

# Pinnacle Peak Pet Resort

Northwest Corner of Pinnacle Peak Road and Los Portones Drive  
Proposed Doggy Daycare facility across 0.95 Acres

## *Project Narrative and Development Plan*

### **Minor General Plan Amendment (1-GP-2023)**

From: Employment Office

To: Commercial

### **Rezoning (1-ZN-2023)**

From: C-O ESL (Commercial Office Environmentally Sensitive Lands)

To: C-1 ESL (Neighborhood Commercial Environmentally Sensitive Lands)

**Revised:** August 8, 2023

***Prepared by:***

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480.429.3000  
Contact: Paul Gilbert / Kurt Waldier

**BGM**  
Beus Gilbert McGroder

## ***Development Team***

### ***Developer***

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#### **Doggy Style Resort & Daycare LLC**

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### ***Applicant Representative***

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### ***Architect***

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### ***Engineering***

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**I. Purpose of Request:**

This request is for a General Plan Amendment (GPA) from Employment Office to Commercial and a rezoning from C-O ESL (Commercial Office Environmentally Sensitive Lands) to C-1 ESL (Neighborhood Commercial Environmentally Sensitive Lands) on a 0.95-acre site to allow for a doggy daycare facility. This development will include new 9,600-square-foot doggy daycare facility on a vacant, undeveloped property. This facility will include of 5,160 square feet of office space and 4,440 square feet of kennel space with capacity to hold 97 dogs within a sound proofed building. The property is located at the northwest corner of Pinnacle Peak Road and Los Portones Drive (74<sup>th</sup> St), which is referred to as the "Site" (See Aerial below).

**AERIAL PHOTO**



## **II. Pinnacle Peak Pet Resort**

### **Overview**

The proposed development is a doggy daycare facility that will provide high-quality care and amenities to its customers and their pets. The doggy daycare facility will be comprised of a mix of offices for employees and kennel spaces to hold dogs, as well as indoor and outdoor play areas. The interior includes office spaces, 97 kennels ranging in size from small to large, and two play areas, which will all be contained within the 9,000-square-foot, two-story soundproof building. There is also an 1,842-square-foot outdoor courtyard that provides an outdoor space for dogs to play during the day. This outdoor courtyard is enclosed on all four sides with building walls, and will also incorporate soundproofing mechanisms, such as sound baffling panels and sound curtains to minimize any potential noise impacts beyond the property line.

The development will fit seamlessly within the adjacent Pinnacle Peak Office Park by replicating the architectural character and theme of the adjacent buildings, including the use of similar building materials and colors. The development of the 9,000-square-foot building will also maintain the integrity of the 50-foot-wide drainage easement along both Pinnacle Peak Rd and Los Portones Dr.

### **Existing Conditions & Context**

The Site encompasses less than one acre, 41,378 square feet, of vacant, undeveloped land, and is bordered by Pinnacle Peak Road to the south, which is a Desert Scenic Roadway, Los Portones Drive to the east, and the Pinnacle Peak Office Park to the north and west.

**North** Employment Office Land Use, C-O Zoning  
Immediately north of the Site are offices within the Pinnacle Peak Office Park. The Los Portones Townhomes community is farther north, approximately 250 feet, and is zoned R-4.

**East** Commercial Land Use, C-2 Zoning  
Immediately east of the Site is a commercial center, inclusive of a restaurant, retail stores, and additional office space.

**South** Mixed-Use Neighborhoods Land Use, R-5 Zoning  
South of the Site, beyond Pinnacle Peak Road, is the Pinnacle at Silverstone townhome community.

**West** Employment Office Land Use, C-O Zoning  
Immediately west of the Site are offices within the Pinnacle Peak Office Park. Farther west, beyond the Pinnacle Peak Office park, is a wide, 250-foot wash corridor going northeast-southwest, plus an additional commercial center zoned C-2.

## Site Access

Access to the Site is provided within the Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two access points, one along Pinnacle Peak Road approximately 570 feet west of Los Portones Drive, and another access point along Los Portones Drive approximately 260 feet north of Pinnacle Peak Road. The minimal traffic generated by this proposal will not warrant any additional improvements to the existing Pinnacle Peak Office Park access points, considering they were originally designed to accommodate office-use traffic from this Site.

### **III. Minor General Plan Amendment Determination**

The requested GPA is in conformance with a Minor General Plan Amendment, based upon the criteria set forth in the General Plan. The proposed change in land use designation is from Employment Office to Commercial, which as shown on Pages 56 of the 2035 General Plan, is a Minor Amendment. The Commercial land use designation in the City of Scottsdale General Plan 2035 is defined as:

*“Commercial uses provide a variety of goods and services to the people who live, work, or visit Scottsdale and have been designated throughout the community at various locations. Neighborhood-serving commercial uses should be located at frequent intervals in relationship to the density of nearby housing to reduce travel time and distance. The size and scale of neighborhood business centers should be compatible with surrounding areas. Neighborhood-serving commercial uses are best located on collector or arterial streets. Community- and regional-serving commercial uses should be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses work best when they are integrated with a mix of uses. In Suburban and Urban Character Types, mid-range and limited-service hotel accommodations may be appropriate.”*

The proposed doggy daycare facility is highly compatible with this definition. The facility is located along an arterial street (Pinnacle Peak Rd), and will provide a unique petcare service for those living in the surrounding communities (e.g., Los Portones, Silverstone, etc.) and/or working in the immediate area, such as the Pinnacle Peak Office Park. This close proximity to both employment and residential provides the ideal location for this commercial use, reducing travel times and distance for the type of service that will be provided. The facility is also designed to fit seamlessly within the Pinnacle Peak Office Park, utilizing similar colors, materials, and scale as the existing buildings.

A detailed explanation of how this proposal is consistent with the 2035 General Plan is provided below.

**1. Change in Land Use Category**

A change in land use category on the land use plan that changes the land use character from one type to another as delineated in the land use category table (Page 56 of the General Plan).

**Response:** The 2035 General Plan designation is Employment (Office) and a requested GPA land use change to the Commercial designation. These land use categories are located analogous to each other on within Group G, and therefore do not constitute a Major GPA. As detailed previously, the proposed Pinnacle Peak Pet Resort is consistent with the Commercial land use.

**2. Area of Change Criteria**

A change in the land use designation that includes the following gross acreages:

\*Planning Zone A: 10 acres or more.

\*Planning Zone B: 15 acres or more.

**Response:** The designated Planning Zone for the site is Zone B, which establishes a 15-acre threshold for Major Amendments. The subject property is less than one acre in size. Thus, it is under the acreage threshold and therefore meets Minor General Plan Amendment criteria.

**3. Character Area Criteria**

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well-being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment.

**Response:** The property is not located within a designated character area.

**4. Water/ Wastewater Infrastructure Criteria**

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

**Response:** The proposed change in land use does not result in a premature increase in the water and sewer plan, therefore it will not constitute a major amendment. The proposed

General Plan Amendment and Zoning Map Amendment would result in a use of equal intensity (0.8 FAR), and which was previously planned for in the water and wastewater infrastructure when it was last rezoned and developed. As such, the proposed development will not cause an unplanned increase in the existing water and wastewater infrastructure.

**5. Change to the Amendment Criteria and/or Land Use Category Definitions Criteria**

A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions.

**Response:** Does not apply.

**6. Growth Area Criteria**

A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

**Response:** Does not apply.

**7. General Plan Land Use Overlay Criteria**

The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

**Response:** Does not apply.

**8. Exceptions to the General Plan Amendment Criteria**

Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. *[Paraphrase] Specific examples of possible exceptions provided.*

**Response:** Does not apply.

## **IV. 2035 General Plan Consistency**

### **2035 General Plan**

The General Plan sets forward collective goals and approaches of the community with the intent to integrate Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. The goals are, however, not intended to be stationary or inflexible. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

With this in mind, this proposed Minor General Plan Amendment not only meets, but exceeds the goals and approaches established in the General Plan. A selection of supporting goals and policies are provided below.

## **GENERAL PLAN ELEMENTS**

### **Land Use**

**LU 1.3: Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.**

**Response:** This proposed development incorporates design features with the adjacent Pinnacle Peak Office Park, including similar materials and colors, seamlessly blending in with the surrounding development pattern.

**LU 6.3: Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections.**

**Response:** The proposed development, upon approval of the General Plan Amendment and Zoning Map Amendment, will provide a commercial service, a doggy daycare facility, in proximity to high density R-5 zoning to the south and R-4 zoning to the north, as well as proximity to employment centers east and west along Pinnacle Peak Road. The proposed doggy daycare facility will be of equal scale and character as the adjacent Pinnacle Peak Office Park development, and of the commercial buildings across Los Portones Drive. This facility will be walkable for neighbors in the Los Portones neighborhood, as well as the Pinnacle at Silverstone and Summit at Silverstone communities to the south. Employees at the Pinnacle Peak Office Park, or the neighboring commercial center, are also within walking distance and potential customers of this proposed Doggy Daycare.

### **Conservation**

**CONSV 5: Retain and prevent erosion of significant watercourses and water bodies.**

**Response:** The Pinnacle Peak Pet Resort will maintain the integrity of the existing 50-foot-wide drainage easement established on this site along Los Portones Dr and Pinnacle Peak Rd. The 9,000-square-foot facility, as well as all earthwork associated with construction, will avoid any damage or other impacts to this drainage area, focusing all site improvements on the area already cleared and graded for development previously.



## **Open Space**

### **OS 3.2: Protect environmentally sensitive lands from the impacts of development.**

**Response:** This proposal maintains the Environmentally Sensitive Land designation on the property and will provide for natural undisturbed open space to be preserved.

## **Conservation, Rehabilitation, & Redevelopment**

### **CRR 2.4: Foster redevelopment and rehabilitation of mature employment centers to enhance Scottsdale's commercial property inventory and provide new job opportunities.**

**Response:** The Site remains vacant today, despite the surrounding areas being developed decades ago. The vacant property detracts from the surrounding employment center and the surrounding neighborhoods along Pinnacle Peak Road and Los Portones Drive. The proposed development of the infill site will enhance the overall office park, bring in new job opportunities, and enhance Scottsdale's commercial property inventory with a new, successful, high-quality business.

## **Economic Vitality**

### **EV 3.7: Identify and promote opportunities for infill development, and ensure that infill development projects sensitively integrate into the environmental and neighborhood setting.**

**Response:** The Site is a skipped-over piece of property, which has remained vacant despite the development in the surrounding area over the past decades. For this reason, the Site is ripe for a compatible infill development that makes an economic use out of the vacant unutilized land. This infill development will be sensitively integrated with the surrounding character of the Pinnacle Peak Office Park and provide a compatible neighborhood use for the surrounding Los Portones community and Silverstone community.

## **V. Conclusion**

In summary, the applicant is seeking a Non-Major General Plan Amendment and rezoning on a small, less than one-acre vacant infill property located at the northwest corner of Pinnacle Peak Road and Los Portones Drive. The approval of these requests will allow the development of a doggy daycare facility within the C-1 zoning district, which will be designed to be compatible with the surrounding context.

The proposed amendments are effectively a lateral change in intensity, considering commercial uses are already allowed on the subject property. In fact, the C-O zoning district provides for the same commercial intensity, 0.8 FAR, as the proposed C-1 zoning district. As such, the proposed General Plan Amendment and Rezoning will cause virtually no material change to the character of the area,

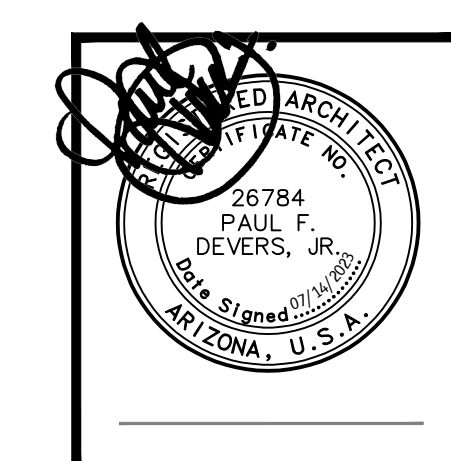
and have virtually no impact on the adjacent properties compared to other uses allowed today. In fact, a doggy daycare facility generally generates less traffic than most office uses currently allowed in the C-O zoning district, resulting in less traffic than what could be built on the subject property today. Additionally, located in the Pinnacle Peak Office Park, the doggy daycare services are compatible with the employment office uses, which may be utilized by employees within the Pinnacle Peak Office Park, as well as residents in the surrounding neighborhoods, eliminating trips for employees and neighboring residents who may travel elsewhere for currently.

Simply put, the proposed lateral amendments to the General Plan Land Use Map and Zoning MAP will allow for a specific proposed commercial use that is not provided for in the current commercial land use and zoning designations.



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**PINNACLE PEAK PET RESORT**

7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE ARIZONA 85255

**DATE**

RE-ZONING SUBMITTAL  
2/21/2023

2nd RE-ZONING  
SUBMITTAL 7/14/2023

DRAWN BY: CF

**OWNERSHIP OF DOCUMENTS:**  
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

**DISCREPANCIES AND CONFLICTS:**  
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

SITE PLAN

Project: 22095

**A1.1**

**SITE DATA**

PROJECT:	PINNACLE PEAK PET RESORT	
ADDRESS:	7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, AZ 85255	
OWNER:	DOGGY STYLE RESORT & DAYCARE 1957 NORTH 81ST STREET, SUITE 101 SCOTTSDALE, AZ	
SCOPE:	A NEW COMMERCIAL BUILDING	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL NO.:	212-05-531	
CURRENT ZONING:	C-O ESL	
PROPOSED ZONING:	C-1 ESL	
GROSS SITE AREA:	+/- 62,668 S.F.	+/- 1.44 ACRES
NET SITE AREA:	+/- 41,378 S.F.	+/- 0.95 ACRES
ALLOWED FAR:	0.8 (33,102 S.F.)	
PROPOSED FAR:	.22	
BUILDING AREA:	9,000 S.F. GROSS	
STORIES:	TWO STORY	
LOT COVERAGE:	14.4%	
LANDSCAPE AREA:	4,101 S.F.	
LANDSCAPE COVERAGE:	10%	
OCCUPANCY:	B	
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.	
BUILDING HEIGHT:	30'-6"	
ALLOWED HEIGHT:	36'-0" (PER C-1 ZONING)	

**PARKING CALCULATIONS**

<b>BUILDING AREA CALCULATIONS</b>			
OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	5,498 S.F.	3,502 S.F.	9,000 S.F.
KENNEL	- S.F.	- S.F.	- S.F.
TOTAL:			9,000 S.F.
<b>REQUIRED PARKING CALCULATIONS</b>			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	9,000 S.F.	1/300	30
KENNEL	- S.F.	-	-
TOTAL:			30
<b>PARKING PROVIDED</b>			
TOTAL REGULAR SPACES	28		
TOTAL ACCESSIBLE SPACES	2		
TOTAL SPACES ON SITE	30		

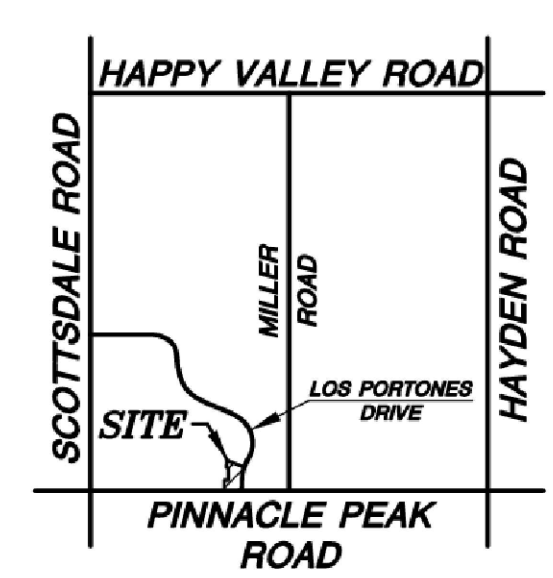
**BICYCLE PARKING CALCULATIONS**

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	2	2

**LEGEND**

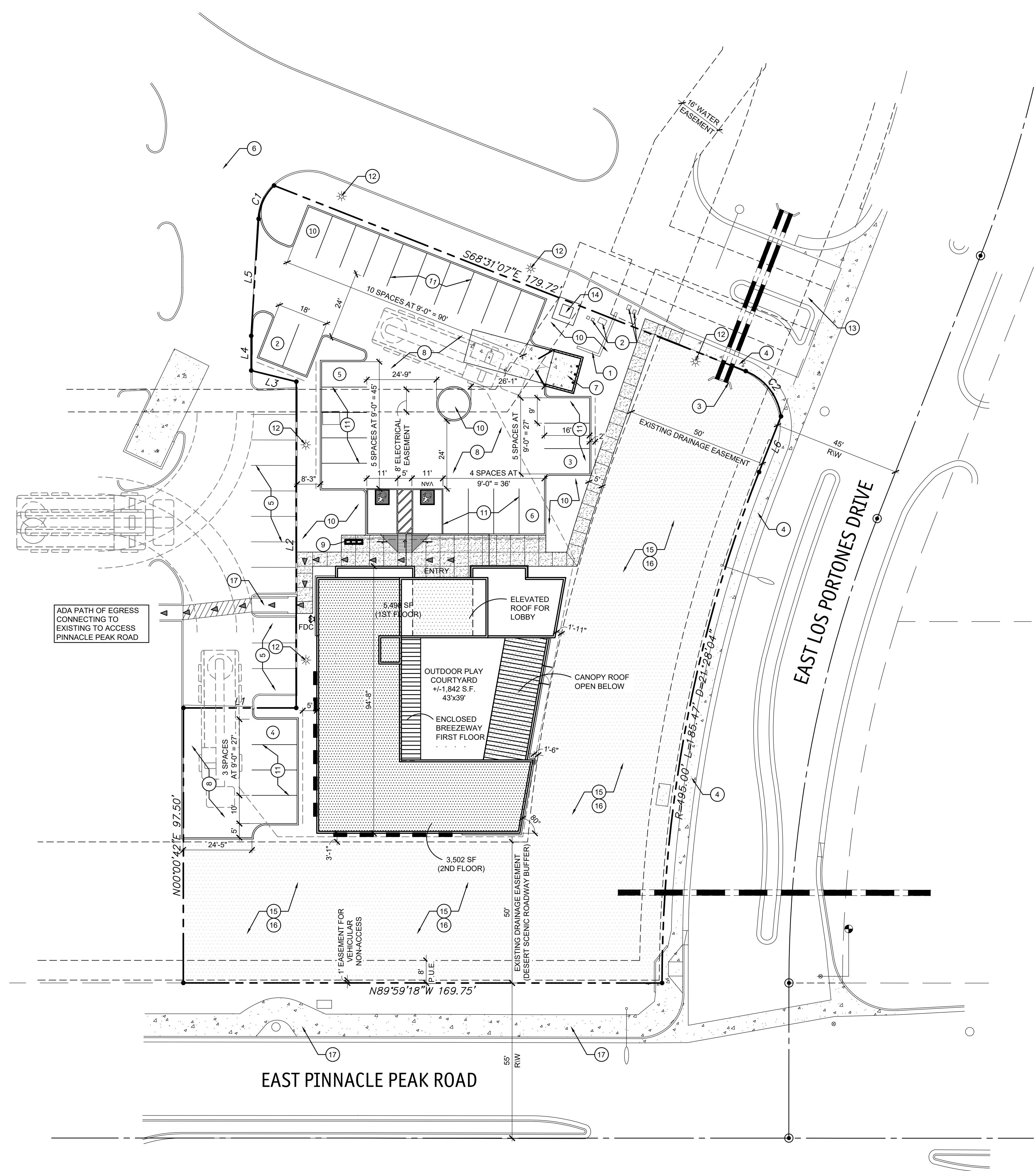
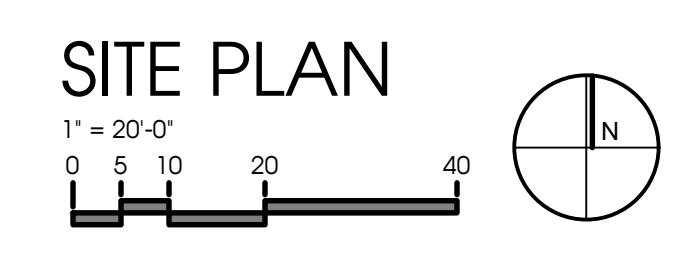
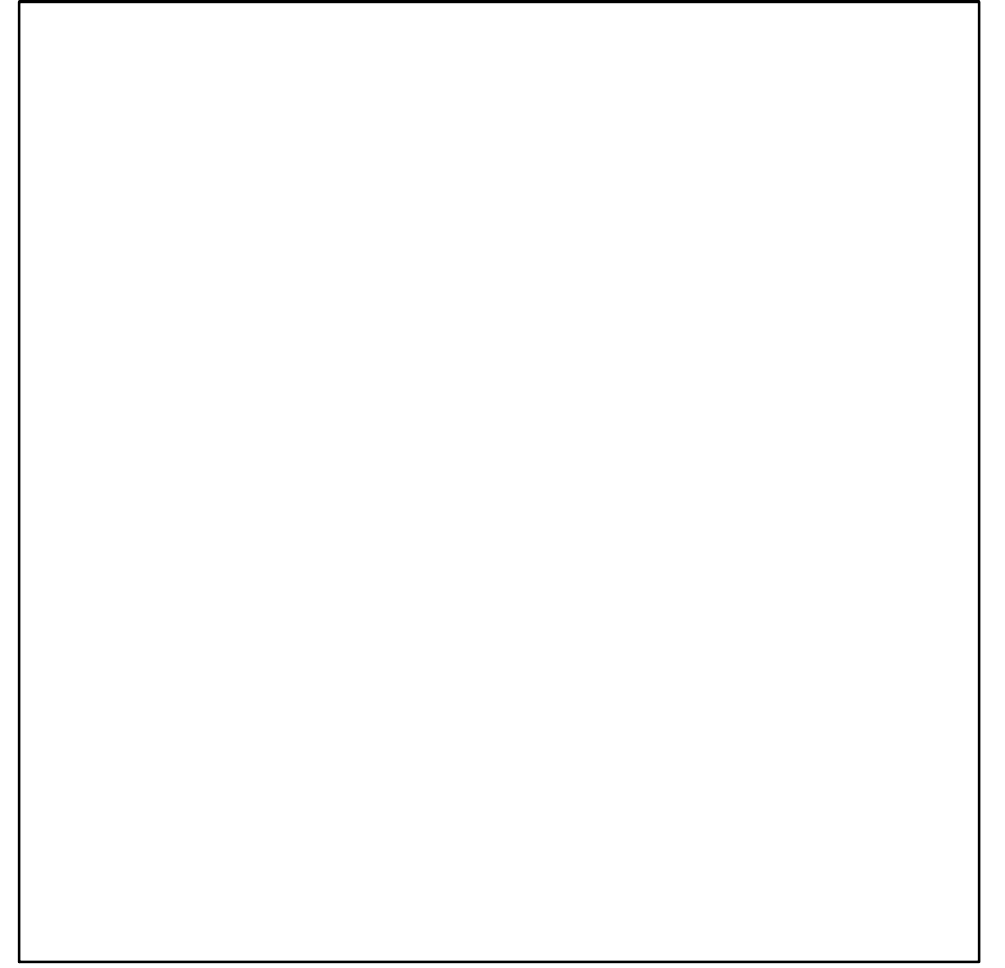
	PROPERTY LINE
	EASEMENT / SETBACK LINE
	CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
	6" CURB
	SITE WALL
	SALT FINISH CONCRETE SIDEWALK
	PAINT STRIPING ON PAVEMENT
	NEW FIRE HYDRANT
	EXISTING FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	ACCESSIBLE ROUT / PATH OF TRAVEL
	FIRE RISER
	SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

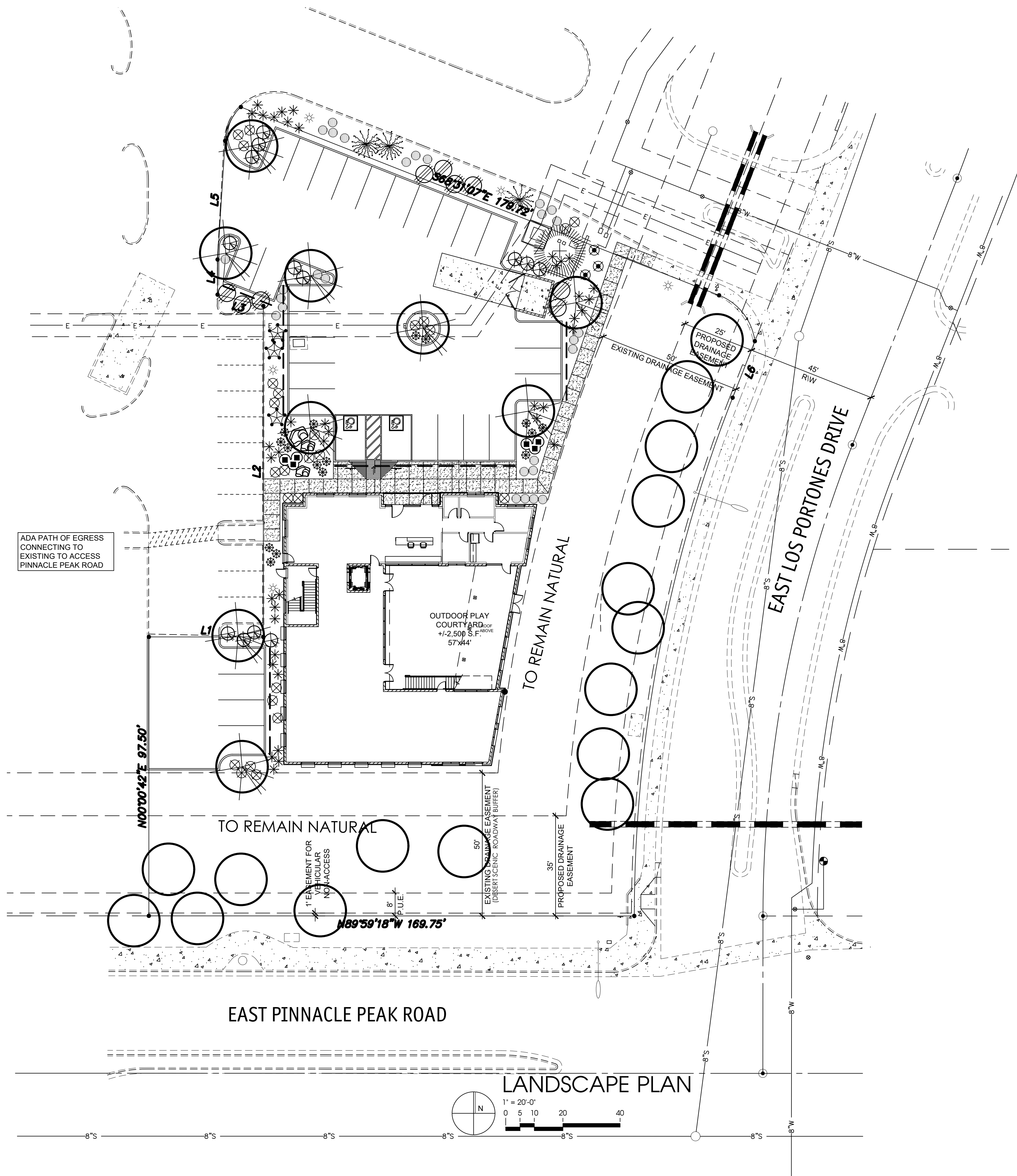
**VICINITY MAP** N.T.S.



- SHEET KEYNOTES**
- 1 EXISTING MONUMENT SIGN
  - 2 EXISTING UTILITY JUNCTION BOX
  - 3 EXISTING CONCRETE HEADWALL TO REMAIN
  - 4 EXISTING CONCRETE APRON TO REMAIN
  - 5 EXISTING PARKING TO REMAIN, TYP.
  - 6 EXISTING INTERIOR DRIVE TO REMAIN, TYP.
  - 7 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
  - 8 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
  - 9 BIKE RACK - SEE SITE DETAILS
  - 10 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
  - 11 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
  - 12 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
  - 13 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
  - 14 EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
  - 15 EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
  - 16 EXISTING RETENTION BASIN, TYP.
  - 17 EXISTING SIDEWALK TO REMAIN

**C.O.S. APPROVAL STAMPS**





LANDSCAPE LEGEND

- CERCIDIUM MICROPHYLLUM  
FOOTHILLS PALO VERDE  
36" BOX
- EXISTING TREE  
PROTECT FROM  
CONSTRUCTION
- OLNEYA TESOTA  
IRONWOOD  
36" BOX
- PROSOPIS VELUTINA  
NATIVE MESQUITE  
24" BOX
- FOUQUIERIA SPLENDENS  
OCOTILLO  
10 CANE MIN. 7T MIN.
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
- PACHYCEREUS MARGINATUS  
MEXICAN FENCE POST  
3-STALK GROUPING (2.5', 2', 1' TALL)
- DODONEA VISCOSA  
GREEN HOP BUSH  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- ALOE 'BLUE ELF'  
BLUE ELF ALOE  
1 GALLON
- LARREA TRIDENTATA  
CREOSOTE  
5 GALLON
- ENCELIA FARINOSA  
BRITTLE BUSH  
5 GALLON
- AMBROSIA DELTOIDEA  
BUR SAGE  
5 GALLON
- ECHINOCACTUS GRUSONII  
GOLDEN BARREL CACTUS  
10" ROUND (MATCHING)
- EUPHORBIA RESINIFERA  
MOROCCAN MOUND  
5 GALLON
- 1/4" SIZED MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS
- 3x3x3' SURFACE SELECT  
GRANITE BOULDER (BURY 1/3)  
MINIMUM 2000lbs EACH

LANDSCAPE MAINTENANCE

THIS SITE INCLUDING THE R.O.W. WILL BE MAINTAINED BY THIS PROPERTY OWNER TO CITY OF SCOTTSDALE STANDARDS.

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: XX - DR - 2023

CITY OF SCOTTSDALE  
LANDSCAPE NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
- PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.
- ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX  
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

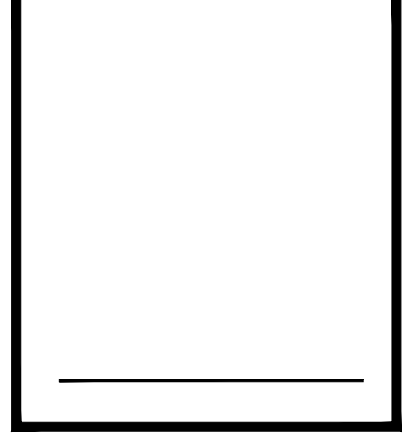
THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.



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CawleyArchitects.com



7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE ARIZONA 85255

DATE  
RE-ZONING SUBMITTAL  
2/21/2023

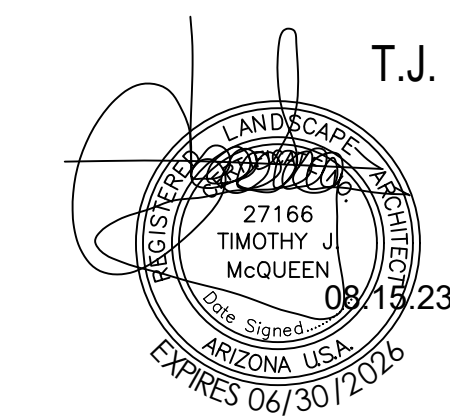
DRAWN BY: CF

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LANDSCAPE PLAN

Project: Z2096  
La.01



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

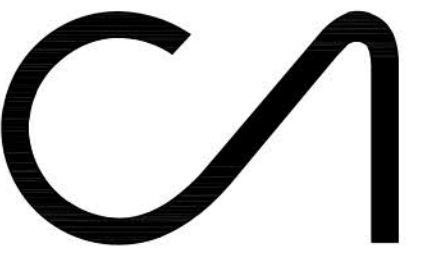
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602) 265-0320

EMAIL: timmqueen@tjma.net



Project: Z2096

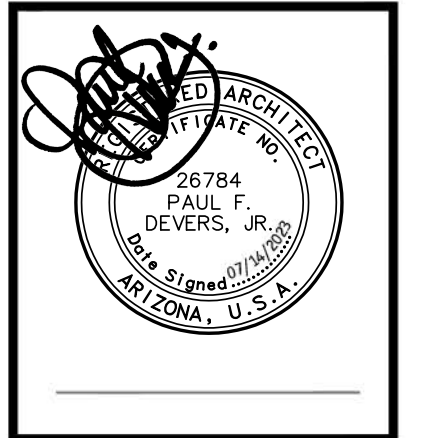
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CAWLEY ARCHITECTS

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CawleyArchitects.com



PINNACLE  
PEAK PET  
RESORT

7474 EAST  
PINNACLE PEAK  
ROAD  
SCOTTSDALE  
ARIZONA  
85255

DATE

RE-ZONING SUBMITTAL  
2/21/2023

2nd RE-ZONING  
SUBMITTAL 7/14/2023

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EXTERIOR ELEVATIONS

Project: 22095

A7.1

### GENERAL NOTES

1. ALL SIGNAGE UNDER SEPARATE PERMIT.
2. SEE STRUCTURAL FOR LITEL INFORMATION.
3. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
4. SEE STRUCTURAL FOR CONTROL JOINTS.

### MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

### MATERIAL KEY

MATERIAL	DESCRIPTION
EIFS	EXTERIOR INSULATED FINISH SYSTEM (SMOOTH)
CF	CANOPY FRAME = 12" STEEL CHANNEL, PAINTED
CP	CANOPY DECK = METAL SLATS, PAINTED
NS	STACKED LEDGE STONE - SEDONA BROWN

### COLOR KEY

KEY	COLOR NAME
①	'COPPER PENNY' ICI 363 (LRV 20)
②	'SWEETWOOD' ICI 365 (LRV 23)
③	'CENTURY BROWN' ICI 322 (LRV 16)
④	'DARK CHOCOLATE' DE 6014 (7)
⑤	MATERIAL AND COLOR TO MATCH ANNOZIDED ALUMINUM

MATERIAL	KEY
SES	
TRANSFORMER	

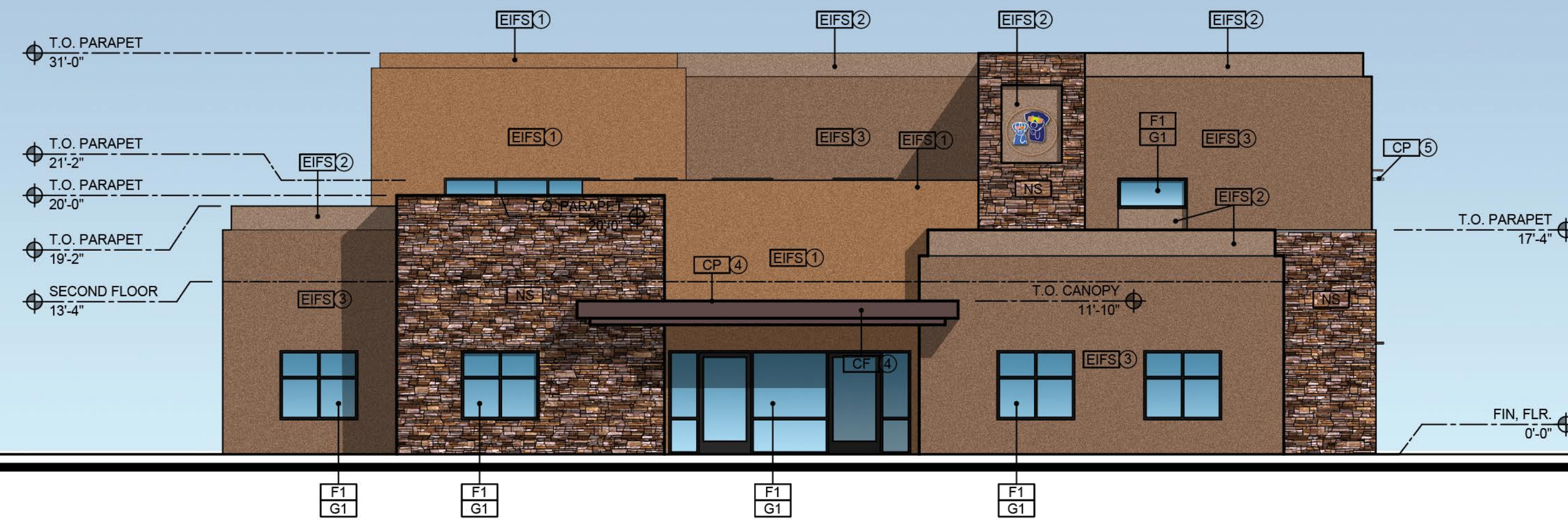
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

### STOREFRONT / GLAZING KEY

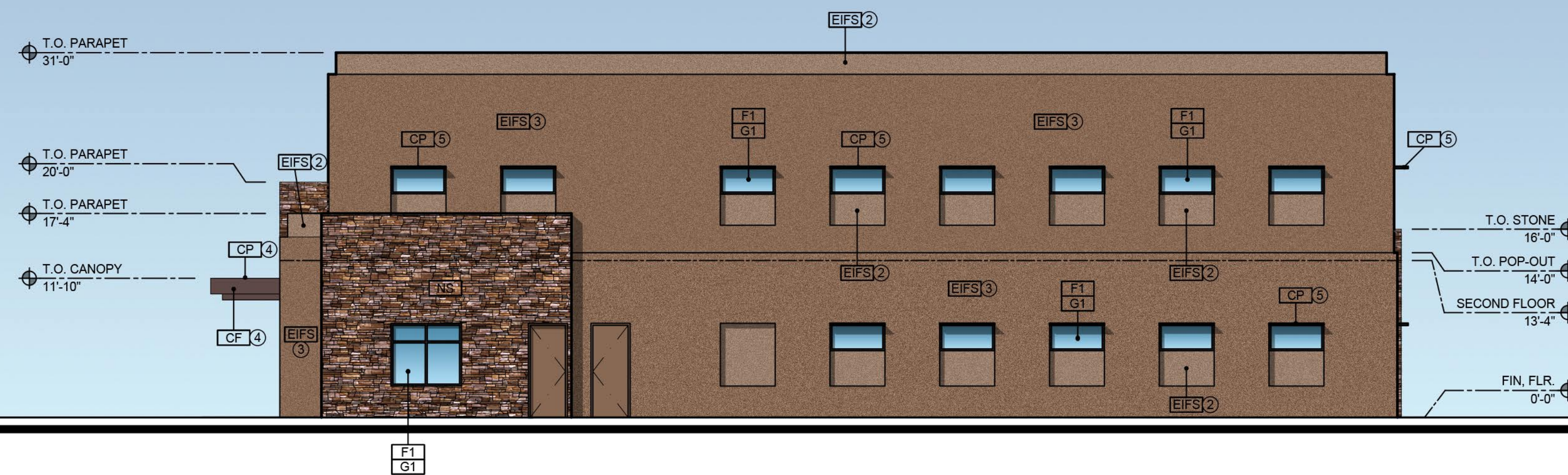
MATERIAL	COLOR
FRAMES	F1 DARK BRONZE ANODIZED ALUMINUM
GLAZING	G1 1" INSULATED GREEN REFLECTIVE

**INSULATED GLAZING SYSTEM SPECIFICATION**  
 OLDCASTLE - 1" INSULATED GLAZING SYSTEM  
 U-FACTOR: 0.29  
 SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.19  
 OUTBOARD: 1/4" PPG SOLARCOOL SOLEXIA (SRF #2)  
 AIRSPACE: 1/2" (AIR FILL)  
 INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

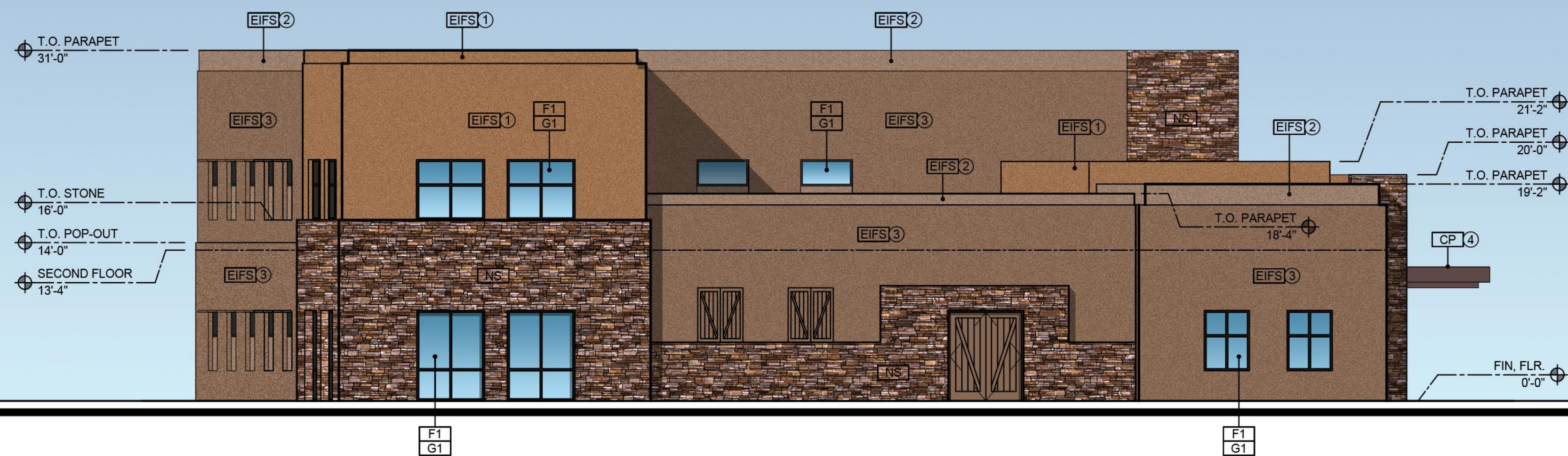
1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.



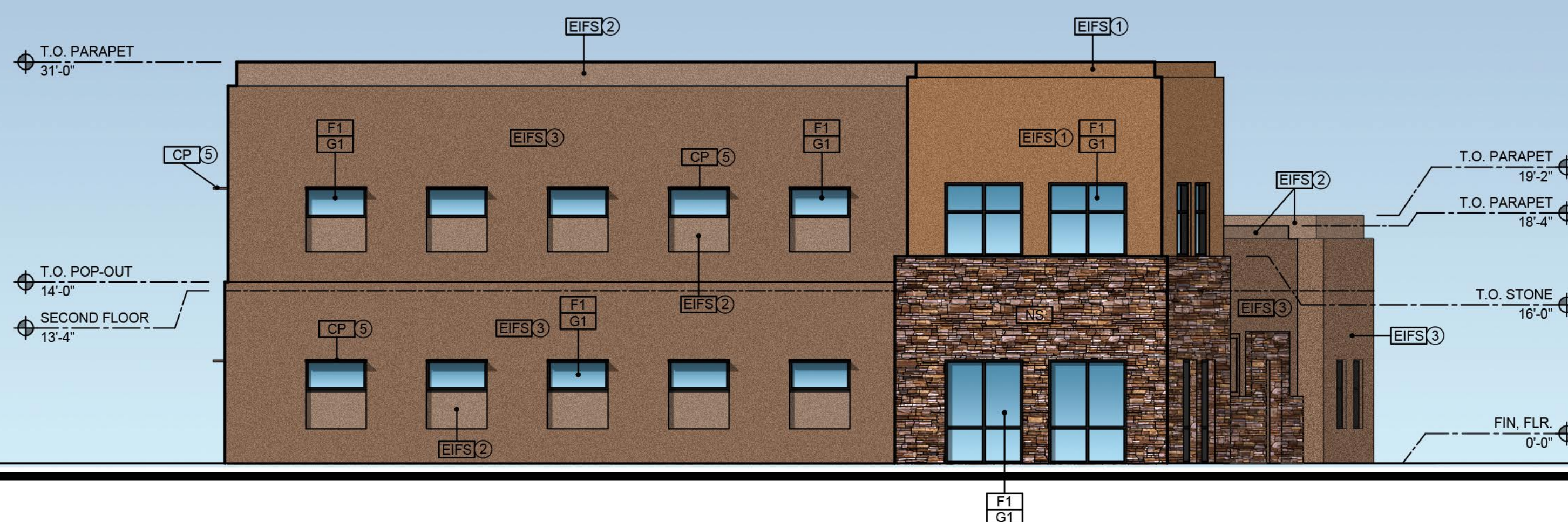
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NOTE:  
COLOR DESIGN REFERENCED FROM  
THE CITY OF SCOTTSDALE 2004 DR  
CASE FOR THE PINNACLE PEAK OFFICE  
PARK

### EXTERIOR ELEVATIONS





# Pinnacle Peak Pet Resort

Scottsdale, Arizona 2023 . 07 . 13

This artist rendering is for conceptual design only and should not be referred to as a construction document.



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