Bowman

November 30, 2022

City of Scottsdale Planning and Development Services 7447 East Indian School Road Suite 105 Scottsdale, AZ 85251

RE: Development Review Board Narrative for Project 1320 – PA - 2021

Dear Madam or Sir:

We are submitting a Development Review Board application for the above referenced parcel. The proposed use is a bank with a drive thru. The property is zoned C-2 and financial institutions are a permitted use in the C-2 zone. The site is located north of the northeast corner of 87th Street and Raintree Road. There is an existing shared access on 87th Street and an existing shared access from Pima Road which will provide the circulation for this site. The existing building will be demolished to allow for construction of the bank facility. We offer the following response to section 1.904 of the zoning ordinance, Development Review Board criteria:

- 1. The site is consistent with the guidelines, standards and plans of the City of Scottsdale. The property is zoned commercial and a financial institution is a permitted use.
- 2. The architectural, landscaping and site design:
 - A. Promote a desirable relationship of structures by closely matching the existing adjacent commercial uses.
 - B. Avoid excessive variety and monotonous repetition by closely matching the existing adjacent uses and by providing building elevations with an alternating ridgeline.
 - C. Recognize the Sonoran Desert environment by using colors complimentary to the area
 - D. Are not located within an ESL area but will provide landscaping to reflect native desert materials.
 - E. Are not located in the historic overlay district but will work with the city to maintain consistency with the existing area.
- 3. The site will utilize existing shared access drives on both 87th Street and Pima Road. These drives are shared by the adjacent commercial uses to the north and south. The site is designed so that internal traffic can connect to either road with all parking located off street. Pedestrian connectivity is also maintained between the adjacent commercial uses.
- 4. Any rooftop mechanical equipment will be screened by the parapet wall which is integral to the building design.
- 5. The site is not located within the Downtown area.
- 6. Artwork has not been required for this site.

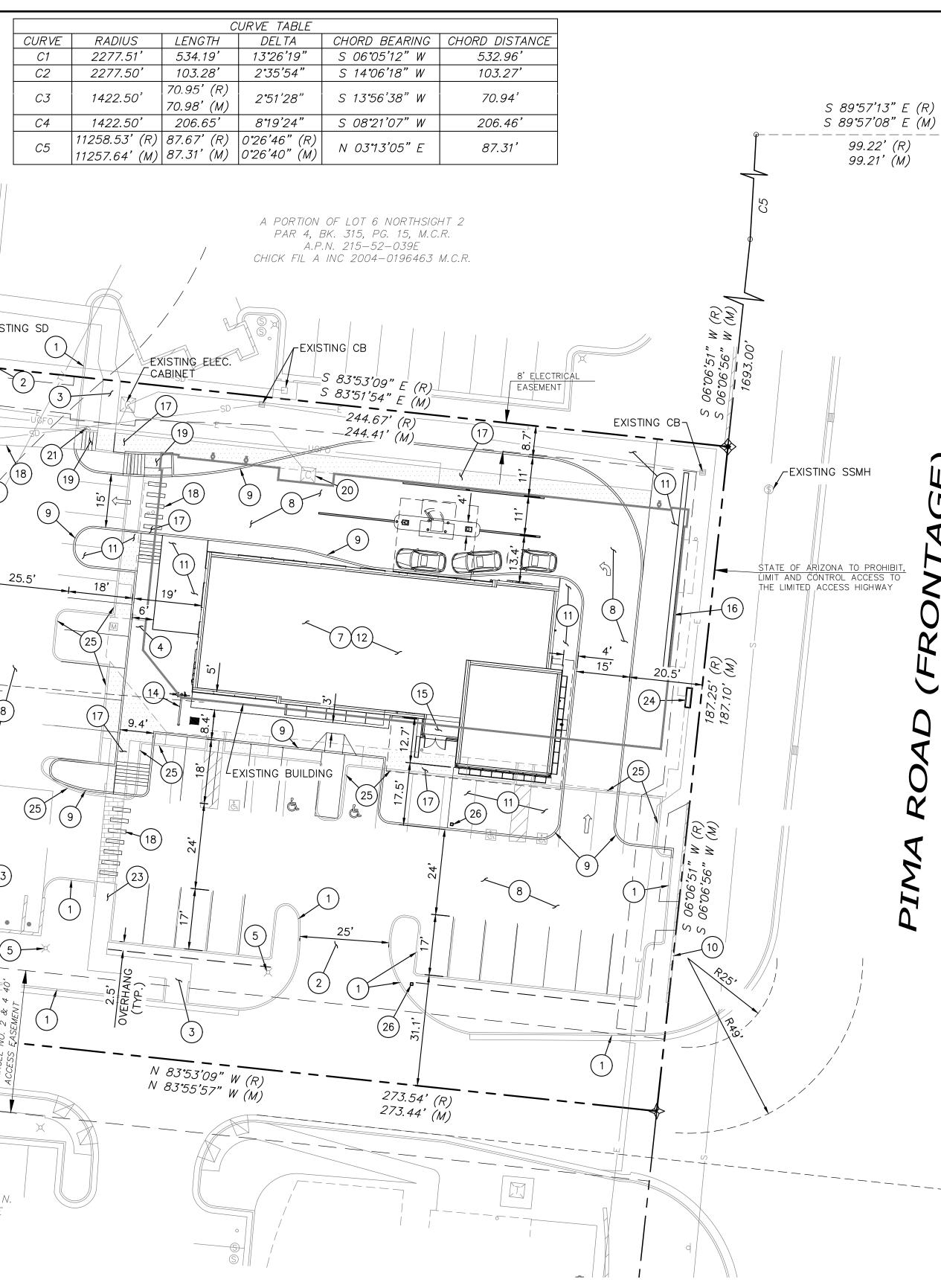
Thank you for your consideration of this request and please contact me at 480-559-8368 if you have any questions.

Respectfully submitted, Bowman Consulting Group

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Jeffrey Rybarczyk, PE Senior Project Manager

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SED SCREEN WALL

SIDEWALK TO BE REMOVED

STRIPED PEDESTRIAN ZONE

ADA RAMP REMOVED AND REPLACED

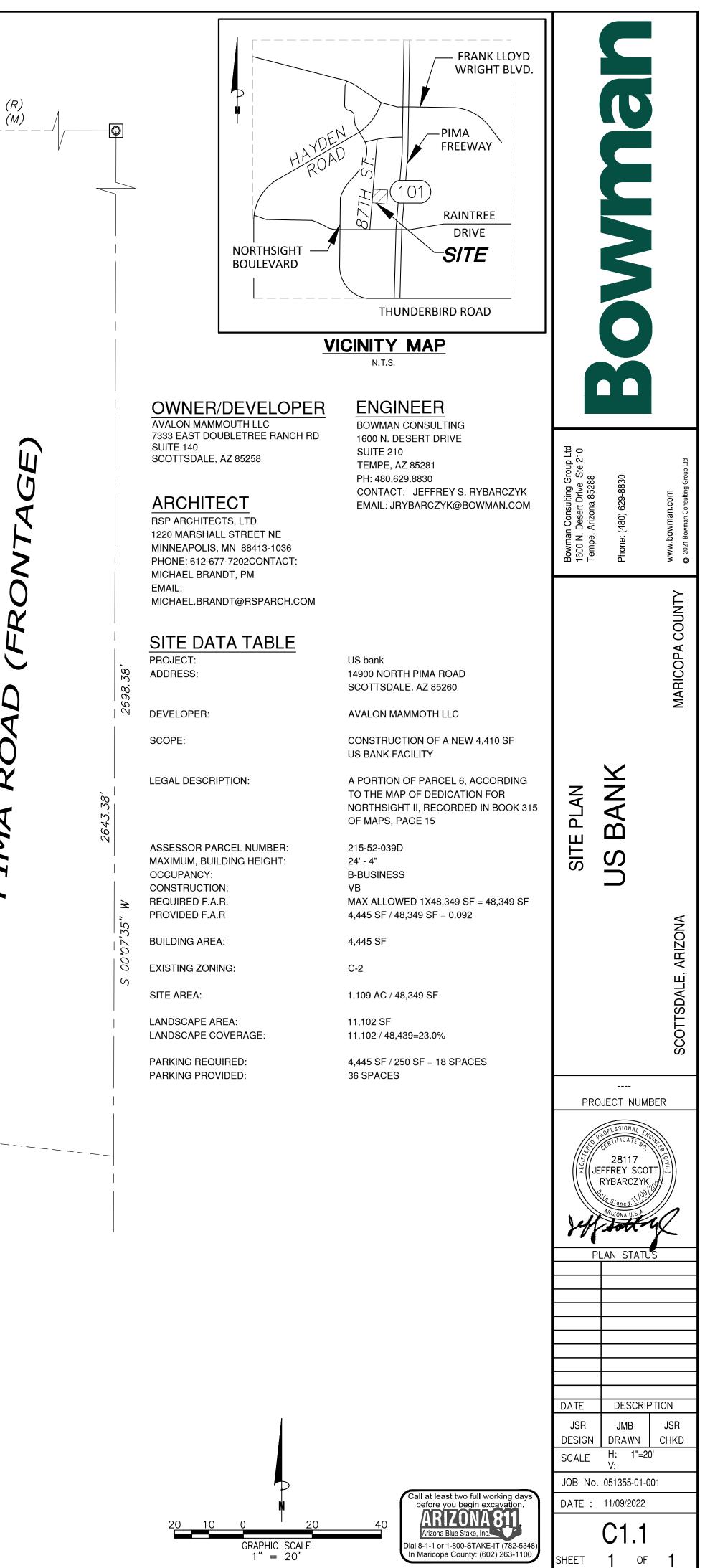
ELECTRIC CABINET TO BE RELOCATED FDC

CATCH BASIN TO REMAIN

ADA RAMP TO REMAIN

SED MONUMENT SIGN

CURB TO BE REMOVED SED DIRECTIONAL SIGN



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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 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.

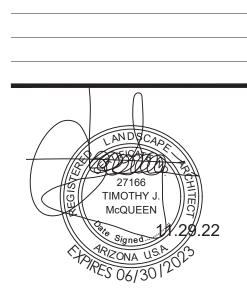
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF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

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REVISION

JUMBER

| SHEET TITLE: | |
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| ISSUE DATE: | |
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| DRAWN BY: | |
| | STAFF |
| CHECKED BY: | |
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| PROJECT No.: | |
| | 22383 |
| SHEET | |

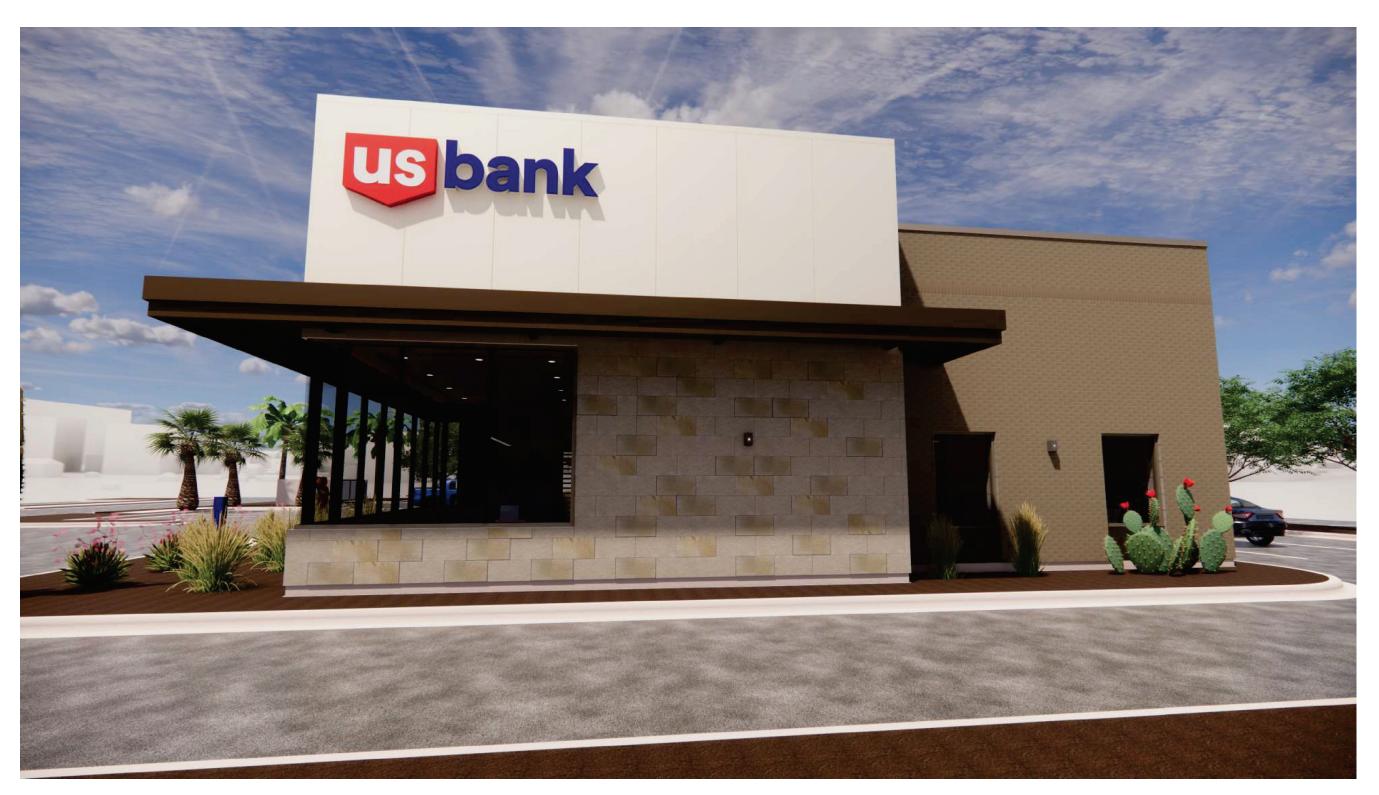
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



RSP Architects

1220 Marshall Street NE Minneapolis Minnesota 55413-1036 612.677.7100 612.677.7499 fax www.rsparch.com

Project For

us bank.

FLW BLVD & HWY 101 (RAINTREE)

14900 N Pima Rd, Scottsdale, AZ 85260

| Project No. | 14853F7F8A |
|-------------|--------------------|
| Drawn By | MSC |
| Checked By | MM, MB |
| Date | 11/15/ 2022 |

3D RENDERINGS

02



NORTHWEST CORNER



SOUTHEAST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



RSP Architects

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Project For

us bank.

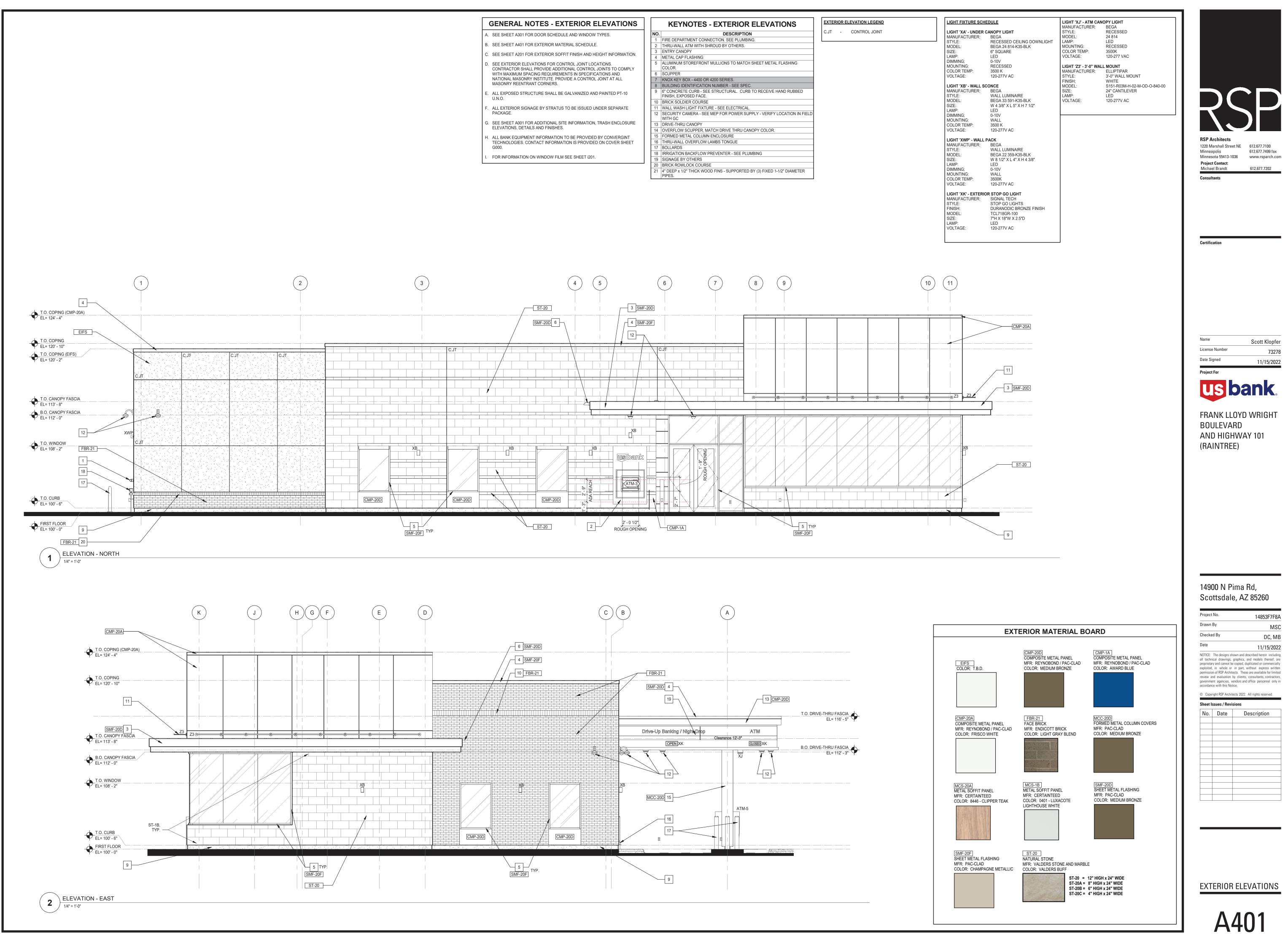
FLW BLVD & HWY 101 (RAINTREE)

14900 N Pima Rd, Scottsdale, AZ 85260

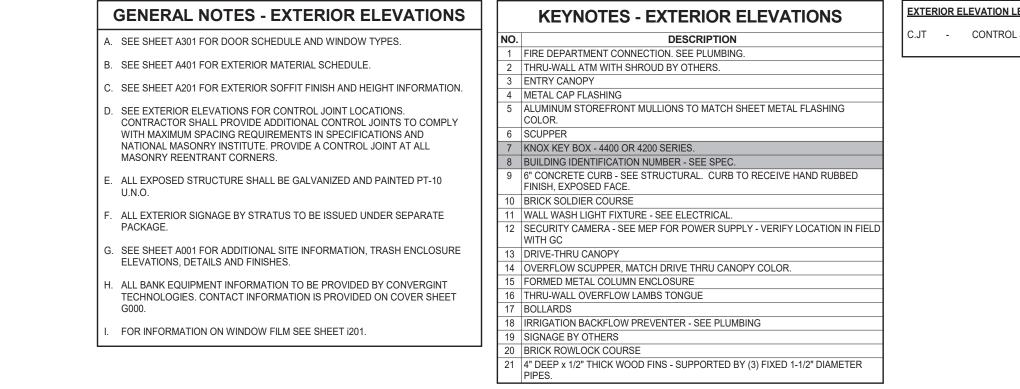
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| Checked By | MM, MB |
| Date | 11/15/ 2022 |

3D RENDERINGS

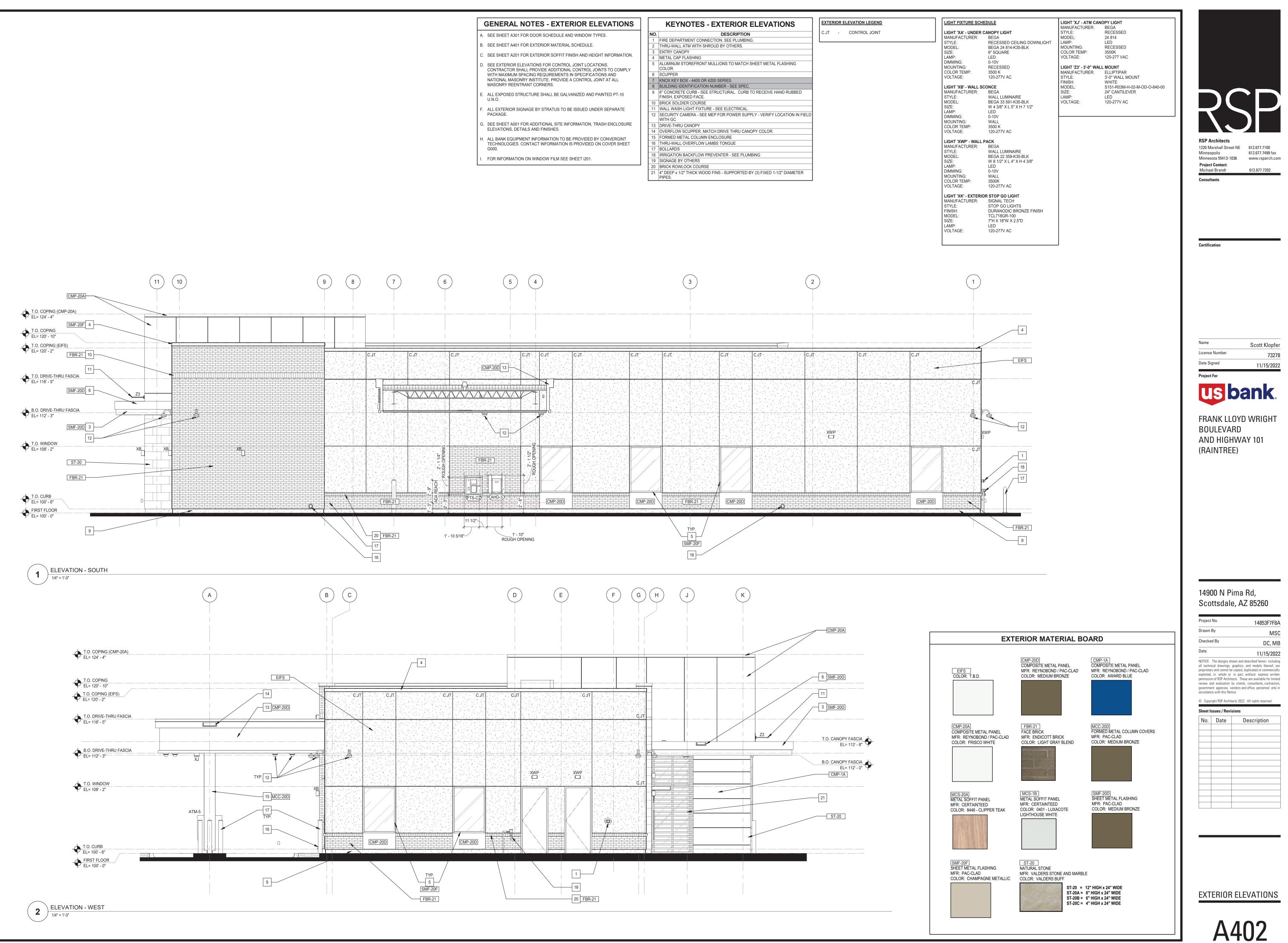
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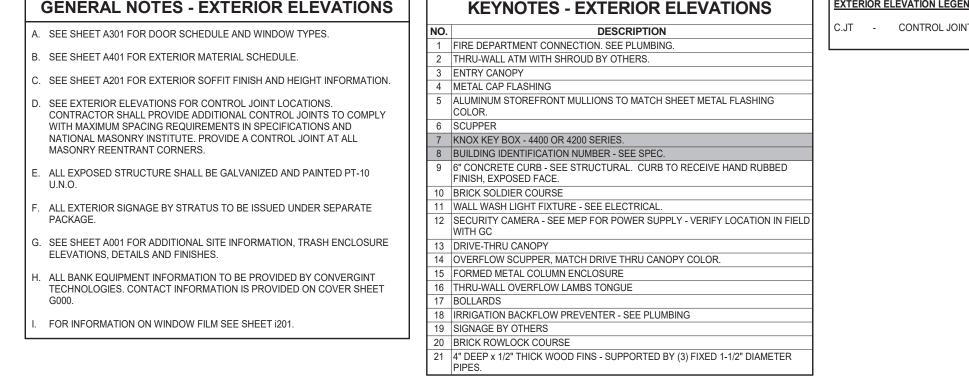


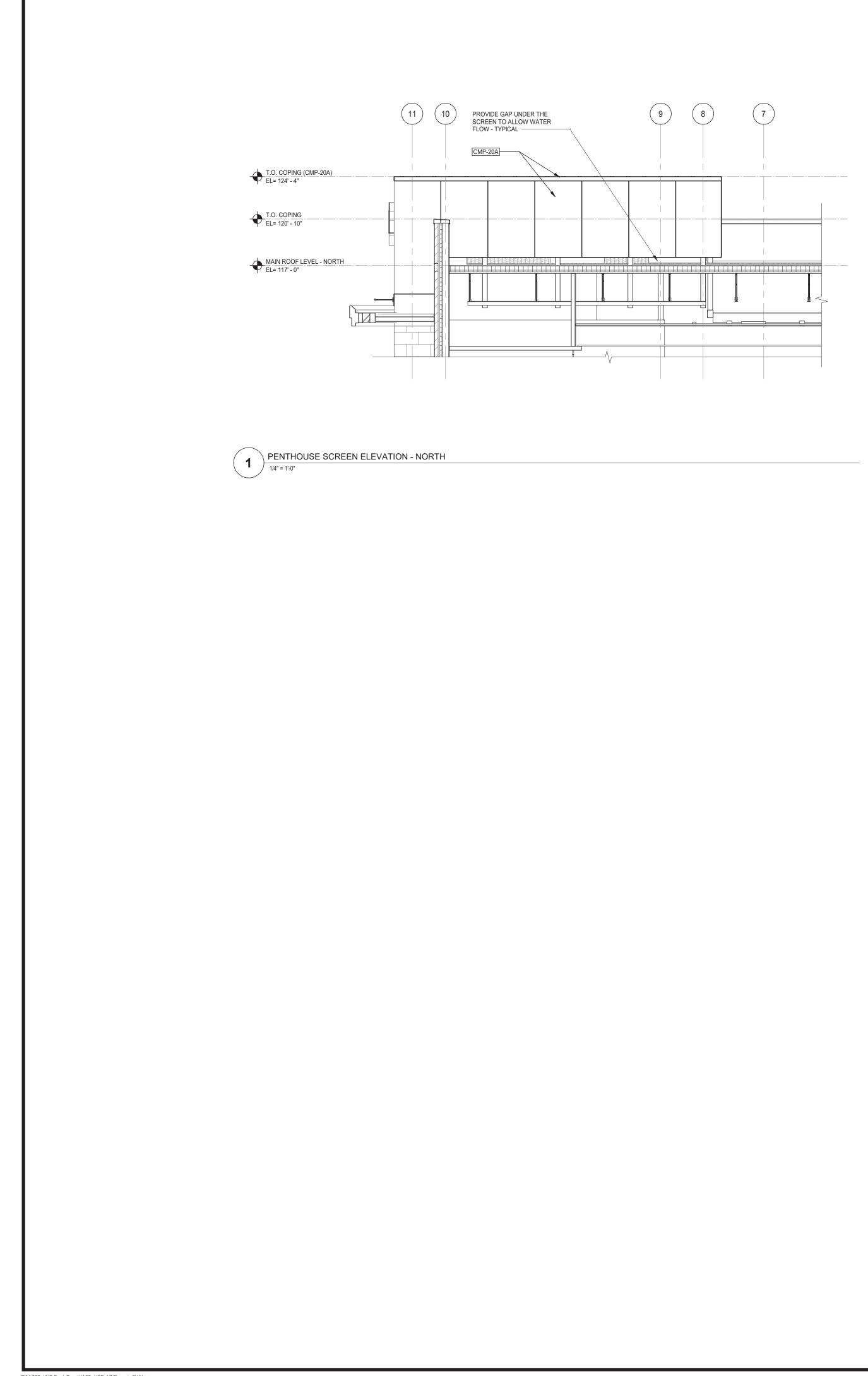
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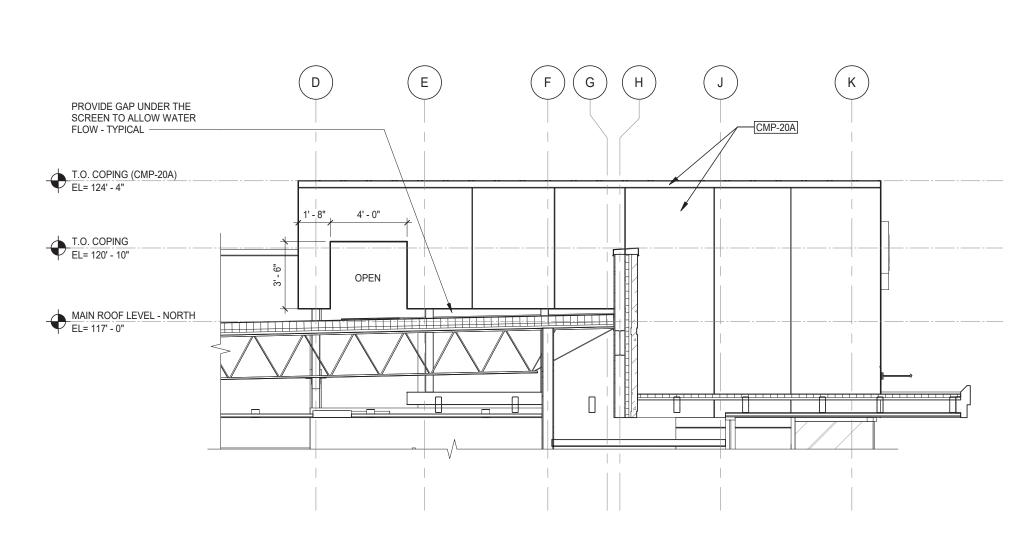












2 PENTHOUSE SCREEN ELEVATION - WEST

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| CMP-20A COMPOSITE METAL PANEL MFR: REYNOBOND / PAC-CLAD COLOR: FRISCO WHITE | FBR-21 FACE BRICK MFR: ENDICOTT BRICK COLOR: LIGHT GRAY BLEND | MCC-20D FORMED METAL COLUMN COVERS MFR: PAC-CLAD COLOR: MEDIUM BRONZE |
| MCS-20A METAL SOFFIT PANEL MFR: CERTAINTEED COLOR: 8446 - CLIPPER TEAK | MCS-1B METAL SOFFIT PANEL MFR: CERTAINTEED COLOR: 0401 - LUXACOTE LIGHTHOUSE WHITE | SMF-20D SHEET METAL FLASHING MFR: PAC-CLAD COLOR: MEDIUM BRONZE |
| SMF-20F SHEET METAL FLASHING MFR: PAC-CLAD COLOR: CHAMPAGNE METALLIC | ST-20A = ST-20B = | E 12" HIGH x 24" WIDE 8" HIGH x 24" WIDE 6" HIGH x 24" WIDE 4" HIGH x 24" WIDE |

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