

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



City of Scottsdale Cash Transmittal

116742

116742
 1 01156155
 9/18/2018 PLN-1STOF
 KHEMBY HP600G2019
 9/18/2018 9:17 AM
 \$485.00

Received From :
 TSVC
 7301 E THOMAS RD
 SCOTTSDALE, AZ
 480-945-8484

Bill To :
 Pierre Burns
 8220 E. Montecito ave.
 Scottsdale, AZ 85251
 (480) 213-6319

Reference #	436-PA-2018	Issued Date	9/18/2018
Address	7311 E THOMAS RD	Paid Date	
Subdivision	JUANITA Y OLMO FRONTIER PLACE LAND ASSEMBLAGE	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	1030-19	Jurisdiction	SCOTTSDALE
APN	131-29-124,131-29-009A	Water Zone	
Owner Information		Water Type	
Dr. Bill Langhoffer		Sewer Type	
7311 e. thomas rd		Meter Size	
Scottsdale, AZ 85251		Lot Number	
(602) 684-6179		Metes/Bounds	No
		Gross Lot Area	0
		NAOS Lot Area	0
		Net Lot Area	0
		Number of Units	1
		Density	
		QS	14-45

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$485.00	100-21300-44221

City of Scottsdale
 7447 E. Indian School Rd.
 Scottsdale, AZ 85251
 (480) 312-2500
 One Stop Shop

Date: 9/18/2018 Cashier: KHEMBY
 Office: PLN-1STOP Mach ID: HP600G20199
 Tran #: 1 Batch #: 68115
 Receipt: 01156155 Date: 9/18/2018 9:17 AM
 116742
 3165 DEVELOP REVIEW APP \$485.00

TENDERED AMOUNTS:

Chk #: 3569 Check Tendered: \$485.00
 TSVC LLC
 Transaction Total: \$485.00

Thank you for your payment,
 Have a nice day!

[Signature]
 Applicant Signature

Total Amount \$485.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 116742

Logo

Pending

Project Narrative, Development Review Board

The Pawnician Resort will provide pet grooming and boarding services to pet owners in the Phoenix Metropolitan Areas. We will provide luxury overnight boarding and day boarding services, self-bathing, and full professional grooming services by trained team members. The Pawnician Resort will be affiliated with its neighboring veterinarian, The Scottsdale Veterinary Clinic, the first Pet Veterinary Center of Scottsdale, AZ. All development and master plans are provided to The City of Scottsdale Development Review Board as requested, and comply with City Ordinances and Design Standards.

The architectural character, landscaping, and design shall promote a desirable relationship to the surrounding spaces and neighborhood. The exterior design of the building will be limited to 3 colors as provided with the paint color cards and material sample board. These 3 paint colors will match the desert theme and are also equivalent what the neighboring business, The Scottsdale Veterinary Clinic, currently has. The design will also incorporate stone veneer with a combination of tan, reds, and browns that match the paint colors. The design will adhere to Scottsdale's Sonoran Desert environment with colors and materials associated with this region. Landscaping will include removing the existing grass turf. Instead, we will incorporate artificial turf, environmentally friendly desert landscaping, and plants indigenous to the region that ensure efficient water usage. For energy efficiency reasons, shade structures in the form of deep roof overhangs are established over the thermally broken storefront windows. The site design conforms to the recommendations and guidelines in the ESLO for the lower desert ESL Overlay District as it maintains the easements as previously included in the property, and is not adjusting the slope of the land on the parcel. The windows in our front grooming area allow for a "open door policy", in that pet owners can see the care we are providing their pets from the outside. Many pet owners are scared about what happens behind closed doors, so this helps us to alleviate their fears by showing them the care and service given to their pet every time. The amount of lighting also helps us to use natural light during normal business hours to minimize the amount of daytime electricity needed to provide proper lighting to perform our duties.

The proposed plan includes our intention to remove the parking awning from the current building, and then connect the parking lots between 7301 E. Thomas Road and 7311 E. Thomas Road. This will allow for better flow of traffic between our businesses at these locations, and also allow for easier access for our clients to reach Albertson's Grocery and Pharmacy, as well as the other businesses in the plaza. This also allows for better pedestrian access between the buildings. The current street access driveway between our buildings will be closed, so that we may install an exterior green space for our boarding pets, and ensure a safely fenced area for dogs to walk and exercise outside during their stays with us. There will be fencing in front of the building to prevent dogs from escaping onto Thomas Road. This area will be artificial turf, and will have shade sails installed to ensure our boarding pets have a cool outdoor area where they won't burn their paws in the summer months. The sidewalk pavement will remain between the buildings and around the existing building, allowing for pedestrian access from the street. The changes in connection the parking lots will also move the trash can, which will allow for easier access for the City of Scottsdale's Waste Management service trucks.

Mechanical equipment for our Air Conditioning systems will be installed on the roof, and will have a parapet around the top of the building that will allow them to be hidden from view and ensuring the building is visually appealing. SRP Electrical Utility equipment will be encased in a closet, accessible from the exterior of the building, but out of sight. The Sprinkle Fire Riser system will also be enclosed in an exterior closet and out of view. These items will not impede parking facilities, loading areas, or pedestrian access. Landscape features will also not conflict with any areas.

The Pawnician Resort does not affect any Downtown Area developments or Locations of Artwork. We hope that our Pet Resort and Grooming facility will be a great expansion to the well-established Scottsdale Veterinary Clinic. Moving the boarding and grooming services to this separate building would allow The Scottsdale Veterinary Clinic to expand their medical services and improve the flow of medical care for our patients. Any additional questions may be answered in the site plans provided.

Development Application



Development Application Type:

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

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: The Pawnician Resort: Scottsdale Grooming and Pet Hotel

Property's Address: 7301 E. Thomas Rd. Scottsdale, AZ 85251

Property's Current Zoning District Designation: S-R

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>Dr. Bill Langhofer</u>	Agent/Applicant: <u>Pierre Burns</u>
Company: <u>The Pawnician Resort</u>	Company: <u>Artisan Enterprises</u>
Address: <u>7301 E. Thomas Rd. Scottsdale, AZ 85251</u>	Address: <u>8220 E. Montecito Ave. Scottsdale, AZ 85251</u>
Phone: <u>480-945-8484</u> Fax: <u>480-945-8746</u>	Phone: <u>480-213-6319</u> Fax: _____
E-mail: <u>billlanghofer@hotmail.com</u>	E-mail: <u>gcartisanenterprises@gmail.com</u>
Designer: <u>Lancer + Beebe, LLC Mark Beebe</u>	Engineer: <u>Bowman Consulting Group, Ltd.</u>
Company: <u>Lancer + Beebe, LLC</u>	Company: <u>Robert Atherton P.E., PLS</u>
Address: <u>719 E. New York St. Indianapolis, IN 46202</u>	Address: <u>1295 W. Washington St. Suite 108 Tempe, AZ 85281</u>
Phone: <u>317-750-5373</u> Fax: _____	Phone: <u>480-267-9965</u> Fax: <u>DDDD</u>
E-mail: <u>mbeebe@lancerbeebe.com</u>	E-mail: <u>ratherton@bowmanconsulting.com</u>

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 applications¹ 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.: _____