

**The October 15, 2020  
Development Review  
Board Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>



Marked Agendas

Approved Minutes

Approved Reports

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 15, 2020  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**Axon**  
**28-DR-2020**

Request by applicant for approval of a site plan, building elevations and landscape plan for a +/- 400,000 square foot corporate office and manufacturing building on a +/- 60-acre site located at the southeast corner of N. Hayden Road and the Loop 101 highway.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations

### Key Issues

- Iconic building design
- Illuminated private art elements included in design
- Retains a key employer in Scottsdale and provides room for growth and expansion of event operations

### Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- Consistency with Character and Design Element of the Greater Airpark CAP
- No community input received as of the date of this report

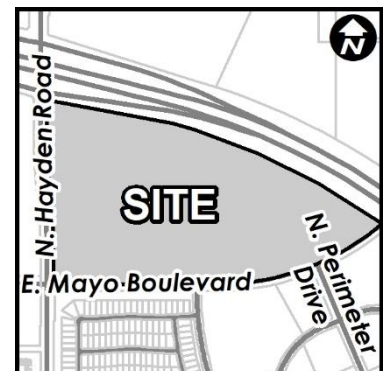
## BACKGROUND

**Location:** Southeast corner of Hayden Road and Loop 101

**Zoning:** Planned Community District (P-C)

### Adjacent Uses

North: Loop 101 Freeway  
East: Loop 101 Freeway  
South: Office/Light Industrial  
West: Vacant



**Property Owner**

Arizona State Land Department

**Applicant**

Smithgroup  
602-265-2200

**Architect/Designer**

Smithgroup

**Engineer**

Wood Patel

**DEVELOPMENT PROPOSAL**

This proposal is consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan (GACAP), which designates the site as Employment. The building design is a departure from traditional architecture in the Airpark area, and reflects the desire by the applicant to construct an iconic and unique addition to the area. Development south of Loop 101 is somewhat eclectic and is a good fit for a building that is “out of the norm.”

The site plan proposes a combination 5-story office and single-story manufacturing building. Two access points from E. Mayo Boulevard are proposed, one serving as the main entrance to the site, the other a secondary access point for refuse collection, shipping and deliveries. The proposed building presents a unique form and color combination, designed to resemble a “starship” from the movie Star Wars, including an “observation deck” on the north-facing elevation intended to resemble a similar deck in the movie. Concrete tilt panels at the base of the office component, a metal panel exoskeleton and high-performance glazing make up a majority of the building facade. To further resemble a “starship”, building design includes an illuminated art feature at the “nose” of the building that will utilize a series of swirling LED light fixtures to resemble a weapon charging. The remainder of the site is devoted primarily to surface parking, landscaping and open space. The proposed landscaping features drought-tolerant and desert-appropriate plant material including many species of native plants.

**Development Review Board Criteria**

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #14.

**STAFF RECOMMENDED ACTION**

Staff recommends that the Development Review Board approve the Axon proposal per the attached stipulations, finding that the Development Review Board Criteria have been me

**RESPONSIBLE DEPARTMENT****STAFF CONTACT**

**Planning and Development Services**  
Current Planning Services

Greg Bloemberg  
Senior Planner  
480-312-4306      Email: gbloemberg@scottsdaleaz.gov

**APPROVED BY**


10/5/2020

Greg Bloemberg, Report Author

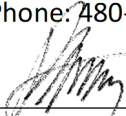
Date



10/5/2020

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713      Email: bcarr@scottsdaleaz.gov

Date



10/8/2020

Randy Grant, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov

Date

**ATTACHMENTS**

1. Context Aerial
2. Close-up Aerial
3. Site Plan
4. Landscape Plans
5. Open Space Plan
6. Building Elevations
7. Site Cross-Sections
8. Perspectives
9. Materials and Colors Board
10. Private Art Details
11. Lighting Site Plans
12. Exterior Lighting Cutsheets
13. Applicant's Narrative
14. Development Review Board Criteria Analysis
15. Development Information
16. Stipulations / Zoning Ordinance Requirements
17. Public Comment
18. Zoning Map
19. Notification Map



Q.S.  
38-47  
Google Earth Pro Imagery

Context Aerial

28-DR-2020



Close-up Aerial

28-DR-2020













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DESIGN REVIEW	20	11SEP

**PLANT LEGEND**

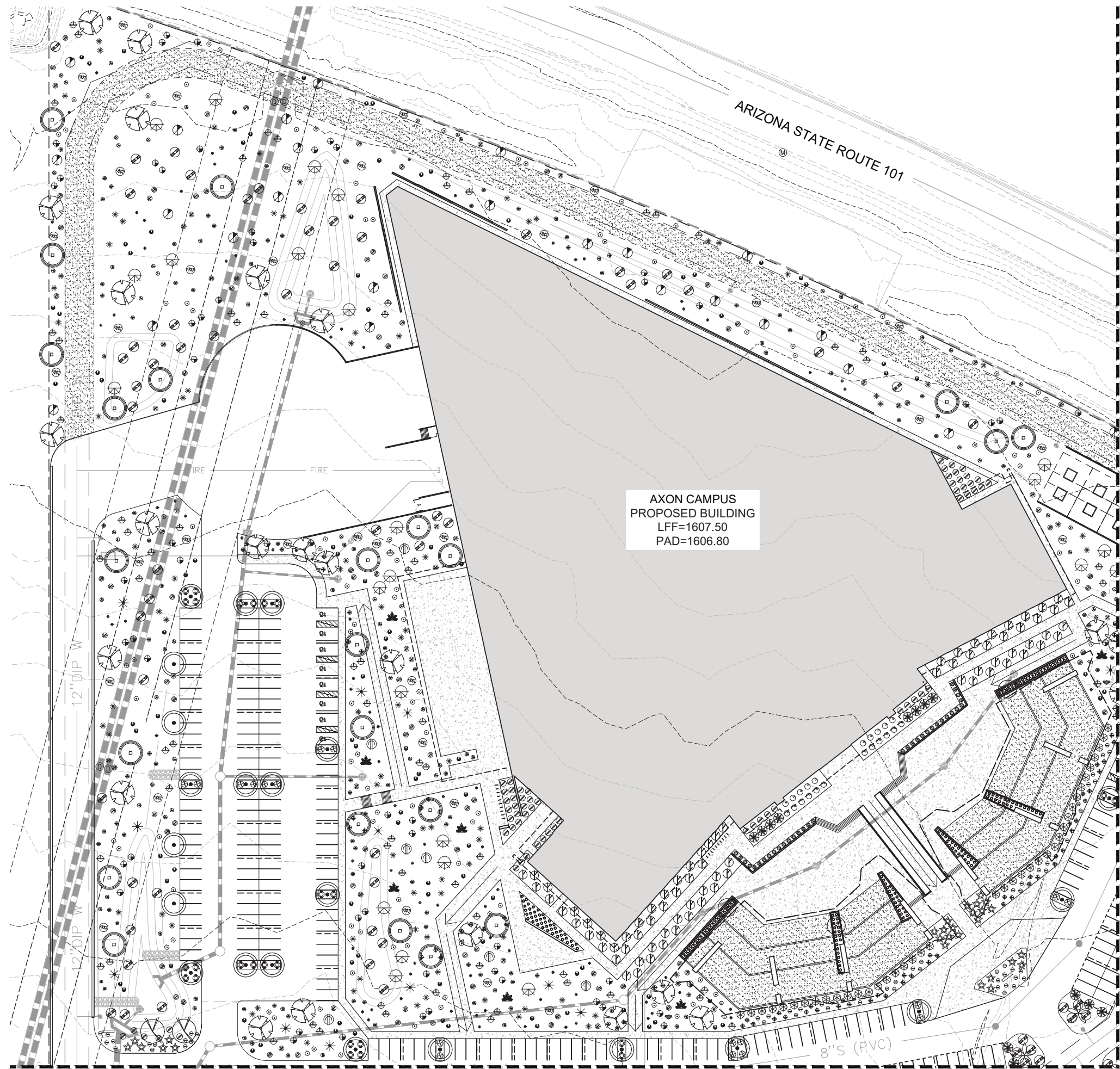
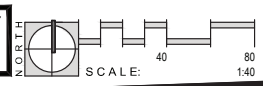
BOTANICAL NAME SYM. (COMMON NAME)	SIZE	MIN. CAL HT & W
<b>TREES</b>		
EXISTING TREE TO REMAIN PROTECT-IN-PLACE		VARIES
ACACIA ANEURA MULGA ACACIA	#25 SINGLE	1.0" CAL. 6'H X 2'W
OLNEYA TESOTA IRONWOOD	#25 LOW BASE	1.0" CAL. 4'H X 3'W
PARKINSONIA FLORIDUM BLUE PALO VERDE	#25 LOW BASE	1.0" CAL. 5'H X 3'W
PHOENIX DACTYLIFERA DATE PALM		20' CLEAR
PISTACIA LENTISCUS MASTIC TREE	#25 SINGLE	1.0" CAL. 7'H X 3'W
PROSOPIS HYBRID THORNLESS THORNLESS MESQUITE	#25 LOW BASE	1.25" CAL. 5'H X 6'W
<b>SHRUBS</b>		
ANISACANTHUS THURBERI DESERT HONEYSUCKLE		#5
CALLIANDRA ERIOPHYLLA FAIRY DUSTER		#5
ENCELIA FARINOSA BRITTLEBUSH		#5
ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH		#5
JUSTICIA CALIFORNICA CHUPAROSA		#5
LARREA TRIDENTATA CREOSOTE		#5
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE		#5
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE		#5
RUPELLIA PENINSULARIS DESERT RUELLIA		#5
SIMMONDSIA CHINENSIS JOJOBA		#5
<b>ACCENTS</b>		
AGAVE AMERICANA CENTURY PLANT		#5
AGAVE WEBERI WEBER AGAVE		#5
CARNEGIEA GIGANTEA SAGUARO		SPEAR (8-13')
CARNEGIEA GIGANTEA SAGUARO		MULTI ARM SPECIMEN 18' MIN. W/3 ARMS
CARNEGIEA GIGANTEA SAGUARO		LARGE WITH BUTTON 15' MIN.
CEREUS PERUVIANUS PERUVIAN APPLE CACTUS		#15
CYLINDROPUNTIA ACANTHOCARPA BUCKHORN CHOLLA		#5
DASYLIRION WHEELERI DESERT SPOON		#5
FEROCACTUS WISLIZENI FISHHOOK BARREL CACTUS		#5
FOUQUIERIA SPLENDENS OCOTILLO		24" BOX
HESPERALOE FUNIFERA GIANT HESPERALOE		#5
HESPERALOE PARVIFLORA RED RED YUCCA		#5
MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW' AUTUMN GLOW MUHLY		#5
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		#5
NOLINA MICROCARPA BEAR GRASS		#5
OPUNTIA VIOLACEA VAR. SANTA-RITA SANTA RITA PRICKLY PEAR		#5
PACHYCEBUS MARGINATUS MEXICAN FENCE POST		#15
YUCCA BACCATA BANANA YUCCA		#5
<b>GROUNDCOVER</b>		
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LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA		#5

**TOPDRESS / DUST CONTROL LEGEND**

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	1/4" STABILIZED DECOMPOSED GRANITE - 3" MIN. DEPTH. COLOR: TBD



CALL PRIVATE UTILITY LOCATOR TO LOCATE PRIVATE UTILITIES



AXON CAMPUS  
PROPOSED BUILDING  
LFF=1607.50  
PAD=1606.80

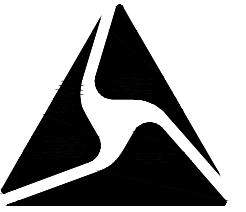
MATCHLINE - SEE SHEET LP101

MATCHLINE - SEE SHEET LP102

ATTACHMENT 4

LP100

LANDSCAPE PLAN



**AXON**

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CONSTRUCTION

ISSUED FOR	YR	DATE
DESIGN REVIEW	20	11SEP

**PLANT LEGEND**

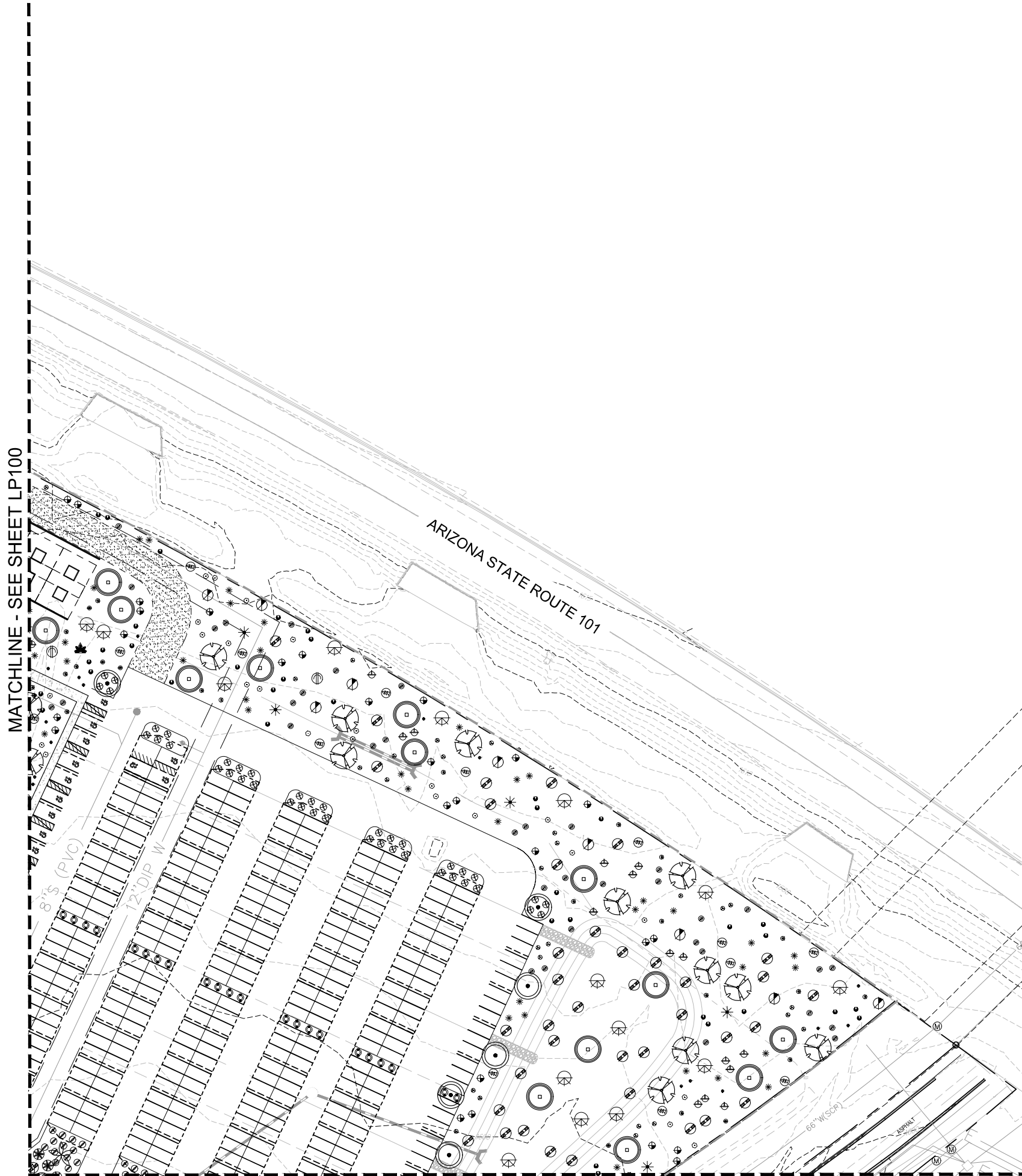
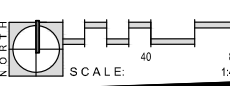
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LOCATOR TO LOCATE  
PRIVATE UTILITIES



MATCHLINE - SEE SHEET LP100

MATCHLINE - SEE SHEET LP103

LP101







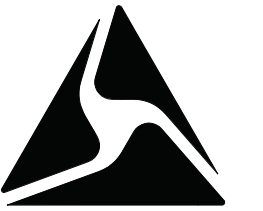












**AXON**



**NORTHEAST PERSPECTIVE (VIEW FROM 101 FREEWAY)**



**SOUTHEAST PERSPECTIVE**



**SOUTH PERSPECTIVE**



**SOUTHWEST PERSPECTIVE**



**WEST PERSPECTIVE**



**NORTHWEST PERSPECTIVE**

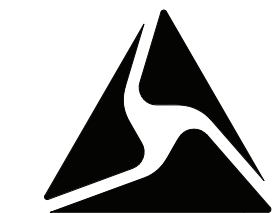
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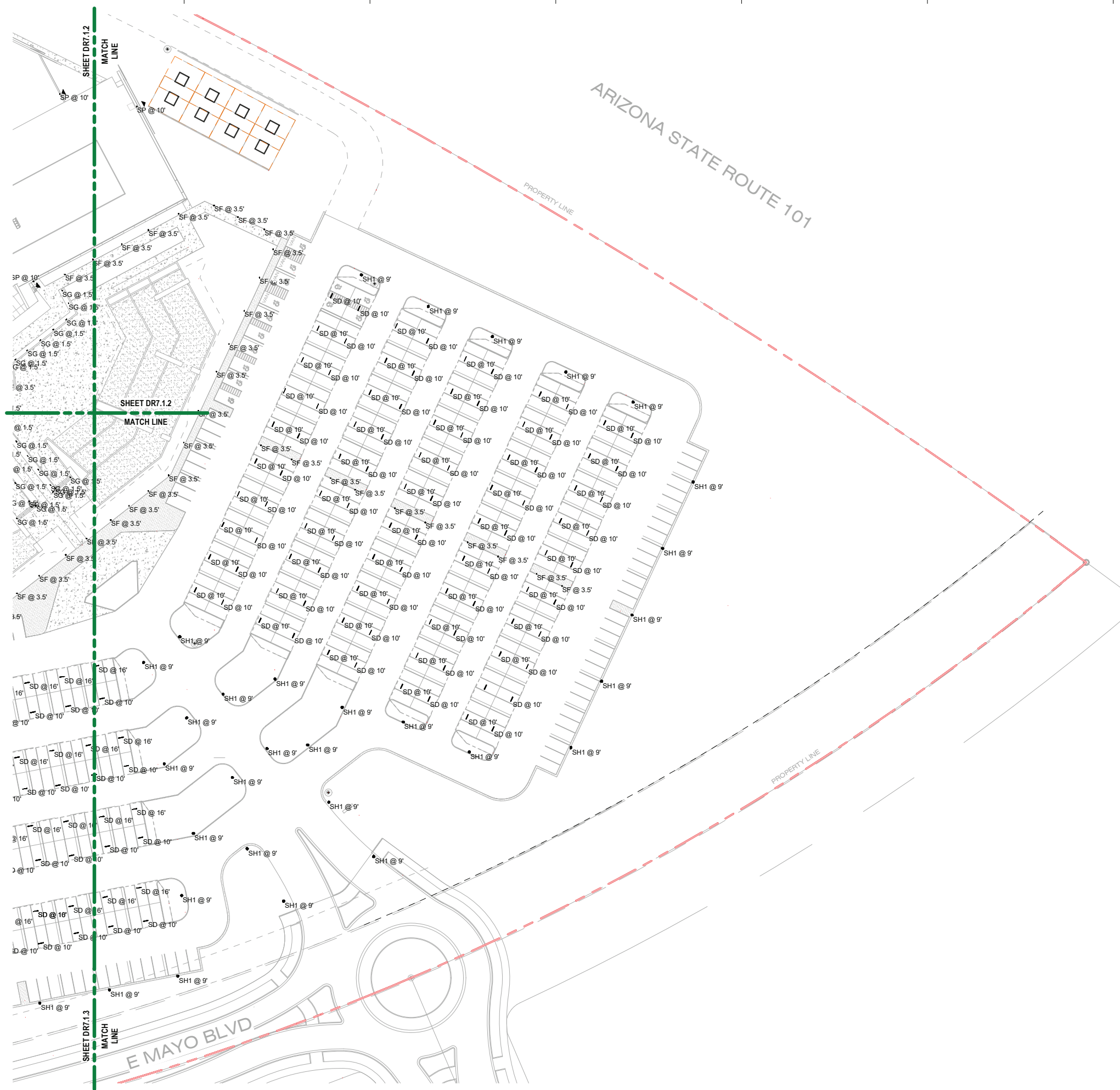
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DR7.1.1

ARIZONA STATE ROUTE 101

PROPERTY LINE

PROPERTY LINE

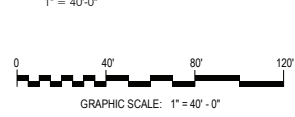


SHEET NOTES

- A. EXTERIOR ACCENT LIGHTING FIXTURE TYPE 'SR' IS NOT SHOWN ON PLAN. FIXTURE TYPE 'SR' IS INTENDED FOR GENERAL ARCHITECTURAL ACCENT LIGHTING ONLY AND DOES NOT CONTRIBUTE TO SITE LIGHTING LEVELS. REFER TO SHEET DR6.4, BUILDING ACCENT LIGHTING, FOR ADDITIONAL INFORMATION.
- B. EXTERIOR ACCENT LIGHTING FIXTURE TYPE 'SS' IS NOT SHOWN ON PLAN. FIXTURE TYPE 'SS' IS MOUNTED TO UNDERSIDE OF OVERLOOK PLATFORM FOR LIGHTING OF AXON ICON AND DOES NOT CONTRIBUTE TO SITE LIGHTING LEVELS. REFER TO SHEET DR6.4, BUILDING ACCENT LIGHTING, FOR ADDITIONAL INFORMATION.

ATTACHMENT 10

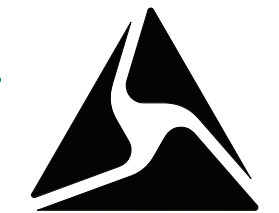
1 | SITE LIGHTING PLAN A



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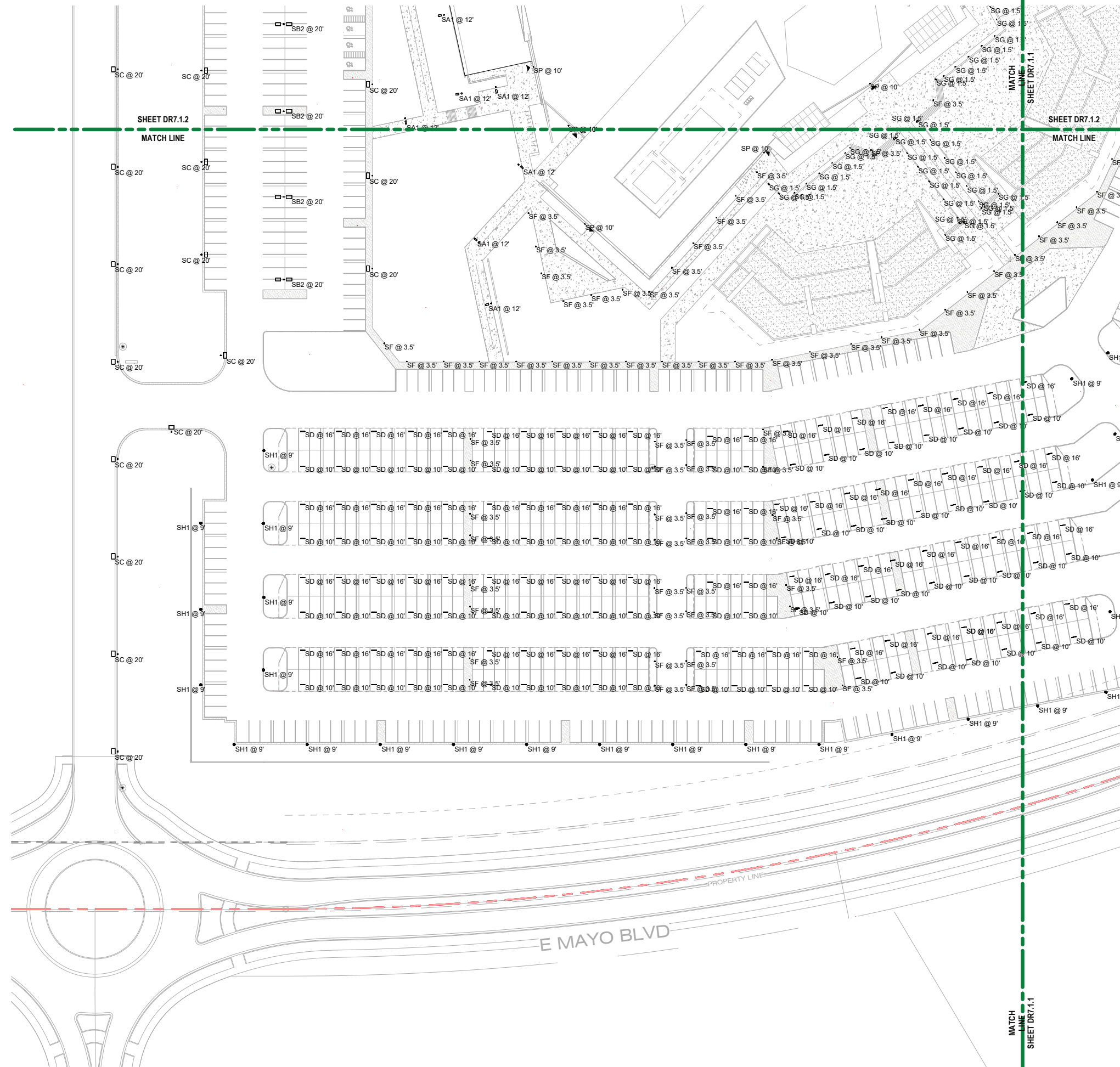
**AXON**

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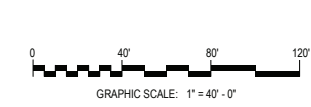
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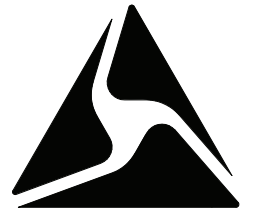


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**1 | SITE LIGHTING PLAN C**  
1" = 40'-0"



**DR7.1.3**



**AXON**

**SHEET NOTES**

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Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
	SA1	9	SELUX Corporation	AV4-R3W-SA-0-L1-0 40-(POWER CORD LENGTH)-(FINISH)-(VOLTAGE) / SSS 12'-0" ON 3" CONCRETE BASE	Avanza 450 w/ 0° Tilt	LED	AV4-S1-0-L105-R3W-30-120.ies	3565	0.91	56
	SB2	5	SELUX Corporation	(2) AV6-R5-L2-0-L105-40-(POWER CORD LENGTH)-(FINISH)-(VOLTAGE) / SSS 17.5' W/2.5' BASE	Twin-head Avanza 600 Typ V w/ 0° Tilt	LED	AV6-S1-0-L105-R5-30-120.IES	6450	0.91	214
	SC	29	SELUX Corporation	AV6-R3W-L1-0-L105-40-(POWER CORD LENGTH)-(FINISH)-(VOLTAGE) / SSS 17.5' W/2.5' BASE	Avanza 600 w/ 0° Tilt	LED	AV6-S1-0-L105-R3W-30-120.ies	6418	0.91	107
	SD	266	AXIS LIGHTING	WBSLED 750 80 40 S 4' (FINISH) UNV DP 1 SC	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE WITH WHITE REFLECTOR AND WHITE TRANSLUCENT LENS	LED	WBSLED-750-80-35-S.ies	2975	0.91	33
	SF	95	SELUX Corporation	IBL-3.5-2Q90-40-(FINISH)-(VOLTAGE)	Cast gray aluminum housing, clear plastic enclosure	LED	IBL-X-2Q90-30-XX-120-DS.ies	1083	0.91	14.12
	SG	36	COLE LIGHTING	L612W-(FINISH)-4K	3-3/4"L X 14"W X 4"H. LED STEPLIGHT 8 MODULES WITH 3 4000K LEDS WITH CLEAR TEMPERED GLASS LENS	LED	L612_L12125007.IES	147	0.91	8.88
	SH1	48	SELUX Corporation	MEXRL-R3-5G530-40-(FINISH)-UNV / SSS 9'-0" ON 3" CONCRETE BASE	MODULAR EXELIA LED. TYPE 3	LED	EXRL-X-R3-5G530-30-XX-UNV.ies	4686	0.91	50
	SK	5	SELUX Corporation	AV6-R3W-SW-0-L105-40-(POWER CORD LENGTH)-(FINISH)-(VOLTAGE)	Wall mount Avanza 600 w/ 0° Tilt	LED	AV6-S1-0-L105-R3W-30-120.ies	6418	0.91	107
	SP	10	BEGA	33361-K4 (FINISH)	WALL MOUNT	LED	33361_BEGA_IES.ies	1726	0.91	19.5
	SR	ACCENT LIGHTING	KELVIX	SW3 (LENGTH) 40K (BENDING) (FEED POINT) (FEED LENGTH) - USING A MODIFIED FIXTURE OF 580nm	LED NEON RIBBON LIGHT	LED	Signwave 3 - 4000K - 1 meter.IES	480	0.91	12
	SS	ACCENT LIGHTING	Aculux	AX2SQ A G2 15LM 40K 80CRI 35D ZT MVOLT + 2SQAPIN BD (FLANGE STYLE/FINISH) WET	2" SQUARE ADJUSTABLE ACULUX 18W LED, FLOOD OPTIC	LED	AX2SQ_A_G2_15LM_30K_80CRI_35D_FPC_120+_2SQAPIN_BD_WET.ies	947	0.91	17.29

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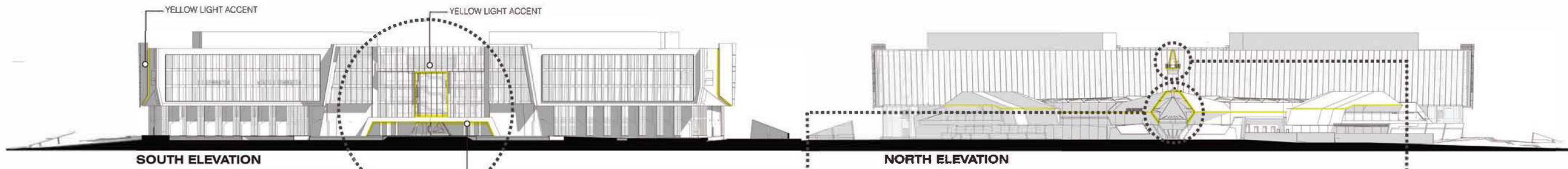






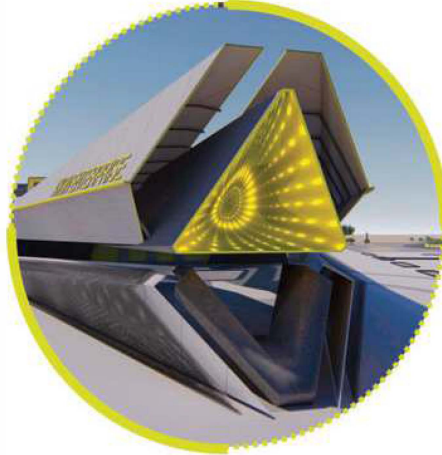


ATTACHMENT 11



**ENTRY PORTAL**

MAIN ENTRY OF BUILDING IS FRAMED WITH A PERIMETER OF YELLOW LIGHT ACCENTING THE SHAPE AND ASSISTING WITH WAYFINDING. THE FRAMED VIEW THROUGH THE GLASS ABOVE ALLOWS A GLIMPSE OF THE CENTERPIECE STAIR IN THE 5 LEVEL LOBBY.



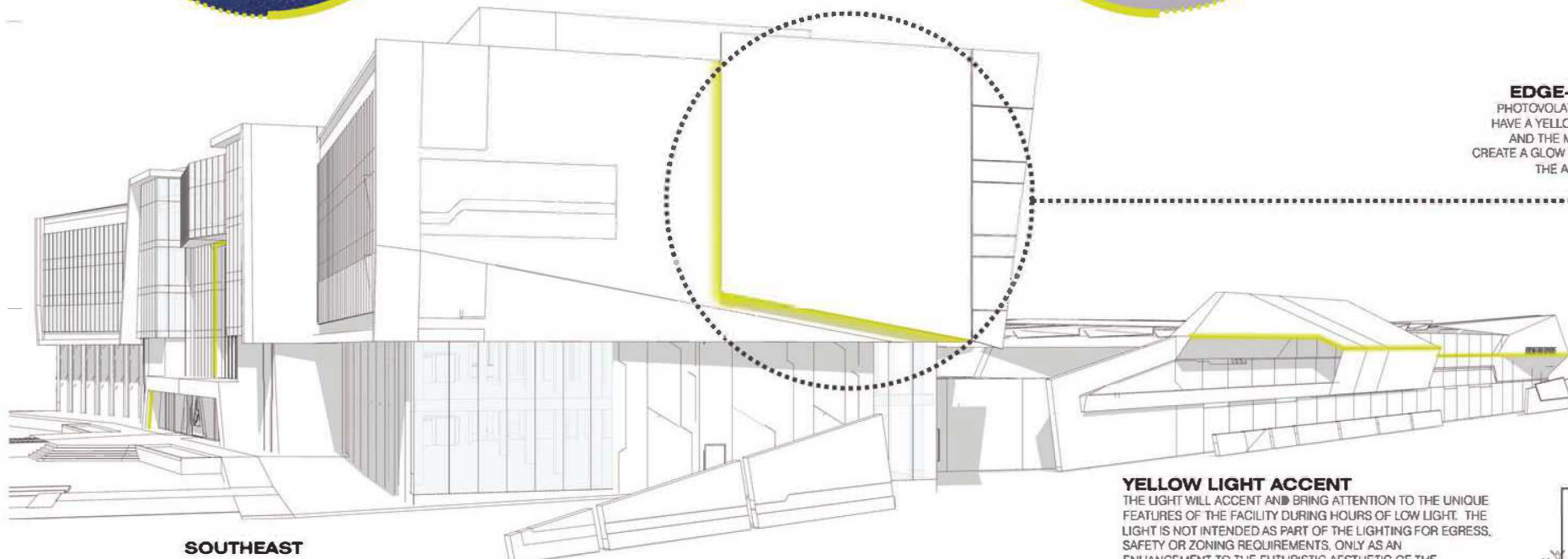
**WAVE MOTION FEATURE**

THE INTERIOR SURFACES OF THIS FEATURE WILL BE A VIDEO WALL OF DIRECT VIDEO SCREENS. THIS IS THE SAME TECHNOLOGY USED IN DIGITAL BILLBOARDS ALONG THE HIGHWAY. THIS WILL ALLOW IT TO HAVE CHANGING LIGHT AND SWIRLING EFFECTS. THERE IS NO PROJECTED LIGHT FROM THIS AND THE BRIGHTNESS LEVEL (NITS) GUIDELINES FOR DIGITAL BILLBOARDS TO DETERMINE BRIGHTNESS LEVELS THAT WILL BE APPROPRIATE IN THIS LOCATION.



**OVERLOOK**

THE PORTAL AND OVERLOOK OFFER A CHANCE AT FANTASTIC VIEWS OF THE AZ LANDSCAPE TO THE NORTH AS WELL AS A SUBTLY LIT AXON ICON ON THE ROOFTOP GATHERING SPACE



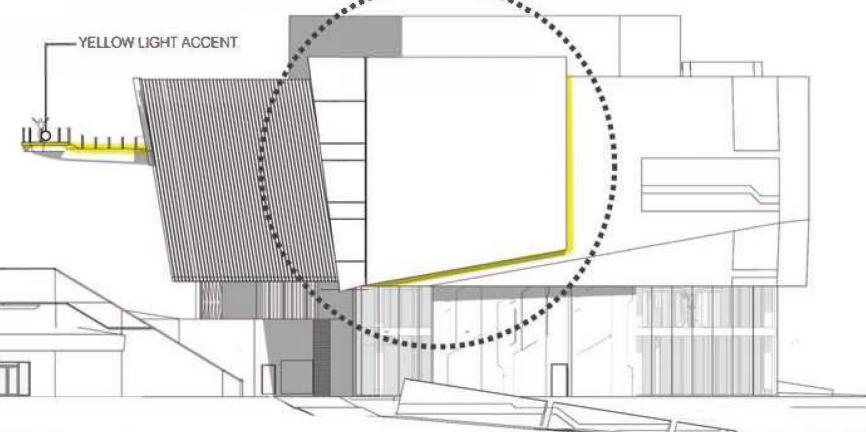
**EDGE-LIT PHOTOVOLTAIC PANELS**

PHOTOVOLTAIC ARRAY ON EAST AND WEST FACADES WILL HAVE A YELLOW LIGHT IN THE REVEAL BETWEEN THE PANELS AND THE METAL PANEL SKIN OF THE BUILDING. THIS WILL CREATE A GLOW THAT WILL ACCENT THE SHAPE AND GIVE THEM THE APPEARANCE OF FLOATING ABOVE THE FACADE.



**YELLOW LIGHT ACCENT**

THE LIGHT WILL ACCENT AND BRING ATTENTION TO THE UNIQUE FEATURES OF THE FACILITY DURING HOURS OF LOW LIGHT. THE LIGHT IS NOT INTENDED AS PART OF THE LIGHTING FOR EGRESS, SAFETY OR ZONING REQUIREMENTS, ONLY AS AN ENHANCEMENT TO THE FUTURISTIC AESTHETIC OF THE PROJECT

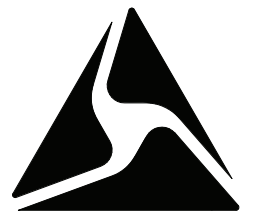


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Plot Date: 9/8/2020 7:58:15 PM  
Auto

DR6.4



AXON

Date: 9/9/20 Customer: Smithgroup  
Project: Axon  
Type: SA1 Qty:

selux

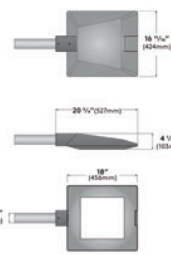
Avanza 450



Order Code: AV4 - R3W SA 0 L105 40 BK  
Series: AV4 Avanza 450  
Optics: R3W R3N R5  
Mounting: SA1 S1 S2 L1 L2 L4P SW  
Tilt of Mounting: 0° 5°  
Light Engine: L105 L700  
CCT: 30 40  
Power Cord Length: 12 15 18 20 25 XX'  
Finish: WH BK BL BZ SV SP  
Voltage: 120V 208V 240V 277V 347V 480V  
Options: DM HL30+ PC1 MS

Avanza 450  
AV4

selux

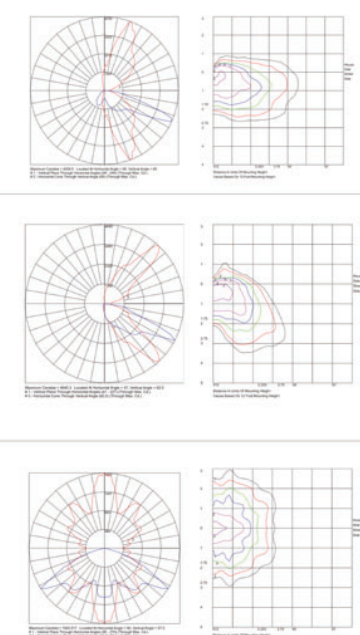


Specifications  
Fixture Housing - Made from high pressure die cast, low copper aluminum alloy.  
Gasketing - Continuous molded silicone gasket provides weatherproofing, dust and insect control at all luminaire connections.  
Filter - Part of upper aluminum housing for direct connection to standard 2 1/2" (63mm) short and long arms, as well as specially designed die cast pole adapter.  
LED Array - LEDs mounted to PCB boards and directly attached to upper aluminum housing for maximum LED performance and life.  
LED Optics - High precision injection molded cross-beam technology reflectors are vacuum metallized. ICA approved "Dark Sky Friendly" at 0° Mounting.  
LED Driver - LEDs are driven by RoHS compliant high efficiency driver. Minimum starting temperature is -55°C (-67°F).  
Mounting Arm - Welded steel with powder coat finish. To fit 3" Tenon.

Pole Adapter - Made from high pressure die cast, low copper aluminum alloy. To fit 3" Tenon.  
Glass Lens - Tempered and screened glass lens protects and helps seal optical chamber.  
Tool-Less Latch - Tool-less die cast aluminum latch for easy access to light engine.  
Access Door - Lower casting features tempered glass lens and a built-in hinge that attaches to upper casting on mounting arm side. Other side is secured with tool-less latch for ease of maintenance.  
Surge Protection - (not shown) Designed to protect luminaire from electrical surge (DORA).  
Internal Step-down Transformer - Step-Down Autotransformer for 347V and 480V.  
Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Dryloc certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PC1.  
5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Selux LED Luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperatures of 40° C (104° F). For details and exclusions, see "Selux Terms and Condition of Sale."  
Listings and Ratings: Luminaire tested to IESNA LM-79-08 and LED tested to LM-80 test standards at 25° C ambient temperature.  
Visit selux.us for our LED End of Life recycling policy.

Avanza 450  
Photometry

selux



Conversion Chart  
Mounting Height Multiply  
10 (3.0 m) 1.27  
12 (3.7 m) 1.16  
14 (4.3 m) 1.07  
16 (4.9 m) 1.00  
18 (5.5 m) 0.84

LED Information  
Natural White (4000K) Warm White (3000K)  
Performance  
Delivered Lumens 4350 2760 3600 2350  
Wattage 56 38 56 38  
Delivered Lumens per Watt 77 74 65 62  
Photometric Performance  
Optics Lumens  
Distribution Type V  
Dark Sky / Full-Cutoff Yes  
LED Specifications  
# of Emitters 16  
Color Temperature (CCT) 4000K 3000K  
CCT Tolerance (by LED Manufacturer) ± 7%  
CRI > 80

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Date: 9/9/20 Customer: Smithgroup  
Project: Axon  
Type: SB2 Qty:

selux

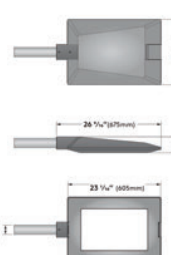
Avanza 600



Order Code: AV6 - R5 L2 0 L105 40 BK  
Series: AV6 Avanza 600  
Optics: R5  
Mounting: L2  
Tilt of Mounting: 0° 5°  
Light Engine: L105 L700  
CCT: 30 40  
Power Cord Length: 12 15 18 20 25 XX'  
Finish: WH BK BL BZ SV SP  
Voltage: 120V 208V 240V 277V 347V 480V  
Options: DM HL30+ PC1 MS

Avanza 600  
AV6

selux

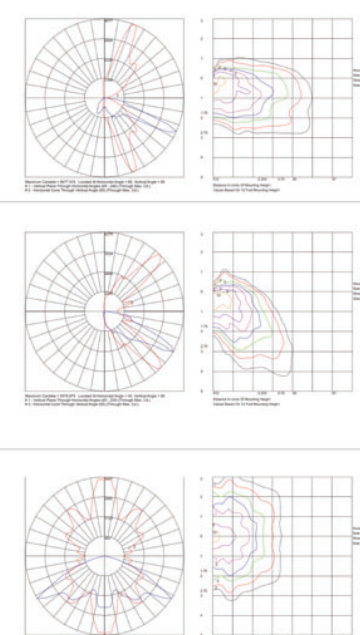


Specifications  
Fixture Housing - Made from high pressure die cast, low copper aluminum alloy.  
Gasketing - Continuous molded silicone gasket provides weatherproofing, dust and insect control at all luminaire connections.  
Filter - Part of upper aluminum housing for direct connection to standard 2 1/2" (63mm) short and long arms, as well as specially designed die cast pole adapter.  
LED Array - LEDs mounted to PCB boards and directly attached to upper aluminum housing for maximum LED performance and life. For future upgrades, light engine can be removed without tools.  
LED Optics - High precision injection molded cross-beam technology reflectors are vacuum metallized. ICA approved "Dark Sky Friendly" at 0° Mounting.  
LED Driver - LEDs are driven by RoHS compliant high efficiency driver. Minimum starting temperature is -55°C (-67°F).  
Surge Protection - Surge protection device safeguards electrical components from indirect lightning strikes and surges up to (DORA standard). RoHS compliant.  
Mounting Arm - Welded steel with powder coat finish. To fit 3" Tenon.

Pole Adapter - Made from high pressure die cast, low copper aluminum alloy. To fit 3" Tenon.  
Glass Lens - Tempered and screened glass lens protects and helps seal optical chamber.  
Tool-Less Latch - Tool-less die cast aluminum latch for easy access to light engine.  
Access Door - Lower casting features tempered glass lens and a built-in hinge that attaches to upper casting on mounting arm side. Other side is secured with tool-less latch for ease of maintenance.  
Surge Protection - Designed to protect luminaire from electrical surge (up to 10kA).  
Internal Step-down Transformer - Step-Down Autotransformer for 347V and 480V.  
Mounting Arm - Welded steel with powder coat finish.  
Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Dryloc certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PC1.  
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Listings and Ratings: Luminaire tested to IESNA LM-79-08 and LED tested to LM-80 test standards at 25° C ambient temperature.  
Visit selux.us for our LED End of Life recycling policy.

Avanza 600  
Photometry

selux



Conversion Chart  
Mounting Height Multiply  
10 (3.0 m) 1.27  
12 (3.7 m) 1.16  
14 (4.3 m) 1.07  
16 (4.9 m) 1.00  
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LED Information  
Natural White (4000K) Warm White (3000K)  
Performance  
Delivered Lumens 7736 4953 6450 4330  
Wattage 107 73 107 73  
Delivered Lumens per Watt 72 69 61 59  
Photometric Performance  
Optics Lumens  
Distribution Type V  
Dark Sky / Full-Cutoff Yes  
LED Specifications  
# of Emitters 32  
Color Temperature (CCT) 4000K 3000K  
CCT Tolerance (by LED Manufacturer) ± 7%  
CRI > 80

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ATTACHMENT 12

NOT FOR CONSTRUCTION

ISSUED FOR YR DATE  
DESIGN REVIEW 20 11SEP

DR7.3.1











## **DEVELOPMENT REVIEW NARRATIVE**

### **DEVELOPMENT REVIEW BOARD GUIDELINES:**

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.*

The Axon campus has been designed with a consistent theme throughout the entire site, which conforms to the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, Greater Airpark Area Plan and the General Plan. Consistency with these plans are detailed thoroughly in the rezoning narrative.

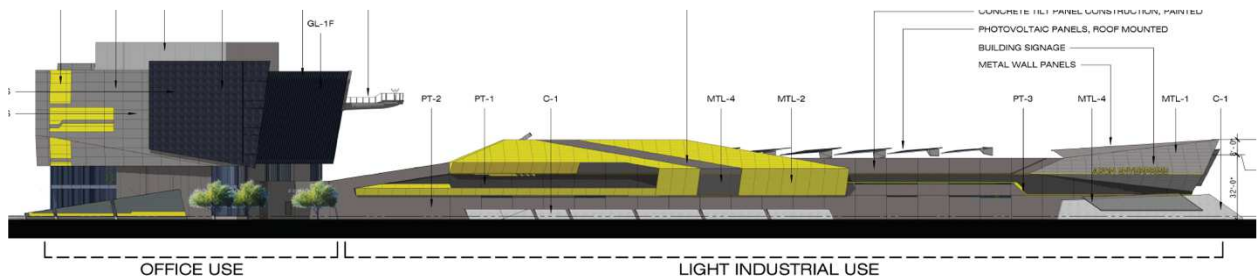
2. The architectural character, landscaping and site design of the proposed development shall:

*a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

The site has been designed and planned cohesively to ensure maximum compatibility between the structures, open space and landscape. The main Axon campus building is located at a central location on the site, with the parking and open space leading from the surrounding streets to the building.

*b. Avoid excessive variety and monotonous repetition;*

Axon has proposed a building that is interesting, varied and exciting. The materials are harmonious in color and texture but avoid monotony and the proposed colors tastefully reflect the Axon company signature look and colors. A sleek, modern look is achieved through the use of glazing, metal panels and exposed concrete. The building elevations reflect the unique, iconic design and shape that feature a central building high point which then moves to lower elevation heights as the building nears the borders of the site.



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:**

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

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.

The Axon campus building is designed to consider the qualities and character of the surrounding context and has incorporated some of these qualities into its design. The building design reflects the theme and color character of the existing commercial nature of the area, near the existing Axon building and office complexes, but the Axon campus distinguishes itself with a unique design.

This design intends to be minimally invasive to the natural feel of this area by featuring a large amount of glazing. The building color palette is muted in grey metal panels and exposed concrete, creating a desert industrial aesthetic.

- Building design should be sensitive to the evolving context of an area over time.

The Axon campus will be located in an undeveloped location near the Loop 101 Freeway and Hayden Road within the Greater Airport Area. This area is envisioned as a mainly employment centric hub featuring industrial uses and design. The building is designed to create a lasting presence with quality materials and architectural features that incorporates existing character while solidifying the building’s unique, iconic design as one-of-a-kind. The inclusion of a simple natural color palette will facilitate further cohesive development with a clean contemporary design.

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

*- Scenic views of the Sonoran desert and mountains*

The site is located at the southeast corner of Hayden Road and the elevated Loop 101 Freeway. Given the proximity to the freeway overpass and on- and off-ramps, the development will not significantly alter the views of the desert from Hayden Road.

*- Archaeological and historical resources*

A Cultural Review was compiled by Arizona State Land Department for the subject site in January 2020. The review reveals that no cultural resources were observed. If cultural resources are found during the course of construction, appropriate measure will be taken to ensure that any archeological, paleontological or historical objects are reported to the Director of the Arizona State Museum pursuant to A.R.S. §41-844.

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

*- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

The building is designed to reflect natural changes in the desert environment and elevations, including rock formations and mountains. The Axon campus building design is inspired by space and science fiction and blends both this modern and contemporary concept with the character of the existing buildings around the site and the mountain and rugged terrain of the Sonoran desert. Additionally, the rounded triangular building shape mirrors the configuration of the parcel itself.

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

The site is planned to be planted with native trees, shrubs and bushes. This will protect the character of the Sonoran desert and restore natural habitats. The native Sonoran desert plants included in the planting palette are as follows: Blue Palo Verde and Ironwood Trees, Chuparosa and Creosote shrubs, Century Plants, Saguaro cacti, Ocotillo accents and Triangle Leaf Bursage and Black Dalea groundcover.

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.*

*- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

The streetscape will provide continuity by improving Mayo Boulevard and the roundabout at Perimeter Drive. This portion of improvements does not include Hayden Road streetscape but a cohesive landscape palette is proposed for the north side of Mayo Boulevard, including native desert trees and shrubs consistent with existing nearby landscaping.

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

The site is located at the southeast corner of Hayden Road and the Loop 101 Freeway with convenient access to an existing Pedestrian / Bicycle Corridor. The site is located close to nearby multi-family residential development, providing easy access for multi-modal transportation for employees residing close to the site.

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

*- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

The proposed development will be well landscaped and reflect the human scale from Hayden Road and Mayo Boulevard. As the building nears the Loop 101 Freeway, the building scale is enlarged, providing scale to the vehicles traveling on the Freeway.

The building mass will be broken up into a variety of heights and materials including metal and glass panels and painted different shades of grey with Axon Yellow accents. The front (south) of the building, facing Mayo Boulevard, will consist of glass and grey metal panels mixed with concrete. The combination of colors and material create a unique, modern, architecturally interesting and appealing design.



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

*- To control the visual impact of a building's height and size*

The highest point of the Axon building is located at the entrance, facing the parking lot and ensuring appropriate access to the building. The building moves to lower elevation heights as the building gets narrower. The impact of the building height will be similar to that of nearby freeway elevations.

*- To highlight important building volumes and features, such as the building entry.*

As described above, the important features of the building will be accented by changes in the building height - the tallest section of the building at the building entrance and widest section. Other features of the building include an observation deck on the northwest side of the building entrance portion overlooking the manufacturing portion of the building.

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

*- Interior spaces should be extended into the outdoors both physically and visually when appropriate*

The Axon campus building is designed to unite the interior and exterior building spaces. This includes the extension of the observation deck from the 5<sup>th</sup> floor and the inclusion of an atrium on the ground level, which opens up the building from the ground floor up to the fifth floor. An amphitheater is also planned at the front (southeast) of the building, along with tiered event space and an outdoor dining patio on the west side of the building.

*- Materials with colors and coarse textures associated with this region should be utilized.*

The hardscape planned for the exterior of the site will incorporate the colors and textures of the region, including plain gray concrete, finished in light broom and integral color concrete with a light acid etch finish. Raised planters are proposed in the tiered event space, which will feature native desert plants, bringing the surrounding character of the desert into the project design.

The landscape colors are generally uniform in native shades of green with some accents provided by flowering ground covers and shrubs.

*- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*

The materials and textures provided will be used in their natural state, including metal and concrete panels. The panels will either be used with a natural finish or be painted a complimentary neutral color to provide richness and visual interest. Because the site is intended to function as a campus, pedestrian experience is key to ground floor design to convey a desert industrial aesthetic that pays homage to Axon's technical nature and Scottsdale's natural desert beauty.

*- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

Shade will be provided via roof overhangs, angled architecture and a shade structure over the tiered event space.

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

*- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

The site has been designed to incorporate a xeriscape landscape palette to minimize water usage. Additional sustainability features of the building include high performance glazing, photovoltaic (solar) panels, and low to no VOC interior materials and finishes. The large amounts of glass provided on the exterior of the building will ensure an abundance of daylight into the internal spaces, which will reduce lighting and energy usage.

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

*- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement*

The landscape palette is a mixture of native desert trees (Ironwood, Blue Palo Verde), shrubs (Creosote, Chuparosa), accents (Century Plant,

Ocotillo, Saguaro) and ground cover (Black Dalea, Triangle Leaf Bursage) intermixed with hybrid trees and plants bred for the Sonoran desert environment (Thornless Mesquite, Pink Dawn Chitalpa). The arrangement and density of the plants has been carefully planned to provide groundcover and shade but reflect natural groupings and plantings.

*- The landscaping should complement the built environment while relating to the various uses.*

The planned landscape planting around the building is orderly and organized, with raised planters around the building base and tiered event space. As the landscape is distanced further from the building, it is arranged to reflect the natural environment and plant groupings and densities.

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

*- Water, as a landscape element, should be used judiciously*

The landscape palette has been carefully curated with the natural Sonoran desert in mind – native, low water usage plants have been chosen for the site. Water usage for landscape will be minimal and the water provided to the site for landscape will be used judiciously.

*- Water features should be placed in locations with high pedestrian activity.*

A water feature has been designed for the Axon campus site, at the front of the building entrance, which will have the highest density of pedestrian activity. The water feature will adhere to City of Scottsdale Code of Ordinances Article VII Division I Section 49-242 for Water Conservation.

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

*- A balance should occur between the ambient light levels and designated focal lighting needs.*

The lighting for the Axon campus has been designed to balance between the ambient light levels and designated focal lighting needs while serving as a unique design element to the iconic feature building in Axon signature Yellow.

*- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

The site lighting has been designed to minimize glare and invasive overflow. The lighting will be designed to be no more intense than light from the adjacent Loop 101 Freeway.

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

*- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

The Axon campus signage will be designed to be both unique and identifying as well as tasteful and considerate of the character of the surrounding area. Future signage will be integrated with the overall design aesthetic including materials and colors.

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

The Axon campus site is not located in the ESL Overlay District.

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

The Axon campus site is not located in the Historic Property Overlay District and does not have any existing buildings on the site.

*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.*

As shown in the Pedestrian Circulation Plan and Vehicular Circulation Plan, vehicular access to the site comes from Hayden Road, along Mayo Boulevard and into two separate entries, which lead directly to the vehicular parking locations. Pedestrian circulation will lead from the parking areas directly into the building from all sides of the building.

The Axon campus loading and service area is situated on the north side of the building, away from the pedestrian uses and in a distinct and safe designated location.

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

Mechanical equipment is provided and screened in a manner that blends into the building design with the use of grey metal panels, similar to those used on the lower elevations of the building. Portions of mechanical equipment adjacent to the Loop 101 Freeway will not be screened as the freeways itself will act as the screening.

*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. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

The proposed Axon campus site is not located within the Downtown Area.

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

*a. Accessibility to the public;*

*b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*

*c. Location near the primary pedestrian or vehicular entrance of a development;*

*d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*

*e. Location in conformance to standards for public safety.*

The proposed Axon campus is not utilizing the PDB Overlay District zoning in Scottsdale.

*B. The burden is on the applicant to address all applicable criteria in this section.*  
This narrative addressed the above criteria applicable to the Axon campus development.

## DESIGN GUIDELINES FOR OFFICE DEVELOPMENT

The following Design Guidelines for Office Development have been addressed for the proposed Axon campus development:

Site Design and Planning:

### **Natural and Built Site Characteristics**

#### Topography - Grading / Drainage

1. *Site planning should respond to the natural characteristics of a site such as topography/ drainage patterns, existing vegetation, and visual resources. Proposed development (i.e. buildings, parking, and other features) should be designed and adapted to the specific site as opposed to altering the character and form of the site to accommodate development.*

The site is graded uniquely due to its proximity to the Loop 101 Freeway as well as a drainage channel currently being constructed. These present some constraints to grading the site but our civil engineers have designed the site so as to not interfere significantly with the existing grading conditions. Drainage will be implemented through numerous runoff basins and landscape islands. The landscape palette will include various Sonoran desert plant species that will effectively provide soil erosion control and stabilization. The building itself is a one-of-a-kind, iconic design intended to provide corporate identity of Axon at this location.

#### Vegetation

The vegetation provided will include a variety of native plant species such as Ironwood and Blue Palo Verde trees, Ocotillo and Saguaro cacti. Only desert-appropriate vegetation has been planned for the site and will be placed in strategic, natural locations and densities.

2. *The orientation of buildings and outdoor spaces should consider the effect of sun angles and other climatic conditions and the preservation of views.*

The Axon campus building is oriented at a diagonal so no one side of the building will receive the full effect of the sun on either east or west and the building architecture includes angles and building overhangs to protect southwest facing walls and windows from the sun. The location of the site, at the southeast corner of the Loop 101 and Hayden Road, ensures that the location of the building will not block views of the desert to the north as the Freeway on- and off-ramps and overpass exist in this location. Additionally, the building will be built to preserve the views to the direct east of the site.

Outdoor space is planned for the entryway of the building, with tiered event space covered by a shade canopy and additional covered outdoor dining space on the west side of the building. An atrium has been included inside the building, connecting the ground level to the fifth level of the building, providing employees the sensation of being outside.

### Response to Context

3. *Build upon the established development pattern of the surrounding area.*  
The site is located at the intersection of Hayden Road and the Loop 101 Freeway, surrounded by various commercial and industrial uses and buildings and vacant parcels. The building reflects that character of the built environment, using greys, metal, glass and concrete materials that have been utilized by other existing buildings close to the site. The plant palette has been planned with native desert plant species, pulled from southwestern Arizona.
4. *Site plans should demonstrate an understanding of how the new development will be served by utility systems. The development team should work proactively with utility providers to coordinate and locate to the developments advantage any above ground equipment and related improvements considering that the best location(s) for such equipment is not always the one that is most convenient or least expensive. Below grade equipment vaults should be considered in some contexts if a grade level solution that is visually unobtrusive cannot be achieved.*  
The utility locations for this site have been planned and are provided on the landscape plans and provided for on the Preliminary Improvement Plan.
5. *Locate above ground utility equipment and related improvements away from visually featured areas of the landscape and where possible 30 to 50 feet back from important intersections. Where possible, group or co-locate equipment to more effectively provide accessibility and screening.*  
Utility locations have been carefully planned and are located away from important intersections.
6. *The site plan design should demonstrate a coordinated approach with the site plans of adjacent development (existing or planned).*  
The Axon campus site is designed with a similar approach as other sites in the vicinity. The main building will be separated from the surrounding uses and lots by the perimeter drive (Mayo Boulevard), parking and landscape. Mayo



Boulevard is a shared access drive from Hayden Road and services the neighborhood and commercial buildings to the south.

The site has been designed to separate refuse, loading, etc. from the pedestrian and employee access to the building. Loading and refuse is located off of a separate drive which does not conflict with pedestrian uses. Additional phases of the site, including potential civic uses and future Axon buildings have been planned for with street alignments off of Hayden Road.

7. *Not all development contexts are suitable for continuation in some development proposals nor do all areas or uses within in a community always present opportunities for interface. In situations where the continuation of an existing pattern of development is not desirable or is not feasible, the applicant should establish and document in the project narrative why the proposed design alternative is preferred and how the project will benefit the neighborhood and the community.*

The site is situated in an ideal location for the Axon campus uses - other commercial uses exist in the area, and the close confines of the Loop 101 Freeway make the site undesirable for residential uses.

8. *Unless constrained otherwise, buildings should have a strong relationship to the street including a functional public entrance that is also a visual focus for the building. In place of street oriented public entrance, a strong pedestrian connection that establishes a sense of a formal public entry may be substituted.*  
The building will not necessarily be used or accessed by the general public. The entryway of the building is strongly defined with a water feature, arcaded entryway and interior Axon logo, all of which promotes intuition of a formal entrance.

9. *Where appropriate buildings should be used to help enclosure and define exterior spaces that are human scaled and furnished to encourage human use.*  
The Axon campus building will include an exterior tiered amphitheater and seating area, shaded by a canopy, for employee and company use. This area will be accented with landscape planters and a water feature, tastefully designed at human scale and encourage human use.

10. *The siting of buildings and parking areas should reinforce existing desirable spatial characteristics such as a common setback, rhythms or patterns established by building masses and their relationship to the street and to each other*

*(illustration). Parking in front setbacks is generally discouraged especially in areas with high pedestrian activity or potential.*

The building and the parking relate to each other appropriately, separated by obvious drives and landscape islands. The parking and parking lot aisles all lead to the building entrance and parking is located behind the landscape setbacks from the perimeter streets.

### Circulation and Parking

- 11. The circulation and parking areas of adjoining sites should be coordinated to the extent possible in the interest of efficiency and to reduce the dominance of the private automobile on the community landscape. Simultaneously, pedestrian movement should be reinforced and supported by site plans wherever possible in the interest of enhancing the walk-ability of commercial areas. The desirability of connectivity to residential development should be evaluated on a case-by-case basis.*

This site will utilize the existing street system of Mayo Boulevard, with access to Hayden Road. Additional, interior access road will be constructed around the building and through the site, ensuring that the appropriate vehicles are able to access their designated locations, without pedestrian conflicts.

- 12. Developments that exceed the parking required by City code or recognized industry standard are discouraged. All projects should seek opportunities and incorporate design features or transportation management strategies that strive to reduce automobile use (i.e. enhanced accessibility to public transit, enhanced pedestrian connectivity, trip reduction programs).*

Although the development at this phase will exceed the required number of parking spaces (1,049 required and 1,083 provided), the 34 extra vehicular parking spaces ensure that all employees have parking and that parking for the Axon campus will not spill over into the adjacent neighborhood or other commercial uses. Additionally, the parking provided may serve future development on the rest of the site at a later date. At this time, the site and the adjacent streets are not serviced by the Valley Metro transit system.

- 13. Site planning should work to disperse parking areas as opposed to creating singular expanses of pavement.*

The parking is provided on the site in three separate locations, all separated from each other by landscape islands and drive aisles.

14. The use of varied paving materials (i.e. concrete pavers, stabilized granite and paving materials with textural and color variations) are encouraged to help relieve monotonous expanses of asphalt.

Five different types of paving materials and ground cover are proposed for the site including plain gray concrete in Light Broom finish, Integral Color Concrete in Light Acid Etch finish, asphalt, 3"-8" Stone Cobble and ½" Screened Decomposed Granite. These various ground covers provide textural and color variation and relieve monotony.

### Pedestrian, Transit and Bicycle Facilities

*18. Clearly delineated pedestrian paths (or open plazas) should connect building(s) with each other, parking areas, perimeter sidewalks and trails, and transit facilities. Developments are encouraged to make internal connections to adjoining sites whenever such connections will encourage walking over driving to the same destination.*

The pedestrian paths connect to the building entrance and each other, leading from the parking areas. The surrounding uses are commercial and industrial in nature and it is unlikely that visitors to the Axon campus will also patronize the surrounding uses.

### Enhanced Pedestrian Areas

*23. Developments should feature an enhanced pedestrian area(s) (i.e. a plaza, patio, courtyard, linear promenade, terrace or usable landscaped area) scaled accordingly to the size and demands of the particular user or facility. Some zoning categories set forth specific requirements for such spaces.*

The Axon campus will provide a tiered event space and amphitheater at the entrance of the building, complete with a shade structure, planter boxes and shade. Additional outdoor space will be provided in the form of a covered dining patio on the west side of the building. The size of the outdoor amenity spaces is appropriate for the size and the demand of the building.

*25. Enhanced pedestrian areas should exhibit a higher level of design treatment incorporating seating, water features, sculpture, trash receptacles/ash urns, pedestrian scaled lighting, and other furnishings as appropriate for the specific user.*

The dedicated pedestrian area has been designed to incorporate seating, a water feature, pedestrian scale lighting and landscape planters, all which will enhance the outdoor experience of the user.

## **Architecture**

### Local Influence on Design

The Greater Airpark Character Area Plan is addressed in the Rezoning portion of the narrative.

*1. Building design should consider foremost the unique qualities (both natural and built) character of the surrounding area.*

The building is designed to be both unique and unifying to the surrounding area. The materials and colors reflect the commercial and industrial uses surrounding the site and the distant mountain range and the desert landscape pulls from the surrounding Sonoran desert.

*2. Multiple buildings on the same site or in closely related areas should share a common architectural theme and a similar vocabulary to that of nearby buildings. Precise replication or mirrored images of the same building on the same site or in the same area without adjustment for the building's unique setting and orientation are discouraged.*

The Axon campus building will be the first building on the site. Future buildings are intended to share a common theme with the Axon campus, including glass facades, grey metal panels and unique, identifying signage and accents.

*3. Architectural expressions that recall historic or current architectural styles that are unrelated or poorly adapted to the region are generally discouraged.*

The building is designed to reflect the current architectural character of the area.

*4. Unless otherwise indicated by an historic local context, building designs should demonstrate a coherent response to regional preferences and influences as further delineated in the section on "Regional Context".*

The regional context of the area is reflected in the design and architecture of the building.

### Regional Influence on Design

*5. A building's design should refer to the dominant horizontal landforms of the Sonoran Desert and the southwest. Generally, a building's profile should step in increments to achieve full height. Forms of dramatic vertical proportion should accentuate the horizontal.*

The Axon campus building is designed with a tall section of the building at one point and elevation stepdowns. The majority of the building is horizontal, with slight accents protruding from the building.

9. *The use of covered walkways, trellises, arcades and similar architectural shading features is encouraged where pedestrian use will be heaviest (i.e. building entries and port-a coheres, pathways between building/transit facilities, perimeter locations where pedestrian activity justifies). Avoid creating areas of redundant shade such as occurs by placing an awning beneath an extended eave.*

The building entrance, the most heavily accessed location on the site, will feature a pedestrian arcade, with tiered, shaded event space on each side.

11. *Roof pitches should be shallow, not to exceed a pitch of 4:1 (rise to run) or flat.*

The proposed roof line of the Axon campus building will either be flat or have a very slight rise, created by metal wall panels and the metal panel exoskeleton.

#### Scale and Proportion

12. *New development should respect the predominant scale of development in the surrounding area especially the scale of development on adjoining sites.*

This proposed new development will be approximately the same scale as the surrounding commercial and industrial uses. The scale is appropriate based on the location of the adjacent Loop 101 Freeway and the Hayden Road on- and off-ramps.

#### Architectural Detail, Material and Color

22. *All sides of a building should reference consistent architectural detail and character. All site walls and screen walls should be architecturally integrated with the building or master planned area.*

All four sides of the Axon campus building are consistent in architectural detail and character. This includes metal panels, a metal panel exoskeleton and glass glazing.

#### Mechanical Systems

29. *HVAC and other mechanical systems must be screened in a manner that is architecturally integrated and considerate of the overall composition of the building.*

The proposed HVAC and other mechanical equipment proposed for the roof will be screened with metal panels that blend into the character of the overall composition of the building.

### Office Industrial, Office Warehouse and Office Aircraft Hanger

*48. The exterior design of a building should reveal where possible differences in its internal function as expressions of height, massing and the composition of their elevations.*

The Axon campus building will include both manufacturing uses and office uses - the office portion will be located at the southeast side of the building, built to five-stories in height. The manufacturing section of the building, angled to a point at the most northwest portion of the building, will have a be housed in a lower elevation "behind" the office use.

*49. All industrial buildings, including pre-cast and sit-cast concrete structures, should incorporate sufficient architectural detail in the form of applied finishes, integral textures, patterns, colors, three dimensional recesses and projection.*

The building is designed to house both office and industrial uses. The industrial / manufacturing use is located at the northwest section of the building and the exterior elevations have a variety of finished including metal panels, a metal panel exoskeleton, photovoltaic panels and concrete tilt panels. The colors include various shades of grey and signature Axon yellow accents.

### **Landscape Design**

*2. Unless otherwise constrained, landscaping should reinforce the character of neighboring properties and abutting streetscapes.*

The proposed landscape palette includes various native desert species of trees, shrubs, accents and groundcover, all of which come from the surrounding Sonoran desert and have been used in the surrounding developments.

*3. As a general rule, low water use and drought tolerant plants are preferred. Exceptions to this would include perennial plantings in private settings and in public/quasi-public settings that are intended to provide enjoyment to the larger community.*

The proposed native species of trees, including Blue Palo Verde and Ironwood, bushes, including Creosote and Chuparosa, accents, including Saguaro and Ocotillo cacti and groundcover, including Black Dalea and Triangle Leaf Bursage, are all native to southwest United States and therefore, are low water use and drought tolerant plants.

*12. A combination of dense landscaping, site walls, or berming/mounding should be provided to screen parking facilities, service and loading areas,*

*maintenance areas, storage areas, trash enclosures, utility cabinets and other similar elements.*

Landscape has been provided along the exterior of the west side of the site where the loading and refuse will be located. This section of the site will also be shielded from the view of vehicles on Hayden Road by the future uses planned for the site.

## **Lighting**

*5. Lighting should operate for only the minimum number of hours required and should then be reduced in level or turned off. The design of lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes.*

The proposed lighting for the site will conform to the City of Scottsdale standards are be appropriate for the uses on site.

*7. Avoid competing light levels and ensure balanced light levels on-site and between adjacent properties. The exterior lighting design must take into consideration background lighting levels, lighting from other sources, and characteristics of the surrounding area.*

The lighting planned for the Axon campus will be balanced and take into consideration the background lighting levels from other sources and the characteristics of the surrounding area.

## **Corporate Identification / Signage**

*1. Business identity, either by awnings, accent bands, paint or other applied color, literal depiction of a product, decorative roof details or materials should not be the dominant architectural feature. Accent colors should be used judiciously and corporate colors should be modified in intensity and chroma to fit within the larger proposed palette of colors and materials.*

The Axon logo and specific yellow color will be applied to the building as an accent rather than a dominant architectural feature. The accent color has been applied to building to provide architectural interest and is complimented by the grey tones and materials of the larger proposed palette.

*5. Repetitious signage on a building front should be avoided.*

Rather than provide repetitious signage on the building front, the Axon logo is strategically placed inside the building, yet visible to the outside via the glass window fronts and atrium.

## **SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL**

The following General Considerations & Requirements from the Scottsdale Design Standards & Policies Manual, Chapter 2, Site Planning, have been addressed regarding the Axon campus development.

### **Additional Design Guidelines**

*Site Context - Terrain:* The Axon campus has been designed to incorporate the natural site landscape features into the design. This includes a native desert plant palette proposed in natural groupings and densities. The site is located at the intersection of the Loop 101 Freeway and Hayden Road, therefore natural views are not readily available but open spaces for employees have been incorporated into the building and native landscape is provided in this location in landscape planters.

*Site Context - Buffering for Adjacent Land Uses:* The site is diagonally adjacent to a residential use across Mayo Boulevard, therefore, buffering has been employed in the site design to separate the commercial and industrial uses in the Axon building from this residential neighborhood. This includes locating the refuse and loading as far north from the residential use as possible, separating the Axon building from the neighborhood with the parking lot, landscape islands and landscape setbacks, and orienting the building so that the office and commercial portion of the Axon building is the closest to the neighborhood while the manufacturing and industrial portion of the Axon building is located adjacent to the Loop 101 Freeway.

*Site Context - Airport & Airpark Development:* The site is located within the Scottsdale Airport Area and the Airport Vicinity Development Short Form is provided in the formal submittal package to the City of Scottsdale.

*Site Context - Site Design Standards:* The mechanical roof equipment will be screened from view via metal screens that match the character and design of the Axon campus building.

*Site Context - Outdoor Lighting Ambient Lighting Zones:* The proposed site is located in the Suburban Area, which allows for moderate to higher density uses. The site lighting is designed to be appropriate for this location in order to provide a safe, well-lit environment.



## **On-Site Circulation & Parking Area Design**

*Emergency Access & Fire Lanes:* A Fire Access Plan is provided with this formal submittal plan set and provides locations of fire lanes, FDC and hydrant locations.

*Parking Areas:* The parking on the site has been designed to conform to the City of Scottsdale Zoning Ordinance. The landscape materials proposed for the parking lot landscape islands are part of the native plant palette curated for this site and are heat tolerant trees, bushes, accents and groundcovers. None of the parking aisles proposed will feature dead end turnarounds and the parking surface will be comprised of asphaltic pavement.

*Refuse Collection:* The location of the refuse is above ground and located in a location that is easily accessible for refuse trucks. The approach will provide vertical clearance and provides a minimum 50-foot radius for turnaround.

*Pedestrian Circulation Within a Development:* The pedestrian circulation has been designed to clearly lead from the parking areas to the front of the building entrance and should avoid conflicts with vehicles throughout the site.

## **Landscape Design**

*Landscape Design - Design Standards:* The plant palette provided will adhere to the ADWR Low Water Use / Drought Tolerant plant list. The plants proposed will not be planted in either a PUE or Emergency Vehicle Access Easement and will be planted at least 7 feet from an underground public water or sewer lines, etc. and the proposed plant palette does not include the prohibited plants listed.

The decomposed granite on the site has been proposed as installed at a minimum of 2" depth, per the design standards. Trees will not be planted to overhand vehicle lanes or within 2 feet overhand at the head of a parking stall.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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Per Section 1.904. of the Zoning Ordinance, 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.
  - ***The applicant states compliance with the Scottsdale Sensitive Design Principles and Office Design Guidelines in detail as part of their project narrative. (Attachment 13)***
  - ***Staff finds that the proposal is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan (GACAP), which designates the site as Employment. Additionally, staff has found the site to be designed in general conformance with the Design Standards & Policies Manual.***
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;
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  - ***The applicant states the building is designed to be both unique and unifying to the surrounding area, and to unite the interior and exterior spaces. Materials and colors reflect the commercial and industrial uses surrounding the site and the distant mountain range, and the desert landscape pulls from the surrounding Sonoran Desert. Sustainability features, such as high-performance glazing, solar paneling and low to no VOC interior materials and finishes, have been incorporated into the building design. The site is thoughtfully designed to separate the delivery and service area from the main parking area.***
  - ***Staff finds the proposed development is generally consistent with the City's Sensitive Design Principles and other design guidelines. The proposed building has a contemporary design style utilizing concrete and metal panels, accented by a metal panel exoskeleton. Though gray hues make up a majority of the building façade, "warmer" gray tones are utilized, as opposed to the slate or dark gray tones discouraged by the guidelines. Some of the paneling is yellow in color, which though a corporate color, is consistent with some of the natural desert vegetation. Photovoltaic panels are incorporated into the building design on the east and west sides of the building to promote sustainability. Unique shapes and forms, planer differentiation, and score lines provided in the tilt up panels create visual interest and help break up the mass. Most of the proposed landscaping is selected from the Arizona Department of Water Resources Low Water-Use Drought-Tolerant Plant list.***

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
  - ***The applicant states the proposed plan provides pedestrian connections from the building to the parking areas.***
  - ***Staff finds the Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience. The site plan proposes a 5-story office component, and a single-story manufacturing component, with two vehicular access points at Mayo Boulevard. The delivery and service area is thoughtfully located at the northwest corner of the building, effectively separated from the main parking field where the majority of pedestrian circulation is provided. The driveway loops through the front of the site, providing 2 access points on 81<sup>st</sup> Street. Pedestrian facilities are provided from the parking area to the building entrances. Though not shown, staff will coordinate with the applicant to provide at least one pedestrian connection from the building to Mayo Boulevard.***
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  - ***The applicant states the proposed mechanical equipment will be roof mounted and fully screened by metal paneling similar to the paneling used in the body of the building.***
  - ***Staff finds the proposed mechanical equipment will be screened by metal paneling that is integral to the building design.***
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.
  - ***This criterion is not applicable.***
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
  - a. Accessibility to the public;
  - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
  - c. Location near the primary pedestrian or vehicular entrance of a development;
  - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
  - e. Location in conformance to standards for public safety.
  - ***This criterion is not applicable.***

## DEVELOPMENT INFORMATION

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### Zoning History

The site was annexed into the City in 1963 by Ord. 169 and zoned to Single-family Residential District (R1-35). In 1986, the site was rezoned from R1-35 to the Planned Community (P-C) District with a P-C comparable zoning of I-1 as part of the Core South zoning case (11-ZN-1986). The I-1 District is intended to allow light manufacturing, aeronautical, and office uses to sustain and enhance major employment opportunities. Professional offices, laboratories, manufacturing, and warehousing are permitted as principal uses.

### Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. As of the publishing of this report, staff has not received any community input regarding the application.

### Context

The subject site is located at the southeast corner of N. Hayden Road and Loop 101 with freeway frontage. This is the first development for this portion of Crossroads. The proposed building is approximately 750 feet from the nearest adjacent residence. Please refer to the context graphics (attached).

### Project Data

- Existing Use: Vacant
- Proposed Use: Office/Manufacturing
- Parcel Size: +/- 60 acres (net)
- Office Space: 225,740 square feet
- Manufacturing Space: 147,840 square feet
- Warehousing Space: 27,505 square feet
- Total Building Area: 401,085 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.13
- Building Height Allowed: 76 feet (exclusive of rooftop appurtenances; 19-ZN-2002#8)
- Building Height Proposed: 76 feet (exclusive of rooftop appurtenances)
- Parking Required: 1,027 spaces
- Parking Provided: 1,042 spaces
- Open Space Required: 590,640 square feet (13.5 acres) at build-out; cumulative
- Open Space Provided: 365,904 square feet (8.4 acres) with this building

**Stipulations for the  
Development Review Board Application:  
Axon  
Case Number: 28-DR-2020**

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 (SRC), 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 building elevations provided by Smithgroup, with a city staff date of 9/11/2020.
  - b. Location and configuration of all site improvements shall be consistent with the site plan provided by Smithgroup, with a city staff date of 9/11/2020, modified to accommodate required infrastructure improvements.
  - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan provided by Smithgroup, with a city staff date of 9/11/2020, modified to accommodate required infrastructure improvements.
  - d. The case drainage report provided by Wood Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the subject site were: 13-ZN-2020 and 19-ZN-2002#6.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- C. *Building height shall not exceed 82 feet (exclusive of rooftop appurtenances) from the lowest floor elevation, per case 13-ZN-2020.*

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**SITE DESIGN:**

**Ordinance**

- D. *Site design to be modified as needed during construction plan submittal and review to comply with 13-ZN-2020 stipulations.*

**DRB Stipulations**

4. *A minimum 6-foot wide pedestrian connection shall be provided from the easternmost roundabout indicated on the site plan to the main entrance of the building.*
5. All drive aisles that are fire lanes shall have a minimum width of twenty-four (24) feet.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

6. Prior to the issuance of any building permit for the development project, the property 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.
7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
8. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided (if applicable).

**EXTRIOR LIGHTING:**

**DRB Stipulations**

9. *With the exception of the private art features located at the "nose" of the building, the main building entrance and on the roof, all exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line, except for sign lighting.*
10. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 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 8.0 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 shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- 11. *Carport design shall be submitted for separate review and administrative approval.*

**AIRPORT:**

**DRB Stipulations**

- 12. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

**STREET DEDICATIONS:**

**Ordinance**

- E. *Prior to the issuance of any building permit for the development project, the property owner shall make all 13-ZN-2020 stipulated right-of-way dedications to the City of Scottsdale.*

**STREET INFRASTRUCTURE:**

**Ordinance**

- F. *All street infrastructure improvements shall be designed and constructed in accordance with the Infrastructure Master Plans for the site, City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual, and 13-ZN-2020 stipulations.*
- G. *Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of all required documents in accordance with and to construct all 13-ZN-2020 stipulations.*

**DRB Stipulations**

- 14. All public sidewalks, curbs and gutters shall be integral colored concrete to match Davis, San Diego Buff.

**WATER AND WASTEWATER:**

**Ordinance**

- H. *Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of all required documents in accordance with and to construct all 13-ZN-2020 stipulations.*

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

15. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

Subsequent submittal shall evaluate and address the following stipulations:

- Develop and submit exhibit depicting natural pre-development contours to identify locations of highest adjacent grade (HAG) and lowest adjacent grade (LAG). Note, it is important for the design team to be aware of FEMA's requirement to elevate all electromechanical equipment servicing subject building to regulatory flood depth (RFD).
- Design team should to consider regional Basin 53R emergency surface spillway location and associated potential for emergency surface overflow. In event of back to back major rainfall events, malfunctioning basin outfall via two barrel 60 inch pipes, or storm of magnitude greater than design standard; emergency spillway will experience surface overflow and send potentially significant discharge to the project site via existing ADOT LOOP 101 culvert crossings.
- Develop surface runoff routing summary table, which includes columns of volume required, volume provided and basin drain time.
- Submit topographic data in support of watersheds depicted on the off site drainage map. Note, offsite flows are subject to change upon review of subject topographic data.
- Depict pre and post development flows along downstream project boundary. Verify downstream capacity to receive post development flow if they are greater than pre development flows.

16. Demonstrate consistency with the accepted master drainage plan and report.

- a. For any design that modifies the accepted master drainage report, the property owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
- b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

17. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

**Ordinance**

- 1. Prior to the issuance of any building permit for the development project, the property owner shall dedicate all project related, per city published standards and requirements, city easements, to the City of Scottsdale on a final plat or map of dedication with associated site modifications made to accommodate.*

**ADDITIONAL ITEMS:**

**DRB Stipulations**

18. *Flagpoles, if provided, shall be one-piece conical tapered design and shall not exceed the height of the building.*



## Zimmer, Christopher

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**From:** Rosemary Catroppa <cafeforte.az@gmail.com>  
**Sent:** Wednesday, October 7, 2020 9:37 AM  
**To:** Bloemberg, Greg  
**Subject:** Proposed plans and the impact on the Stonebrook 2 community

**⚠ External Email: Please use caution if opening links or attachments!**

Hello this is regarding my opposition to any changes regarding case #'s 716-PA-2020 / 13-ZN-2020 / 28-DR-2020.

I am a resident of the Stonebrook 2 community that will be directly impacted by the future plans regarding the case #'s above. I would like to formally note my opposition to these changes.

I would like to know why the developer is requesting a rezoning from P-C to P-CL-1. Which I believe would allow for a height increase from a 5 story to a 7 story building of which I am completely opposed.

Please inform me of what steps, aside from the virtual open house, I can take in order for my opinion to be heard.

I have resided in my home in Stonebrook 2 since its inception in 1996 and have enjoyed the majestic view of the mountains from my backyard, these buildings will ruin the view which I have enjoyed for the last 24 years.

I am also concerned about the impact of traffic & the future of Mayo Blvd being rerouted. Can someone please explain to me the exact plans for the roads behind and around our development, and the forecasted impact of the traffic from these changes.

Thank You,

Rosemary Catroppa & Grace Rubel  
Stonebrook 2 residents since 1996

**From:** [DevelopmentReviewBoard@scottsdaleaz.gov](mailto:DevelopmentReviewBoard@scottsdaleaz.gov)  
**To:** [Development Review Board](#)  
**Subject:** Development Review Board Public Comment (response #114)  
**Date:** Wednesday, September 30, 2020 11:52:35 AM

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## Development Review Board Public Comment (response #114)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/development-review-board/public-comment">https://www.scottsdaleaz.gov/boards/development-review-board/public-comment</a>
Submission Time/Date:	9/30/2020 11:51:54 AM

### Survey Response

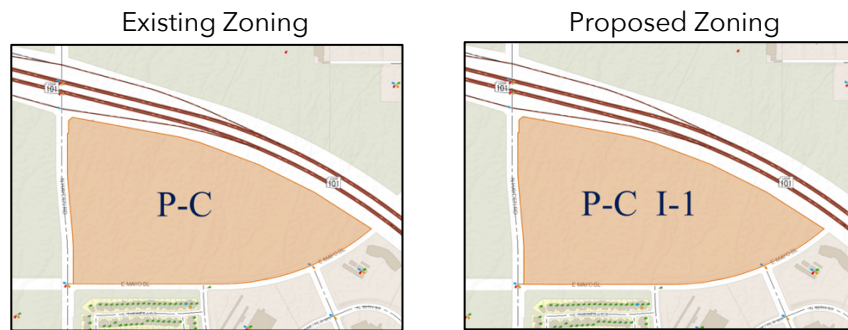
COMMENT	
Comment:	<p>I have seen the preliminary design for the Axon development which is directly north of my neighborhood in North Scottsdale. Guy Phillips has advised me to reach out to your board regarding this project, specifically the color scheme and futuristic design. To say their current submission is in keeping with any sort of desert motif would be absurd. While there is an open meeting coming up, I do want to get this dialogue going because while we cannot stop progress, we can ask that those in charge remember that we as residents will have to look at this all day and night. The integrity of Scottsdale must be kept intact.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mary Kennett
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	<a href="mailto:mkennett94@aol.com">mkennett94@aol.com</a>
Phone:	(480) 225-3756
Address:	8149 east theresa drive, Scottsdale, 85255

October 2, 2020

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood open house meeting for a proposed new corporate campus expansion in the Greater Airpark area. The approximately 73.6 acre site is currently zoned Planned Community (P-C) and is located south of the Loop 101 on the east side of Hayden Road.

Our proposal is consistent with the City's General Plan and the Greater Airpark Area Plan, and includes a request to rezone from Planned Community (P-C) to Planned Community Light Industrial District (P-C I-1). The graphic below demonstrates the zoning district before and after the requested rezoning:



Additionally, we are requesting amended development standards and a development plan review. Given the ongoing COVID-19 pandemic and in compliance with current CDC and Arizona Department of Health recommendations, we are talking with neighbors over the phone and have scheduled a virtual neighborhood open house meeting to discuss the case with anyone who may have questions regarding this proposal:

Date: Tuesday, October 13, 2020  
Time: 5:30 p.m.  
Call In/Log In: <https://global.gotomeeting.com/join/820507045>  
Dial In: +1 (872) 240-3212  
Access Code: 820-507-045

If you would like to discuss this project in greater detail prior to or in place of the neighborhood open house meeting, I can be reached at (480) 921-2800 or via e-mail at [charles@huellmantel.com](mailto:charles@huellmantel.com). The City of Scottsdale planner assigned to the case is Greg Bloemberg, who can be reached at (480) 312-4306 or through email at [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov). Our case numbers are 716-PA-2020/13-ZN-2020/28-DR-2020.

Again, please do not hesitate to contact me to discuss this proposal further. I am happy to answer any questions you may have.

Thank you.

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: October 13, 2020 Time: 5:30 P.M.  
Location: <https://global.gotomeeting.com/join/820507045>  
Dial In: +1 (872) 240-3212  
Access Code: 820-507-04

Location: Southeast corner of Hayden Road and Loop 101,  
Scottsdale, Arizona 85255

### Project Overview:

- Request: Rezoning, Development Plan (Major) and Amended Development Standards
- Description of Project & Proposed Use: Industrial/Commercial Development with Civic Uses
- Site Acreage: +/- 73.57 Acres
- Site Zoning: PCP (I-1 Proposed)

### Applicant Contact:

Huellmantel & Affiliates  
(480) 921-2800  
charles@huellmantel.com

### City Contact:

Greg Bloemberg  
(480) 312-4306  
gbloemberg@scottsdaleaz.gov

Pre-Application#: 716-PA-20

Posting Date: 9/18/2020

\* -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal \*



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

**Project Under Consideration Sign (White)**       **Public Hearing Notice Sign (Red)**

**Case Number:** 716-PA-20

**Project Name:** [Redacted]

**Location:** Southeast corner of Hayden Road and Loop 101, Scottsdale, Arizona 85255

**Site Posting Date:** September 18th, 2020

**Applicant Name:** [Redacted]

**Sign Company Name:** [Redacted]

**Phone Number:** 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

9-18-2020  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

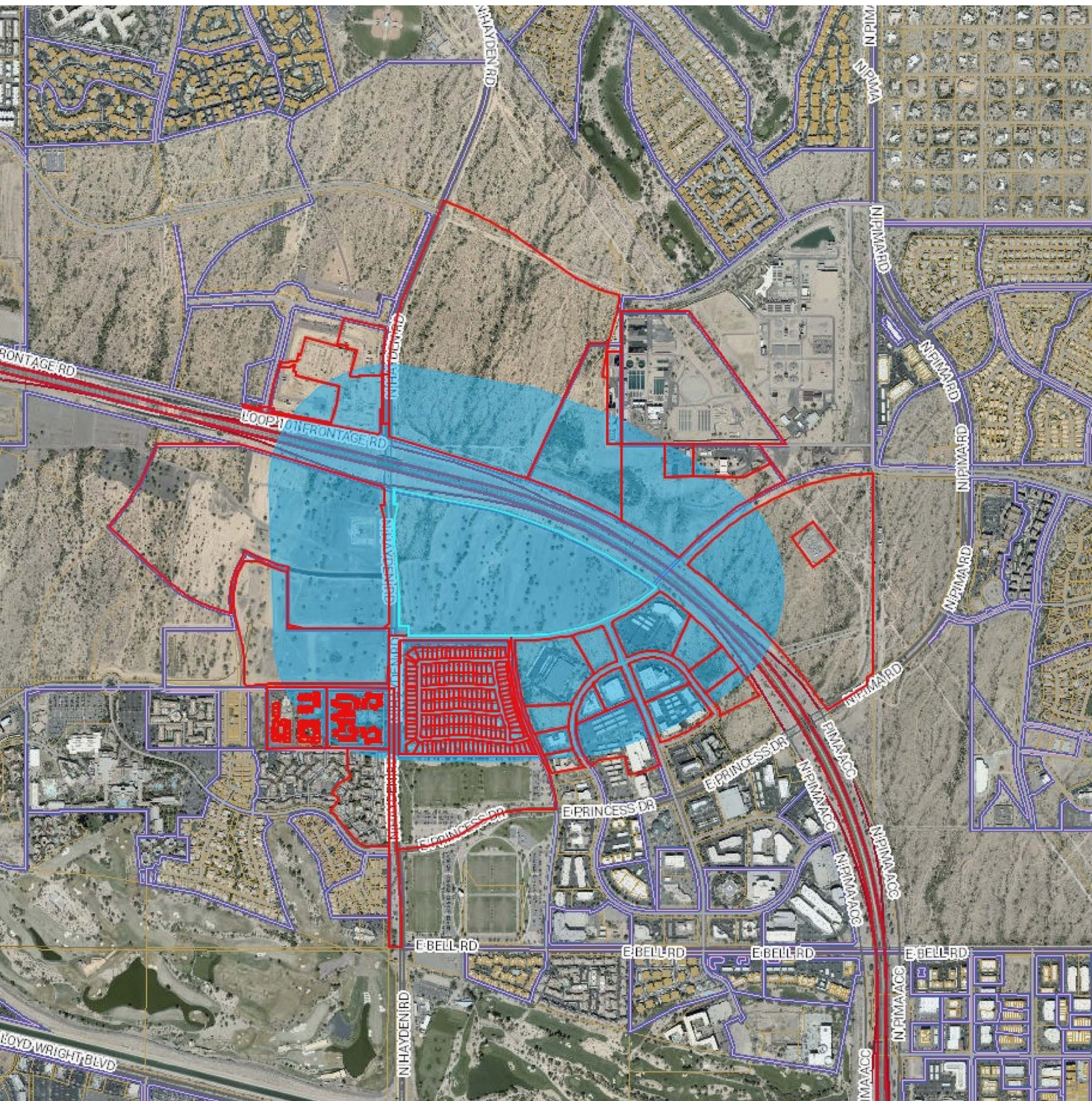
Acknowledged before me this the 18<sup>th</sup> day of September 2020

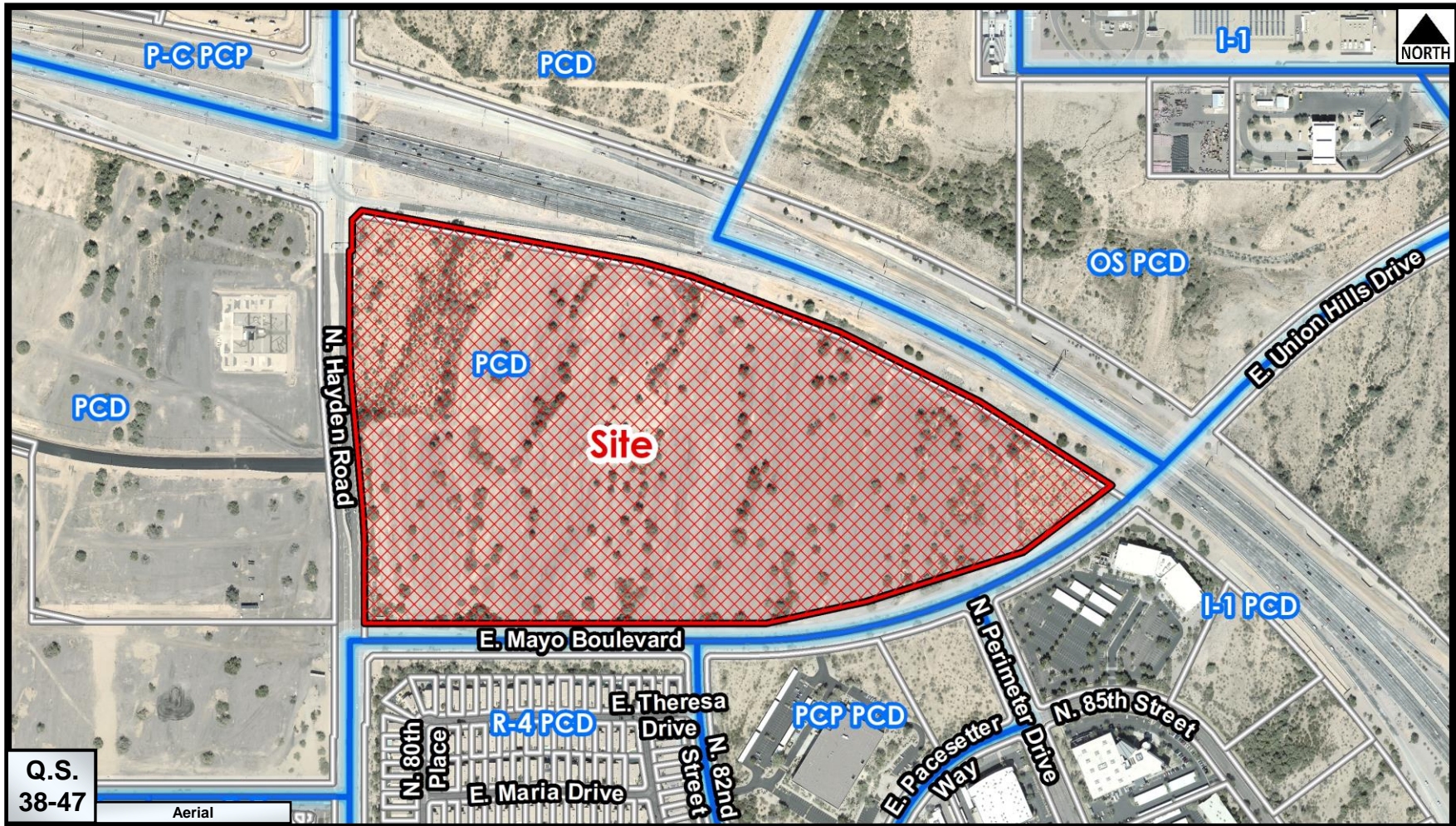


[Signature]  
Notary Public

My commission expires: 10-25-20

**City of Scottsdale -- Current Planning Division**  
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





Q.S.  
38-47

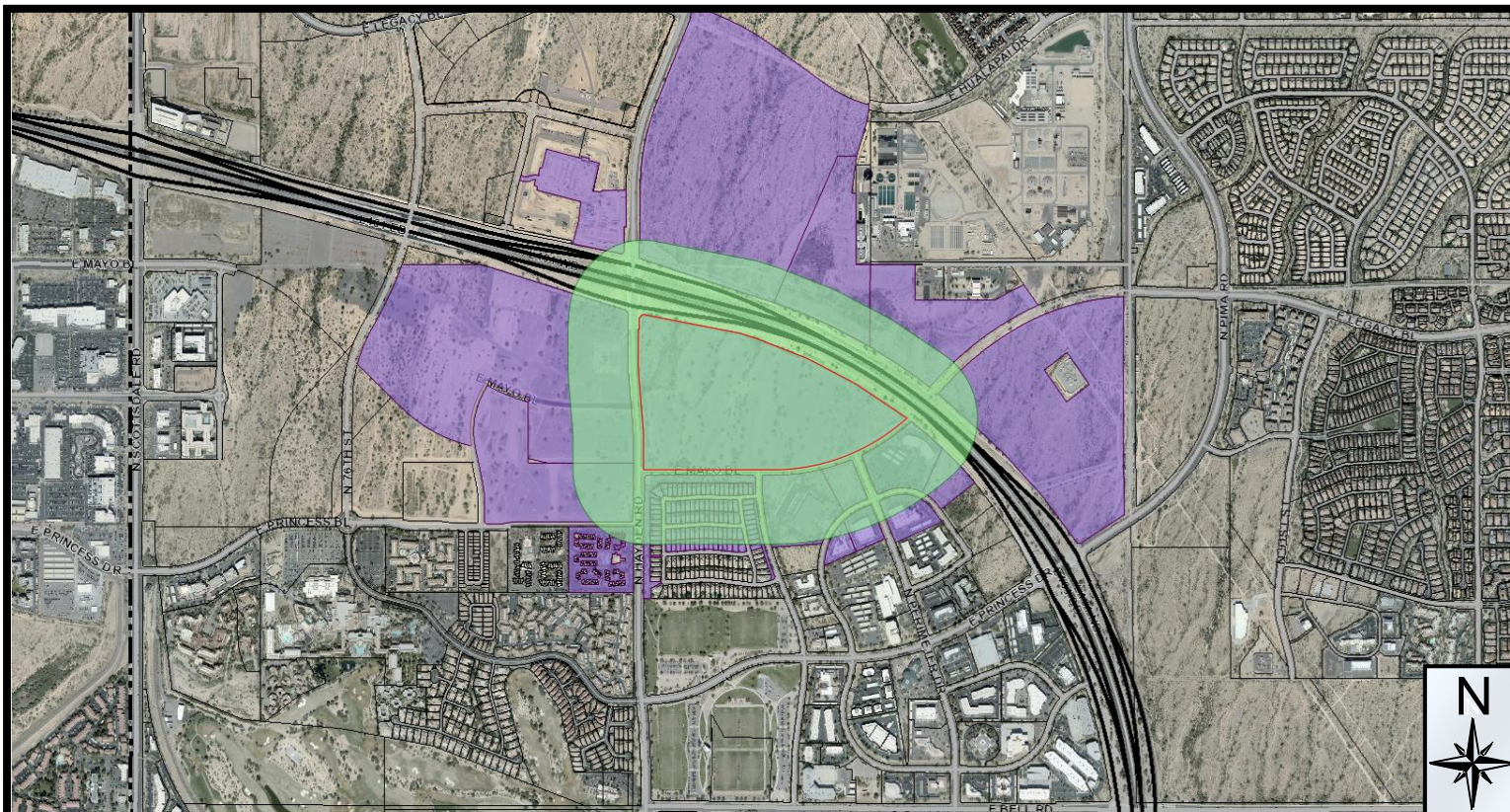
Aerial

Zoning Aerial

28-DR-2020

# City Notifications – Mailing List Selection Map Axon

ATTACHMENT 19


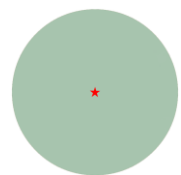


### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
September 11, 2020

### Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 185

**28-DR-2020**