris</i> Royal Mist Tree	50	11
⊙	<i>Bougainvillea</i> Bougainvillea	50	3	⊙	<i>Portulacastrum macrocarpum</i> Lady's Slipper	50	2
⊙	<i>Rhus microphylla</i> Desert Japanese Laurelwood	50	8	⊙	<i>Portulacastrum alyx</i> Portulacastrum	10	4
⊙	<i>Yucca filifera</i> "Coral Strand" Coral Strand Yucca	10	12	⊙	<i>Portulacastrum alyx</i> Portulacastrum	10	18

DECOMPOSED GRANITE "SADDLEBAG BROWN" (TO MATCH W-HOTEL, BEACH CLUB SITE)

- GENERAL NOTES:**
- ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (COS) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
 - THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
 - APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
 - A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHT-OF-WAY AND IN EASEMENTS. NOTICE OF INSPECTION SERVICES 24 HOURS PRIOR TO STARTING OF CONSTRUCTION (TELEPHONE 480-391-5750).
 - WHENEVER EXCAVATION IS TO BE DONE, CALL THE "UTLIE STAKE CENTER," (602) 243-1100, TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS DETERMINED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
 - ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHT-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSE. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY UPON RECEIPT OF PAYMENT OF A BASE FEE PLUS A FEE FOR INSPECTION SERVICES TO BE PROVIDED BY THE CITY. COPIES OF ALL PERMITS SHALL BE RETAINED ON-SITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
 - ALL EXCAVATION AND GRADING WHICH IS NOT IN THE PUBLIC RIGHT-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 20, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT OF THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
 - NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL.
 - ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
 - ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
 - ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.



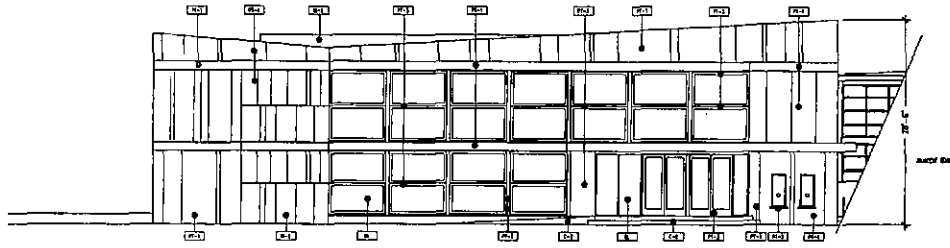
FOR
EVING ENTERTAINMENT GROUP
7340/7320
INDIAN PLAZA
REMODEL AND EXPANSION
SCOTTSDALE, ARIZONA

Development Review
Landscape Plan
PROJECT # 12008
2012.11.29
2ND REVIEW 2013.04.05
3RD REVIEW 2013.05.09

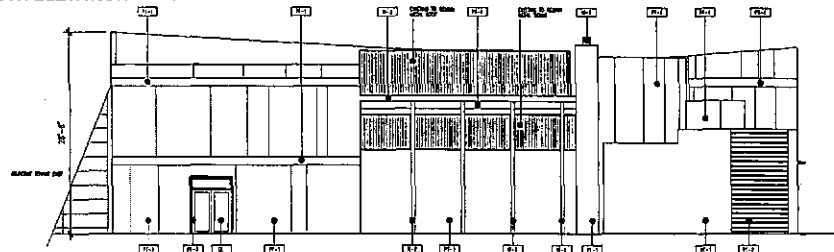
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ATTACHMENT #5

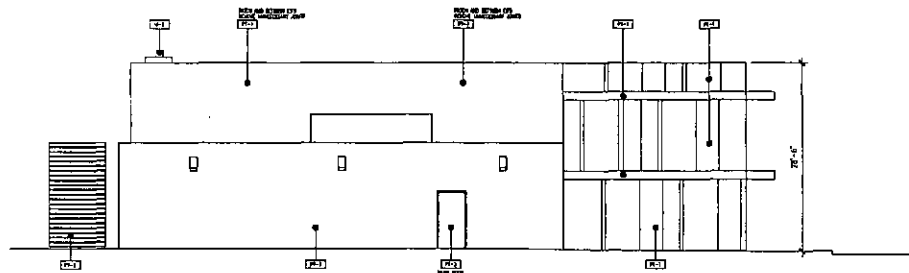
55-DR-2012
5/8/13



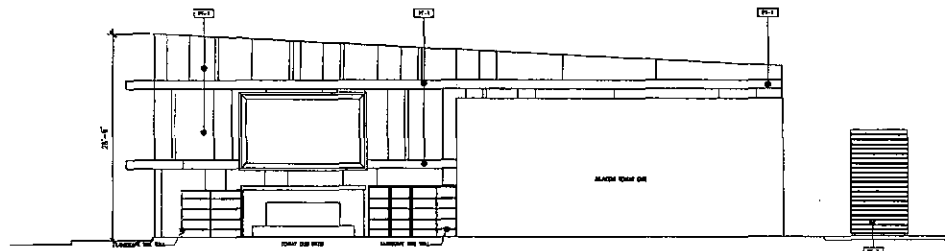
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



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



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



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

FOR:
 EVERING ENTERTAINMENT GROUP
7340/7320
 ROMAN PLAZA
 REMODEL AND EXPANSION
 SCOTTSDALE, ARIZONA

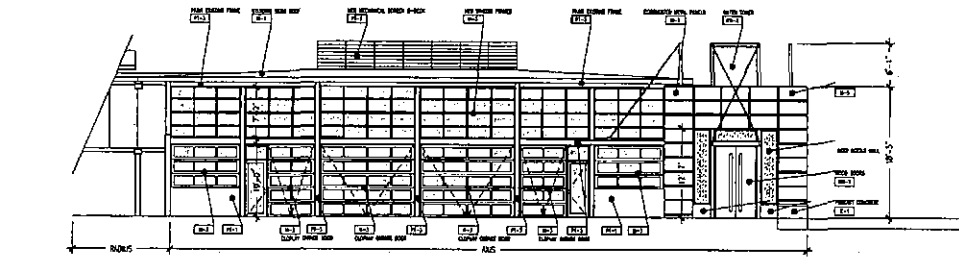
Development Review
 Tenant West
 Elevations

PROJECT # 12006
 2012.11.28
 END REVIEW 2013.04.02
 SET REVIEW 2013.05.08

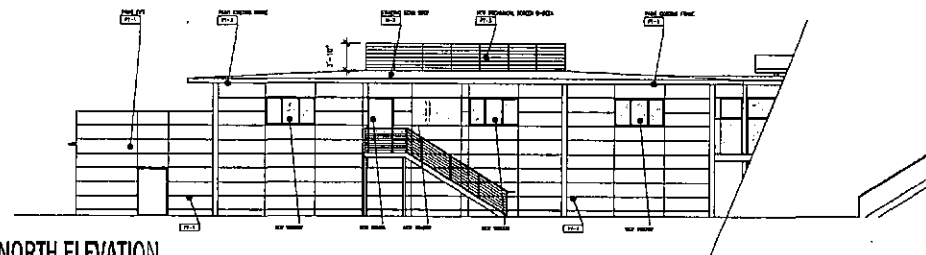
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55-DR-2012
 5/8/13

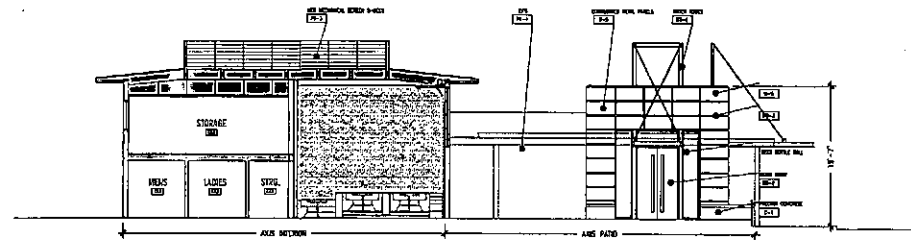
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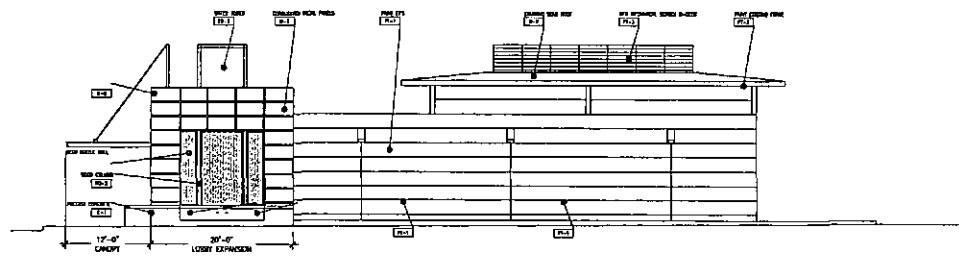
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



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



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



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

FOR:
EVENING ENTERTAINMENT GROUP
7340/7320
INDIAN PLAZA
REMODEL AND EXPANSION
SCOTTSDALE, ARIZONA

Development Review
Tenant East
Elevations
PROJECT # 13296
2012.11.28
2ND REVIEW 2013.04.23
3RD REVIEW 2013.05.08

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55-DR-2012
5/8/13

FOR: EVENING ENTERTAINMENT GROUP

7340/7320

INDIAN PLAZA - REMODEL
SCOTTSDALE, ARIZONA



DEVELOPMENT REVIEW
TENANT WEST PERSPECTIVE
v.1E

Project # 12098
2013.05.09

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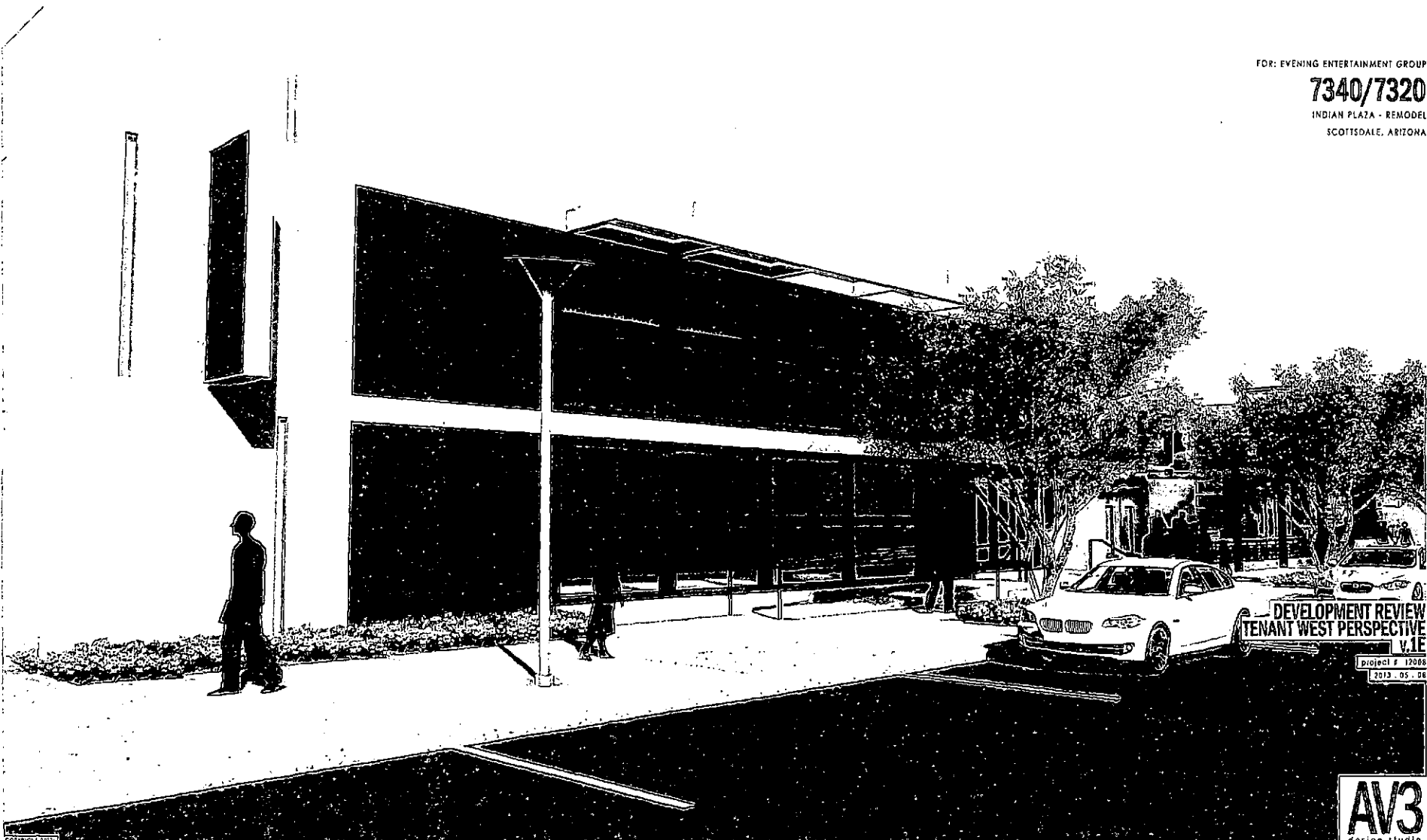
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p. 402.324.5387 w. av3designstudio.com

55-DR-2012
5/10/13

FOR: EVENING ENTERTAINMENT GROUP

7340/7320

INDIAN PLAZA - REMODEL
SCOTTSDALE, ARIZONA



DEVELOPMENT REVIEW
TENANT WEST PERSPECTIVE
V.1E

Project # 12008
2013.05.06



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55-DR-2012
5/8/13



FOR: EVENING ENTERTAINMENT GROUP

7340/7320

INDIAN PLAZA - REMODEL
SCOTTSDALE, ARIZONA

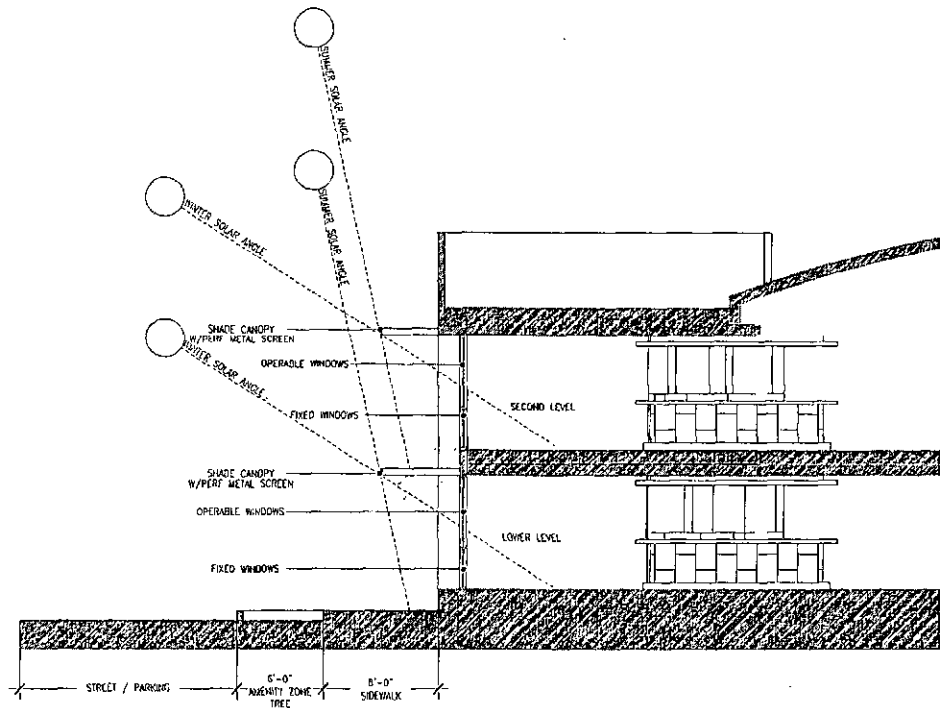
**DEVELOPMENT REVIEW
PERSPECTIVE DRAWING #1
v.1A**

Project # 12008
2012 . 11 . 26

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**55-DR-2012
4/8/2013**

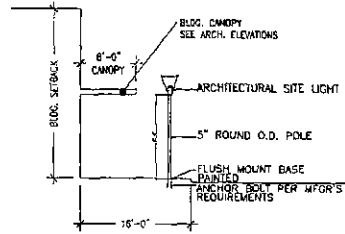


WEST BLDG / SIDEWALK SECTION
 SCALE: 1/4" = 1'-0"

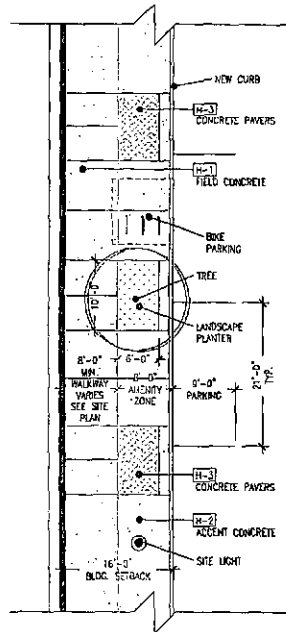
ATTACHMENT #7

Development Review
 West Bldg. Solar exhibit
 PROJECT # 12007
 SUP FILE# 2013 05 05

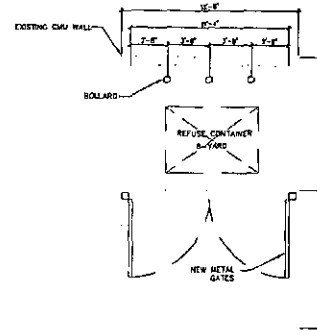




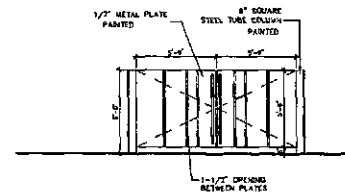
TYP. SIDEWALK HARDSCAPE SECTION
 SCALE: 1/8" = 1'-0"



TYP. SIDEWALK HARDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



REFUSE GATE PLAN
 SCALE: 1/4" = 1'-0"



REFUSE GATE ELEVATION
 SCALE: 1/4" = 1'-0"

ATTACHMENT #8

Development Review
 Hardscape exhibit

PROJECT # 12008
 2012.11.28
 2ND REVIEW 2013.04.03
 3RD REVIEW 2013.05.06

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PROJECT TRACKING SHEET

STAFF CONTACTS					
CURRENT PLANNING	DESIGN CONSULTANT	ENGINEERING	FIRE	LONG RANGE PLANNING	STORM WATER
Kim & Greg	Steve V.	Jeri Pulkinen	D. Groves		Don Gerkin

PROJECT NAME: **AXIS/RADIUS REMODEL AND EXPANSION**
 Coordinator: **Kim Chafin, AICP**

All comments **MUST** include the Ordinance, Policy, or DS&PM Section Numbers; please initial and date at the end of each of your comments.

Tracking sheet boiler comments that are not applicable shall be struck out to indicate the reviewer has considered those particular comments; please do not delete comments from the Tracking Sheet in case if they become relevant in the resubmittal.

DRAINAGE COMMENTS / DRAIN:

Administrative Review:

- 1st Review completed by dg on 12/21/2012.
- 2nd Review completed by ?????? on ??/??/??.
- 3rd Review completed by ?????? on ??/??/??.

- READY FOR SUBSTANTIVE REVIEW? NO YES
- READY FOR SUBSTANTIVE REVIEW? NO YES
- READY FOR SUBSTANTIVE REVIEW? NO YES

Application Deficiencies:

- A.
- B.
- C.

Substantive Review:

- 1st Review completed by DG on 12/21/2012.
- 2nd Review completed by ?????? on ??/??/??.
- 3rd Review completed by ?????? on ??/??/??.

- READY TO BE DETERMINED? NO YES
- READY TO BE DETERMINED? NO YES
- READY TO BE DETERMINED? NO YES

All comments **MUST** include the Ordinance, Policy, or DS&PM Section Numbers; please initial and date at the end of each of your comments.

Ordinance Issues:

- 1. This is a redevelopment project. The current impervious area for the site will not increase and therefore this project will not have to store any stormwater runoff.

Policy and Design Related Issues:

- 2.

Technical Corrections to be resolved prior the final plans submittal:

- 3.

WATER & SEWER COMMENTS:

PROJECT TRACKING SHEET

Case DIRT Comments from 4/11/13 & 12/13/12 meeting (Plan Date: 4/8/13 & 11/26/12)

- Need to address parcel/title ownership issues.
- ADA parking spaces need to be per COS DS&PM
- Need to coordinate streetlight location and possible relocation with COS traffic maintenance group (Jeremy Dye).
- Need to provide 8 foot clear sidewalk width.
- Show bike parking.
- Need to provide plan for valet if it is to be used, should not block alleys or street.

- Review proposed parallel parking spaces along Indian Plaza.
- ADA parking is in rear alley. Is there direct access into the building from these parking spaces?

Ordinance Issues:

7. ~~It appears that an alley runs through the middle of the site. This would need to be abandoned.~~

Policy and Design Related Issues:

8. Improve the sidewalk along the Indian Plaza frontage to min. 8 foot width.
 - a. Proposed sidewalk is 10' and narrows to 8' clear next to proposed tree wells. – Kim 12-12-12. Per Phil's response email of 12-20-12, this is acceptable – **ADDRESSED** – Kim 12-21-12
9. If they plan to use valet service (which they do currently), **they need to identify a location on their site for this activity.** Using City right-of-way, alleys, public parking is not encouraged/supported and is only a last resort when there are no other alternatives. **OK per Walt; applicant uses side and rear alleys, not Indian Plaza. Provide a plan that identifies proposed valet operation station locations for the site buildings with DRB submittal.**
- 10.

Technical Corrections to be resolved prior the final plans submittal:

11. ~~Provide more detail regarding the proposed planters that extend into the Indian Plaza parking spaces. **These have been removed.**~~
12. Why is the streetlight near the southeast corner of the site being removed/relocated? **Coordinate relocation with Todd Taylor in Transportation.**
13. Appears that a lot tie is in order.
14. **Identify existing alley right-of-way widths on the site plan.**
15. **Use less striping than shown on site plan for no parking areas in front of alley driveways.**

FIRE COMMENTS:

Administrative Review:

1st Review completed by DG on 12/4/12.

2nd Review completed by ????? on ??/??/??.

3rd Review completed by ????? on ??/??/??.

READY FOR SUBSTANTIVE REVIEW? NO YES

READY FOR SUBSTANTIVE REVIEW? NO YES

READY FOR SUBSTANTIVE REVIEW? NO YES

Application Deficiencies:

J.
K.
L.

PROJECT TRACKING SHEET

CURRENT PLANNING REVIEW COMMENTS:

Administrative Review:

1st Review completed by ?????? on ??/??/??.

READY FOR SUBSTANTIVE REVIEW? NO YES

2nd Review completed by ?????? on ??/??/??.

READY FOR SUBSTANTIVE REVIEW? NO YES

3rd Review completed by ?????? on ??/??/??.

READY FOR SUBSTANTIVE REVIEW? NO YES

Application Deficiencies:

P.

Q.

R.

Substantive Review:

1st Review completed by Kim & Greg on 12/11/12.

READY TO BE DETERMINED? NO YES

Kim this comment is for you: Please have the applicant to clarify if the earlier submittal for Axis is being withdrawn. If this submittal focuses on Radius, then we should have a new case number. Steve V. 05/14/13

2nd Review completed by ?????? on ??/??/??.

READY TO BE// DETERMINED? NO YES

3rd Review completed by ?????? on ??/??/??.

READY TO BE DETERMINED? NO YES

All comments ***MUST*** include the Ordinance, Policy, or DS&PM Section Numbers; please initial and date at the end of each of your comments.

Legal / Application Submittal Requirements:

Include in this area all other items that are missing from the application, please verify against the Submittal Checklist.

22. Please submit a revised Project Application form with the signature of the property owner(s).
23. Please include a signed Affidavit of Authority to Act for Property Owner with the next submittal. (Sec. 1.304.) — Kim 12-11-12 **ADDRESSED – Kim 4-15-13**
24. (If the application is for property that is not owned by the applicant, a signed petition must be submitted with signatures and addresses of the property owners who own at least seventy-five (75) percent of the area included in the application (see Sec. 1.304.)
25. Please provide a revised Commitment for Title Insurance demonstrates compliance with the City's "Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department" checklist with the next submittal. Need to include assessed value of property (aka policy amount) — Kim 12-11-12 **ADDRESSED – Kim 4-15-13**
26. (Remind applicant on 207 for all GP, ZN & CUP).
27. (Review Title Report to verify ownership against the AZ Corporate Commission's data, check the 30-day requirements and that the proposed insured as COS especially for the AB cases.)
28. Applicant needs to submit a UP application for bar use. The bar was established prior to the requirement for UP's for bars so it is grandfathered; however, the building and patio are being expanded, thereby necessitating a Bar UP. — Kim 12-11-12 See 17-UP-2012 which was resubmitted on 4-8-13 – **ADDRESSED - Kim 4-15-13**
29. Applicant needs to submit a UP application to amend the existing Live Entertainment UP (currently operating under 61-UP-97#2). — Kim 12-11-12 See 61-UP-97#3 submitted on 4-8-13 – **Kim 4-15-13**
30. Applicant needs to submit an Extension of Premises for the LL – **Kim 12-11-12.**
31. Applicant needs to submit PP application for a replat, because it appears they need to eliminate Tract C, which runs through the middle of the property (north to south) and they need to consolidate all the parcels into a single parcel. – **Kim 12-11-12**

PROJECT TRACKING SHEET

Entertainment UP (61-UP-97#2) to provide sufficient parking. Required parking was 376 spaces and is satisfied by 144 parking credits and 310 off-site, valet parking spaces. The parking agreement applies to the provision of off-site parking spaces. – Kim 12-11-12.

- a. DA 2002-010-COS notes parking calcs are as follows:
 - i. P2 credits = 13
 - ii. P-3 credits = 144
 - iii. On site spaces = 7
 - iv. Valet spaces = 310
 - v. Total 474
- b. DA requires annual certification of provision of parking. Proprietor/owner is to provide info to City. If not provided on or before anniversary date, City may give 30-day notice of failure to comply with DA, and if continues to fail to comply, City may revoke any UP's on the property.
- c. DA may be amended or canceled only with mutual written consent of parties to the Agreement.

40. Development Agreement (Docket No. 99-38584). Owner agreed not to use more than 249,177 gallons of water per year.

41.

Site-Visit Finding and Analysis:

What will happen to 5 existing mesquite trees & 2 palms located between sidewalk and private drive aisle? – Kim 12-11-12 Keeping 3 mesquites; ok by Steve; ADDRESSED – Kim 4-30-13

What will happen to existing art piece located between sidewalk and private drive aisle? – Kim 12-11-12

Existing sidewalk is 5' wide. Area between sidewalk and private drive aisle is 6'9" wide and has a grade change of approx. 2 feet. – Kim 12-11-12

Make sure the 2 existing standpipes are taken into consideration (currently located between sidewalk and private drive aisle). – Kim 12-11-12 4-8-13 response letter indicates they will be mounted on the side of the building on the Axis side, and Radius side will be done with that DRB app (we better wait and see what 3rd submittal looks like to ensure this gets addressed, since the 3rd submittal is changing significantly – Kim 4-30-13

Existing trash (located at NEC of building) enclosure does not have doors. Grease containment is portable system. – Kim 12-11-12 – ADDRESSED – Kim 4-30-13

Lots of unscreened equipment at rear of building, including 2-story nitrogen tank that appears to have been installed sometime between 2005 & 2007. Applicant needs to provide evidence that City permits were obtained. – Kim 12-11-12

Existing metal box in front of pizza place (purpose?) sure is ugly. Applicant needs to provide evidence that City permits were obtained. – Kim 12-11-12

North of drive aisle existing plantings consist of bougainvillea and small palms that will be removed, but they are not native plants. – Kim 12-11-12

Pursuant to Section 1.205. of the Zoning Ordinance you are required to document any site inspection. Pursuant to A.R.S. § 9-833. Inspection results and records must be made available to the property owner or his/her agent. (DO NOT DELETE).

- *Therefore, if you're going to a site for the purposes of inspecting the site, you must write a separate inspection report indicating your finding, etc. (Process to be developed).*
- *If you're going to a site (not required, just optional) to get a better understanding of the property and not inspect the site, then you do not need to write a separate report.*

PROJECT TRACKING SHEET

			CAP (2010)
	<input type="checkbox"/> Desert Scenic Roadways	<input type="checkbox"/> Airport Development	<input type="checkbox"/> Shea/East Shea
		<input checked="" type="checkbox"/> Downtown Urban Design & Architectural Design Guidelines.	<input type="checkbox"/> SDL Part 150
			<input type="checkbox"/> MEDCPs

47. Check for potential easements/right-of-way/NAOS dedications or necessary release of GLO easements.

48.

Evaluation of Practiced and Effective Planning Principles and Policies:

(CURRENT PLANNING AND LONG RANGE PLANNING):

49. (Input information from the department and regional area checklist, also check for energy conservation practice, alternative drainage practice, Crime Prevention Through Environmental Design that are applicable for COS)

Evaluation of Citizen Review Process/Policies:

50. Please provide a copy of the affidavit of posting for "Project Under Consideration" with the next submittal. The sign must be posted on the site at least ten (10) days prior to the first open house meeting (applies to Rezoning, General Plan or complicated cases).
51. Please provide a copy of the notification letter(s) that was/were mail to the surrounding property owners within 750 feet. For your information, the notification letters must be sent at least ten (10) days prior to the first open house meeting.
52. Please submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts.
53. (A minimum review period of three (3) months is required for all Non-Major GP Amendments and six (6) months for all Major GP Amendments).

Evaluation of Specific Types of Cases:

General Plan Amendment/Character Area Plan Analysis:

(CURRENT PLANNING AND LONG RANGE PLANNING)

54. (For all GP and CAP amendments, forward the requests to Long Range Planning Manager (Erin Perreault) for review. Long Range Planning will add comments into the CDS tracking sheet. Major amendments will be processed by Long Range Planning staff.)
55. Please provide a copy of the Early Notification Sign posting affidavit with the next submittal.
56. Please provide in the revised narrative a description, analysis and justification for the requested General Plan Amendment with the next submittal.
57. (Check with Long Range Planning on analysis as required in item 10 of the General Plan Amendment application checklist. The analysis must be verified by Long Range Planning in writing).
58. Please submit a revised Project Narrative that includes an explanation on how the proposed amendment is consistent with the goals and objectives set forth in the General Plan and Character Area Plan, as applicable.

Conditional Use Permit Request Analysis:

59. (Check LIS on any existing easements, Airport noise overlay on sensitive land uses within AC-1, 2 & 3 areas, water/waste water lines, fee reduction areas, and Drainage with wash not greater than 50 cfs).
60. Please submit a revised Project Narrative to address all the Conditional Use Permit criteria as set forth in Sec 1.401, and the additional criteria for specific uses in Sec 1.403.

PROJECT TRACKING SHEET

- 82. (Check Case history, including year of annexation, on the property, if commercial, any zoning stipulations/interpretation restricting the variance consideration).
- 83. (Check original subdivision plats and file in Records).
- 84. (Check Site plan and conduct site visit to verify any discrepancy).
- 85. (Verify the Zoning Ordinance section requested in the application is correct and that no other sections apply).

Zoning Ordinance and Revised City Code Analysis:

Use regulations:

- 86. (Private/Charter School, Churches in R1s as examples).
- 87.

Property Development Standards:

(THE GENERAL DEVELOPMENT STANDARDS SUMMARY TABLE IS NOT TO BE INCLUDED IN THE REVIEW LETTER(S))

General Development Standards Summary		
Standards C-2/P-3/DO & P-2/DO (Strike out the standards that do not apply to your review)	Required / Allowed Show all applicable calculations in the table	Provided
Floor Area Ratio Sec. 6.1207.B.	<p>0.8 max allowed 19,299 sf net site area (per site plan) ALTA indicates overall 21,842 sf (but doesn't specify net or gross)</p> <p>If 19,299 sf is the net X 0.8 = 15,439 sf max allowed</p> <hr/> <p>Per 4-8-13 Plan & ALTA: 21,842 sf net site area 25,409 sf gross site area X 1.3 = 33,031.7 sf max allowed</p>	<p>13,687 sf proposed</p> <hr/> <p>Per 4-8-13 Plan: We verified Axis Interior GFA of 5594 sf We are unable to verify, but they call out Radius Interior GFA existing of 6,689 sf so total interior GFA = 12,283 sf so should be OK, but need verification of Radius interior GFA</p> <hr/> <p>Per 5-8-13 Plan 19,397 sf total</p>
Volume Ratio	N/A	
Open Space	N/A	
Front Open Space	N/A	
Recreational Open Space	N/A	
Private Outdoor Living Space	N/A	
Lot Coverage	N/A	
Building Envelope Sec. 6.1207.B	Starting at a point 26' above the building setback line, the inclined stepback plane slopes at 2:1 on the front	Building height proposed = 18'-5" to top of roof; 24' to top of mechanical so no

PROJECT TRACKING SHEET

General Development Standards Summary		
Standards C-2/P-3/DO & P-2/DO (Strike out the standards that do not apply to your review)	Required / Allowed Show all applicable calculations in the table	Provided
	<p>find out how much patio space is being added. "Have what you have" would include the 310 off-site spaces they have per the Development Agreement. Policy decision made at 12-19-12 mtg w/ R. Grant to simply use new parking ordinance requirements rather than "have what you have" & to advise applicant to address DA, i.e., request termination.</p> <hr/> <p>Per Plan of 4-8-13: Bar w/ live entertainment 1:80 of GFA + 1:200 of GFA of patio minus 1st 200 sf Axis Interior GFA = 5594 sf/80 = 69.92 spaces Axis Patio GFA = 2327 – 200 = 2127/200 = 10.63 Total for Axis including expansion = 80.55 spaces Radius Interior GFA existing (they call out 6,689/80 = 83.61 Radius Patio GFA existing = 1000 – 1st 200 = 800/200 = 4 (fp worksheet says 1856 sf but site plan says 1000 sf; which is correct?) Total for Radius existing = 87.61 Total for both including Axis expansion 80.55 + 83.61 = 164.16 (but we cannot verify Radius existing sf because we don't have a plan worksheet that we can scale out</p> <hr/> <p>Per 5-8-13 Plan East Tenant Bar & Live</p>	<p>scaled floor plan for existing Radius, and probably should since what they calculated for Axis was higher than our calc. On site = 12 proposed P-3 = 144 Propose 36 spaces via temp lease w/ Galleria, but that lease is not acceptable (unsigned, doesn't guarantee any parking spaces (just the right for employees to look for spaces), subject to 30-day cancellation at any time by either party, only covers 3 nites & no day time hours, City is not a party to agreement, 12 + 144 = 156 provided So short 8.16 spaces approximately but we cannot verify because application provides conflicting bldg./patio sf info and we cannot verify because we don't have a plan that we can scale out existing Radius sf</p> <hr/> <p>Per 5-8-13 Plan: 156 provided (includes / P-3 & 12 on-site) & 231 required so 75 spaces short, and only requesting 72 in-lieu credits</p>

PROJECT TRACKING SHEET

General Development Standards Summary		
Standards C-2/P-3/DO & P-2/DO (Strike out the standards that do not apply to your review)	Required / Allowed Show all applicable calculations in the table	Provided
	<p>***IF both tenant spaces operate as bars, parking required =</p> <p>E: Interior GFA 6099/120 = $50.825 + \text{patio } 2990 - 200 = 2790/200 = 13.95 =$ $50.825 + 13.95 = 64.775$ for E</p> <p>W: Interior GFA 13,298/200 = 66.49 for W</p> <p>64.775 for E + 66.49 for W = $131.265 = 132$ for both spaces operating as bars only</p>	
Total Accessible Parking (min is 4% of the total provided parking). Sec. 9.	12 spaces provided on site $12 \times 0.04 = 0.48 = 1$ required	2
Bike Parking Sec. 9.103.C	<p>1 for every 10 required vehicle spaces; can't calculate until we get the information on the sf of the existing patios & balconies</p> <p>$192 \times 0.1 = 19.2 = 20$ required</p> <hr/> <p>Per 4-8-13 Plan $165 \times 0.1 = 16.5 = 17$ bike spaces required</p> <hr/> <p>Per 5-8-13 Plan: $256.40 \times 0.1 = 25.64 = 26$ required</p> <p>If Tenant East Bar Only $231 \times 0.1 = 23.1 = 24$</p>	<p><u>None proposed</u></p> <hr/> <p>Per 4-8-13 Plan: 20 provided (locations are not acceptable per Steve, but that is a policy issue, not an ordinance issue-Steve says ok on 4-29 ADDRESSED – Kim 4-30-13)</p> <hr/> <p>Per 5-8-13 Plan: 44 proposed (appears 2 are on private property and rest are in ROW) so 20 excess bike parking spaces proposed, but I'm told one can't get credit for excess bike spaces in ROW ☹</p>

PROJECT TRACKING SHEET

move the streetlight is acceptable. We need to make sure that the developer matches the current pole or has a proposed style street light pole approved prior to installing it. Please require a new 250 watt LED equivalent light fixture that is approved by City of Scottsdale Street Maintenance group. Have them submit the proposed street light cut sheets to Reggie Fitzpatrick at the north corporation yard. Then have the existing pole removed and salvaged in its' current condition to the city corporation yard at 9191 San Salvador and contact (480) 312-5253 48 hours prior to delivery. All of the work to remove and install the new street light pole will need to be coordinated through APS or SRP and meet their requirements/standards. **ADDRESSED** – Kim 1-4-13
96.

General Plan, Character Area, Streetscape Adopted Plan Issues:

97. In the Downtown Character Area Plan, Chapter 3 Mobility, this portion of Downtown is identified as a *Pedestrian Place* relative to *Conceptual Pedestrian Connectivity*. Please modify the site plan so that it demonstrates fulfillment of Goal M 3: *Create a hierarchy of pedestrian spaces within the overall Downtown*, and Policy M 3.1: *Certain areas of Downtown should be developed as Pedestrian Places*. Steve V. 12/31/12 **Addressed**.

Policy, Design Review Related Issues:

98. **PLEASE AMEND THIS COMMENT UNDER Grading and Drainage accordingly (Above). "The retention in the front open space shall not exceed fifty percent (50%) of the provided open space; the retention area shall be revised accordingly."**
99. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.
100. Please revise the Development Review Site Plan so that it includes the off-site improvements, with dimensions, and the building frontages for the south side of E. Indian Plaza. This will help City staff to understand how the proposed modifications to the existing on-street parking relates to the existing pavement width and on-street parking that may be located across the street from this project. Steve V. 12/31/12 **Addressed**.
101. Please revise the Development Review Site Plan so that it demonstrates fulfillment of the Downtown Plan concepts described as: **Pedestrian Place**—Adjacent land use includes: at least three complementary uses within immediate walking distance; buildings face and embrace the pedestrian realm; and wide awnings, walkways and arcades are provided. Roadway corridor includes: low traffic volumes at slow speeds; crossing opportunities are frequent; on-street parallel parking is encouraged. Pedestrian realm includes: extent of pedestrian place is one-quarter mile walk-in-length; walkways are separated from vehicular traffic; sidewalks are wide enough to accommodate the highest levels of use and space for outdoor dining and amenities. Steve V. 12/31/12 **Addressed**.
102. On the Development Review Site Plan, at the ends of the row of on-street parking spaces, there are pavement areas which are indicated with angle-striped-pattern that denotes a 'no parking' area. Please revise the site plan so that these 'no parking' areas will be converted in to landscape areas which will contribute to the Pedestrian Place concept that is described in the Downtown Character Area Plan. Steve V. 12/31/12 **04/12/13** (Per Steve & Kim 4-29 meeting, need to shift parking spaces so that a half-space isn't left at the end, and convert leftover space to landscape planters next to west alley and next to east alley. – Kim 4-30-13) **ADDRESSED 05/14/13**
103. Please indicate the location of the required bicycle parking spaces so that they are near to the individual tenant suite entrances/public entrances to the buildings in order that the bicycle parking spaces will be in locations that will be utilized by bicycle commuters and benefit from natural surveillance, rather than locating all the racks in less obvious locations. Steve V. 12/31/12 **04/12/13** (Per Steve & Kim 4-29 meeting, **ADDRESSED** – Kim 4-30-13)

PROJECT TRACKING SHEET

Technical Corrections to be resolved prior the final plans submittal:

126. All proposed exterior (**exposed**) ladders should be screened from public view.
127. Please provide building cross-section for review in compliance with the ESL standards.
128. Please provide Light Reflective Values (LRV) of the building material finishes on the elevations or material samples. All LRV shall be in compliance with the Environmentally Sensitive Lands Ordinance requirements.
129. Please provide the trash enclosure location and elevation design details for review.
130. Please provide location and design details of the SES (electrical) panels. The face of the SES shall be flush with the building façade.
131. Colors and material shown on the material board should correspond with the colors and material identified on the plan legend of the elevation plan(s). Please revise the elevation and/or the material board in the next submittal.
132. Eavesdropping and screening material, including screen walls should be designed to be architecturally compatible with the main structure. Please revise in the resubmittal for review.
133. Please provide lowest floor elevations (88 Datum) on site plan or elevation plan.
- 134.

Floor Plans / Floor Plan Worksheets:

Ordinance Issues to be resolved:

135. Review floor plans against any specific CUP or other ordinance requirements for specific uses (Live Entertainment, Residential Health Care Facility, etc).
136. Compare floor plans to parking calculations to verify compliance with requirements per each use.

Policy and Design Review Related Issues:

137. Please revise the Floor Plan to be consistent with the Site Plan **Elevation Plan**.
- 138.

Technical Corrections to be resolved prior the final plans submittal:

- 139.

Landscape Plan:

Ordinance Issues to be resolved:

140. Please correctly provide the total allowable square feet of water intensive plant material (any non-ADWR-PHX plant) in accordance with the City of Scottsdale's Revised Code 49-241 – 49-252, and the total provided water intensive plant material. (**Use only when NON-ADWR-PHX plants are proposed**)
141. Please note that all plants utilized shall be selected from the ESLO plant list. (Sec. 6.####)
142. Please note that fifty (**Check the Property District Standards since some districts are different**) percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance. **###** inch single trunk and / or **###** inch multi trunk.
143. **No trees less than 15 gal shall be used and minimum 7 feet between plantings.**
144. **If landscaping is proposed to screen parking areas, verify minimum standards are met per Sec. 10.501.C.**
145. **Please check for turf areas being proposed, turf should be avoided, if proposed, limit that to usable pedestrian areas.**
146. **What will happen to 5 existing mature mesquite trees & 2 palms located between sidewalk and private drive aisle? Appears the 5 mesquites are proposed to be removed and replaced**

PROJECT TRACKING SHEET

160. Please provide information regarding the location/installation of light fixture L8 Moda Light RGB Aqua Flex. Steve V. 04/25/13 05/14/13 Per Steve & Kim meeting of 5-20, Kim noted that architect has advised these lights will be underneath the bar & they will not change color – ****stip this .
ADDRESSED – Kim 5-20-13
161. **Kim this note is for you.** Please verify the proposal to remove the existing street light from the SEC of the site and install a new street light at the SWC of the site. This is an opportunity to upgrade the pedestrian level lighting on this side of Indian Plaza. Steve V. 12/31/12 **Addressed.**
162. All fixtures shall be IESNA full cutoff, and directed downward. (City of Scottsdale Exterior Lighting Policy)
163. No fixture shall be mounted higher than twenty (20) (or sixteen (16) in ELSO areas, or adjacent to residential) feet. (City of Scottsdale Exterior Lighting Policy and DS&PM)
164. No individual lamp shall exceed 250 watts. (City of Scottsdale Exterior Lighting Policy)
165. All exterior HID lamps shall be High Pressure Sodium; all other lamp shall have a Kelvin temperature of 3200 or warmer. (Use when adjacent to residential, ELSO areas, or other sensitive areas.) (City of Scottsdale Exterior Lighting Policy)
166. All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy)
167. All luminaires shall be recessed or shielded so the light source is not directly visible from property line. (City of Scottsdale Exterior Lighting Policy)
168. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall. (Use when adjacent to residential, ELSO areas, or other sensitive areas.) (City of Scottsdale Exterior Lighting Policy)
169. The maintained maximum and average maintained horizontal illuminance at grade shall not exceed XX.X and X.X, respectively. (City of Scottsdale Exterior Lighting Policy, and DS&PM)
170. The initial vertical illuminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed X.X foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DS&PM)
171. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes. (This is to be used with Churches and ELSO areas, or adjacent to residential) (City of Scottsdale Exterior Lighting Policy, and DS&PM)
172. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only. (This is to be used in conjunction with the above comment.) (City of Scottsdale Exterior Lighting Policy, and DS&PM)
173. No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements and Scenic Corridor easements. (City of Scottsdale Exterior Lighting Policy, and DS&PM)
174. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source. (Use only when landscape lighting is proposed at DRB.) (City of Scottsdale Exterior Lighting Policy)
175. Landscaping lighting shall only be utilized to accent plant material. (Use only when landscape lighting is proposed at DRB.) (City of Scottsdale Exterior Lighting Policy)
176. All landscape lighting directed upward, shall be aimed away from property line. (Use only when landscape lighting is proposed at DRB.)
177. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Use only when landscape lighting is proposed at DRB.) (City of Scottsdale Exterior Lighting Policy)
178. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed fifty (50) watts. (Non –ELSO Use only when landscape lighting is proposed at DRB.) (City of Scottsdale Exterior Lighting Policy)
179. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed twenty (20) watts. (ELSO Use only when landscape lighting is proposed at DRB.) (City of Scottsdale Exterior Lighting Policy)

PROJECT TRACKING SHEET

Administrative Review:

- 1st Review completed by ????? on ??/??/??.
- 2nd Review completed by ????? on ??/??/??.
- 3rd Review completed by ????? on ??/??/??.

- READY FOR SUBSTANTIVE REVIEW? NO YES
- READY FOR SUBSTANTIVE REVIEW? NO YES
- READY FOR SUBSTANTIVE REVIEW? NO YES

Application Deficiencies

- V.
- W.
- X.

Substantive Review:

- 1st Review completed by ????? on ??/??/??.
- 2nd Review completed by ????? on ??/??/??.
- 3rd Review completed by ????? on ??/??/??.

- READY TO BE DETERMINED? NO YES
- READY TO BE DETERMINED? NO YES
- READY TO BE DETERMINED? NO YES

Ordinance Issues:

187.

Policy and Design Related Issues:

188.

Technical Corrections to be resolved prior the final plans submittal:

189.