

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 16, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Jimmy John's
21-DR-2022

Request for approval of project plans for a new drive-through restaurant with approximately 1,253 square feet of building area on a +/- 0.69-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Design matches colors and materials found within the existing shopping center
- Development of vacant PAD site within a commercial development
- Large shade canopy over the drive-through lane
- Two public comments recieved

BACKGROUND

Location: 10687 N. 116th Street

Zoning: Highway Commercial (C-3)

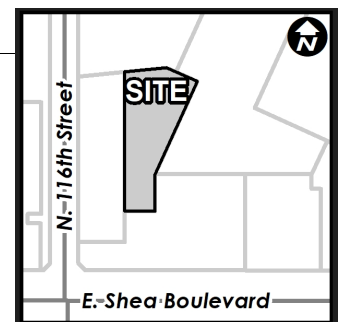
Adjacent Uses

North: Restaurant building, built in 2006, zoned C-3 PCD

East: Health and fitness studio, built in 2003, zoned C-3 PCD and S-R

South: Financial Institution, built in 2006, zoned S-R

West: Restaurant with drive-through, built in 2019, zoned C-3



Property Owner

VOT Real Estate, LLC

Applicant

Chad Fairbanks
314-270-5203

Architect/Designer

Core States Group

Engineer

Core States Group

DEVELOPMENT PROPOSAL

The request is for design approval of a new 1,253 square foot restaurant with an associated drive-through on a vacant PAD site located within the Mountainside Plaza shopping center. The building is located on the north portion of the parcel with the drive-through, beginning as two lanes and tapering to one, wrapping the north and west side of the structure. The site plan provides new parking and landscape islands east and south of the building while maintaining the existing parking, refuse, and vehicular circulation on site. Pedestrian pathways are provided to connect to the rest of the shopping center.

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 #4. For the complete applicant narrative, please see Attachment #3.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Jimmy John’s development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Katie Posler
Senior Planner
480-312-2703 kposler@ScottsdaleAZ.gov

APPROVED BY



Katie Posler, Senior Planner, Report Author

1/23/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager

Development Review Board Liaison

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

2/8/2023

Date

ATTACHMENTS

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



Context Aerial

21-DR-2022



Q.S.
17-46
Google Earth Pro Imagery

Close-up Aerial

21-DR-2022

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engineering
architecture
program management
development services
construction services



Application Narrative

RE: Jimmy Johns Scottsdale
10687 N 116th St.
Scottsdale, AZ 85259
NE Corner Shea Blvd. & N. 116th
City Pre-Application # 1201-PA-2021
21-DR-2022

We have been contracted by Sunshine Sandwiches LLC to prepare plans and permit a new Jimmy John's store to be located at the above referenced property on an existing vacant outlot in the Mountainside Plaza at the corner of Shea Blvd. and N. 116th St. The store will be a 1,235 sf building with drive through service, a small outdoor seating area and 23 parking spaces. The Building will be a new free-standing masonry construction, EIFS and alpolic exterior finish with cultured stone wainscot and stone sill, Drive-thru service, Trellis and canopy design at front and side elevations.

The property is 0.69 acres (30,001 sf) and is zoned C-3 Highway Commercial District. Please refer to attached site plans for project details.

Sensitive Design Program:

Refer to the Architectural drawings, renderings, and landscape drawings for specific requirements.

The site plan contains a bike rack to encourage alternative modes of transport.

The building/plan has shade elements around portions of the building as well as pedestrian connections to the North, West, and South.

There is a planned outdoor seating area adjacent to the main entry on the East side of the building.

The landscape plan utilizes native desert plants to blend the site into the local environment.

It is utilizing the existing landscape screen that has already been constructed along the south of the lot along the Shea Blvd frontage. This includes a screen wall and mature plantings.

Design Standard & Policies Manual:

Chapter 1 – Plans and reports have been prepared according to the policies of this Chapter.

Chapter 2 - Plans and reports have been prepared according to the policies of this Chapter.

Chapter 3 - Land Use – The project is on a platted lot that has been planned for the proposed restaurant use. It is zoned C-3 and no change is needed for this use.

Chapter 4 – Grading & Drainage – The site is outside of flood plains. The site is utilizing already constructed storm water controls that were designed for this lot and are detailed in the stormwater report and plans.

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Chapter 5 – Transportation Impact Study – This project was determined to not require a TIS, as it utilizes existing driveways and internal access roads that were planned for this development. This project contains no work in public right of way and does not abut any public right of ways.

Chapter 6 – Water – The project is planned to utilize existing water service stubs that were previously planned and installed for this project. See water demand study for more information.

Chapter 7 – Wastewater – The project is planned to utilize existing sanitary sewer stubs that were previously planned and installed for this project. See sewer demand study for more information.

Chapter 8 & 9 – Not Applicable.

Chapter 10 – Native Plants – Refer to landscape plan for native plantings.

Chapter 11 – Fire – The project is designed to comply with applicable fire codes. There are two nearby fire hydrants and a fire flow test on file and included in the water demand study.

Chapter 12 – Disability Access – The project is designed to comply with all ADA codes.

Sec. 1.904. - Criteria.

1. The architectural elevations were developed to confirm with the design criteria's and sensitives of the surrounding structures and landscape.
2. The elevation and exterior material colors have been updated to incorporate colors that meet the City of Scottsdale's Sensitive Design Principles as well as the local Commercial Design Guidelines. Gray tones have been replaced with warmer more neutral colors.
3. The site is internal to a larger development and has full vehicular and pedestrian to the rest of the plaza, and then to the public right of way from there. The site meets the City code for the required parking onsite.
4. Parapets at all building elevations exceed the height of the proposed roof top units thus screening mechanical equipment from public view.
5. The architectural elevations, exterior material, and colors were designed to adhere to the City of Scottsdale's Sensitive Design Principles as well as the local Commercial Design Guidelines. Exterior shade devices have been included along with a structural drive-thru canopy spanning the width of the proposed drive isle.
6. There will not be building decals and/or murals on the architectural elevations of this building.

The Project has been designed to follow the Commercial Retail Guidelines. Refer to plans, reports, and exhibits for details.

Sincerely,

Kai Burk, P.E.
Core States Group
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Duluth, GA 30097
(678) 405-1979
kburk@core-states.com

www.core-eng.com

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georgia . new jersey . massachusetts . missouri . florida . north carolina . arkansas . california . pennsylvania . washington . texas

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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 the architectural elevations and site design were developed to confirm with the design criteria's and sensitives of the surrounding structures and landscape.*
 - *Staff finds that the proposal is consistent with the development standards, Design Standards and Policies Manual, and Commercial Design Guidelines.*
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 elevation and exterior material colors have been updated to incorporate colors that meet the City of Scottsdale's Sensitive Design Principles as well as the local Commercial Design Guidelines. Gray tones have been replaced with warmer more neutral colors.*
 - *Staff finds the architectural design responds to the Sensitive Design Principles and existing shopping center architecture by utilizing muted earth tones and stone veneer. Throughout the review process, the applicant revised their submittal to align with the Commercial Design Guidelines. The scope was revised to include a sizeable shade canopy and posts over the drive-through lane, window shading, limited exterior lighting, building height variation, and removal of cooler color tones.*
 - *Landscape improvements include providing shrubs to a vacant parking lot landscape island on the parcel, base planting surrounding the building, and a landscape buffer between the existing Black Rock Coffee drive-through lane to the west.*
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 site is internal to a larger development and has full vehicular and pedestrian to the rest of the plaza, and then to the public right of way from there. The site meets the City code for the required parking onsite.*
 - *Staff finds that the site plan maintains existing vehicular circulation, refuse, and parking spaces within the shopping center. There will also be 9 new parking spaces and landscaping provided adjacent to the building.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *The applicant states that the parapets at all building elevations exceed the height of the proposed roof top units thus screening mechanical equipment from public view.*
 - *Staff finds that roof top equipment is fully screened by building parapets and the SES equipment will be screened within an electrical room on the building.*
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

Zoning History

In 2015, the site was zoned to C-3, Highway Commercial, zoning under case 19-ZN-1987#4. The C-3 district permits various commercial services, including restaurants with drive-throughs.

Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. In addition, a hearing sign has been posted on the site. As of the publishing of this report, staff has received two public comments, please see Attachment #17.

Context

The subject site is generally located northeast of the East Shea Boulevard and North 116th Street intersection, within the Mountainside Plaza shopping center. Please refer to the context graphics.

Project Data

- Existing Use: Vacant PAD within shopping center
- Proposed Use: Drive-through restaurant
- Parcel Size: 30,001 square feet / 0.69 acre (net)
- Total Building Area: 1,253 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Provided: 0.4
- Building Height Allowed: 24 feet (Development Review may approve minor parapet and architectural feature areas up to a maximum building height of 30 feet where such features are integral to the detailing and character of the building per 19-ZN-1987)
- Building Height Proposed: 20 feet (inclusive of rooftop appurtenances)
- Parking Required: 12 spaces
- Parking Provided: 23 spaces
- Open Space Required: 3,841 square feet
- Open Space Provided: 5,081 square feet

**Stipulations for the
Development Review Board Application:
Jimmy John's
Case Number: 21-DR-2022**

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 submitted by Core States Group, with a city staff date of 1/30/23.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Core States Group, with a city staff date of 1/30/23.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Core States Group, with a city staff date of 1/30/23.
 - d. The case drainage plan submitted by Core States Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Core States Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning cases were: 19-ZN-1987 and 19-ZN-1987#4.

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:

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 or 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.
4. Roof drainage systems, excluding overflow scuppers, shall be interior to the building.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. All drive-thru lanes shall provide a minimum of 120 feet of queuing distance.
7. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details.
8. The fire backflow preventor shall be located within the fire riser room for screening purposes.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain a native plant permit to remove or relocate any protected native plants on site.

DRB Stipulations

9. 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.
10. 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 in the plaza area and pedestrian nodes that are shown on the site plan.
11. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

12. 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.

13. 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.
- f. All exterior lighting fixtures shall have a black or dark bronze colored shield.

STREET INFRASTRUCTURE:

Ordinance

G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

14. All public sidewalks adjacent to the building shall be gray colored concrete.
15. Pedestrian pathways crossing drive aisles shall be red stamped colored concrete to match the rest of the existing shopping center.
16. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

H. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

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

DRAINAGE AND FLOOD CONTROL:

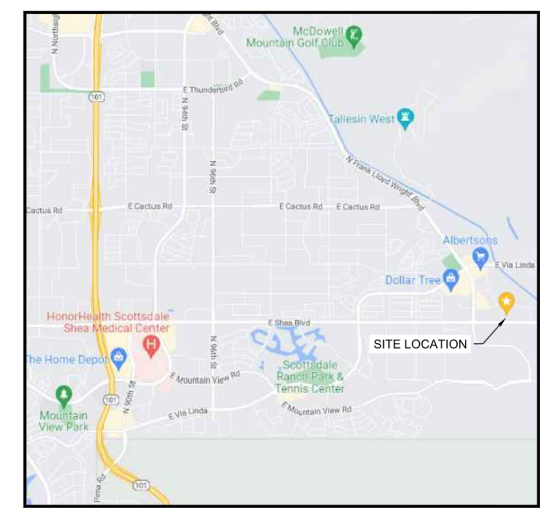
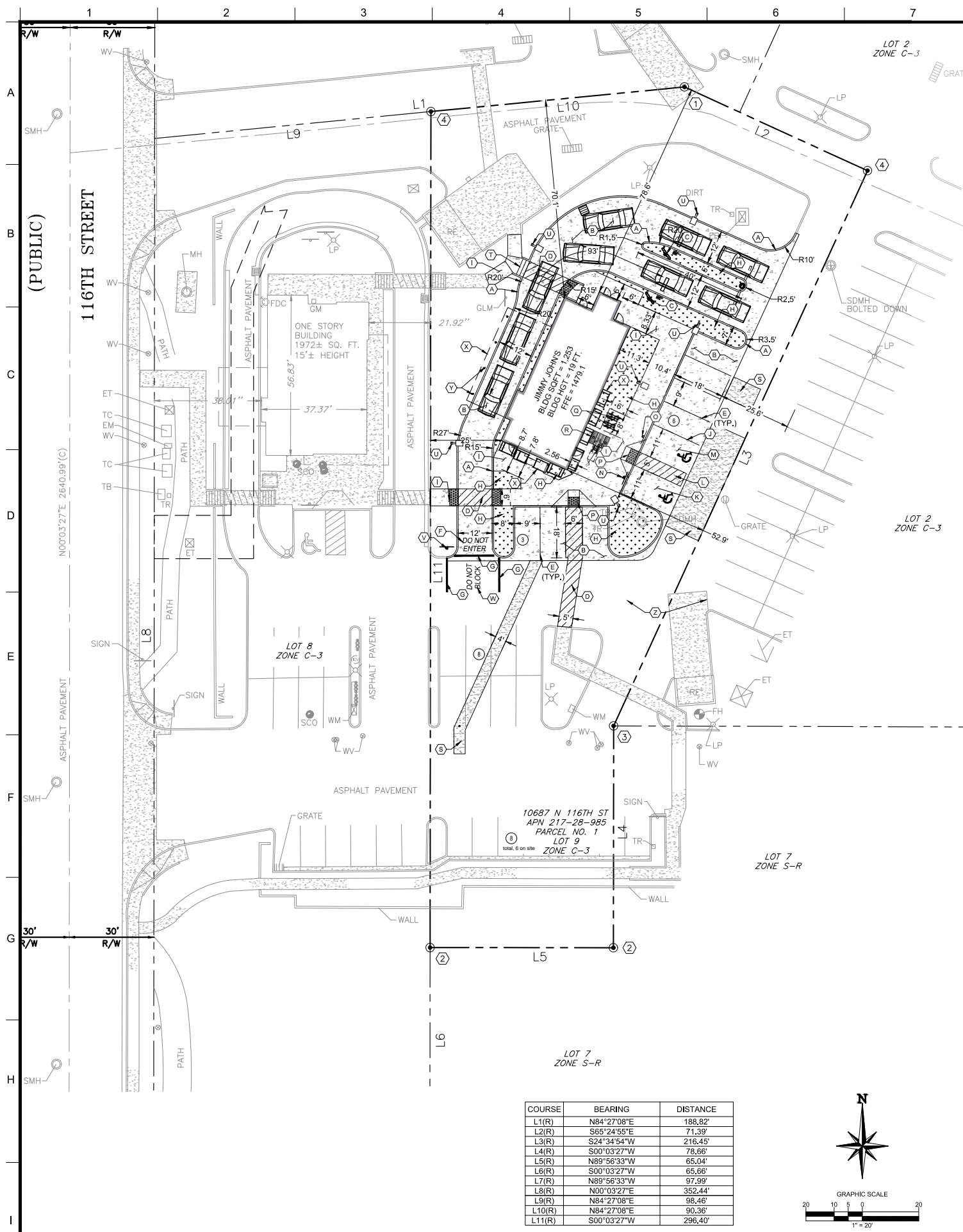
DRB Stipulations

18. 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.
19. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

20. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - b. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.



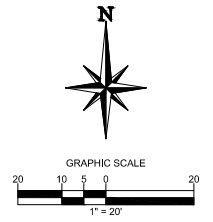
VICINITY MAP
1" = 4000'

SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF BMP / DETENTION
- EXISTING CURB
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA
- ⊗ EXISTING SANITARY STRUCTURES
- ⊗ EXISTING WATER STRUCTURES
- ⊗ EXISTING GAS MAIN
- ⊗ EXISTING WATER MAIN
- ⊗ EXISTING UNDERGROUND ELECTRIC
- ⊗ EXISTING TELEPHONE
- ⊗ EXISTING OVERHEAD WIRES
- ⊗ EXISTING SANITARY
- ⊗ EXISTING STORM
- ⊙ PARKING STALL COUNT

KEYED NOTES:

- A. PROPOSED CONCRETE CURB. REFER TO CONSTRUCTION DETAIL SHEETS.
- B. PROPOSED CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAIL SHEETS.
- C. PROPOSED MENU BOARD.
- D. PROPOSED CROSSWALK STRIPING. REFER TO CONSTRUCTION DETAIL SHEETS.
- E. PROPOSED PARKING STRIPING. REFER TO CONSTRUCTION DETAIL SHEETS.
- F. PROPOSED "DO NOT ENTER" PAVEMENT MARKING. REFER TO CONSTRUCTION DETAIL SHEETS.
- G. PROPOSED 6" WIDE WHITE PAINTED STRIPE. REFER TO CONSTRUCTION DETAIL SHEETS.
- H. PROPOSED LANDSCAPING.
- I. PROPOSED CONCRETE SIDEWALK. REFER TO CONSTRUCTION DETAIL SHEETS.
- J. PROPOSED ACCESSIBLE PARKING STRIPING. REFER TO CONSTRUCTION DETAIL SHEETS.
- K. PROPOSED VAN ACCESSIBLE PARKING STALL TO HAVE A MAXIMUM SLOPE OF 2% OR LESS IN ALL DIRECTIONS. REFER TO CONSTRUCTION DETAIL SHEETS.
- L. PROPOSED ACCESSIBLE ACCESS AISLE TO HAVE A MAXIMUM SLOPE OF 2% OR LESS IN ALL DIRECTIONS. REFER TO CONSTRUCTION DETAIL SHEETS.
- M. PROPOSED ACCESSIBLE PARKING STALL TO HAVE A MAXIMUM SLOPE OF 2% OR LESS IN ALL DIRECTIONS. REFER TO CONSTRUCTION DETAIL SHEETS.
- N. PROPOSED ADA SIGN, "MINIMUM FINE \$250" SIGN, AND POST, PROPOSED ADA SIGN, "VAN ACCESSIBLE" & "MINIMUM FINE \$250" SIGN, AND POST. REFER TO CONSTRUCTION DETAIL SHEETS.
- O. PROPOSED ADA SIGN, "MINIMUM FINE \$250" SIGN, AND POST. REFER TO CONSTRUCTION DETAIL SHEETS.
- P. PROPOSED 3" DEEP DETECTABLE WARNING. REFER TO CONSTRUCTION DETAIL SHEETS.
- Q. PROPOSED BIKE RACK. REFER TO CONSTRUCTION DETAIL SHEETS.
- R. PROPOSED OUTDOOR SEATING.
- S. PROPOSED ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAIL SHEETS.
- T. PROPOSED CONCRETE STEPS. REFER TO CONSTRUCTION DETAIL SHEETS.
- U. PROPOSED LOT LIGHT. REFER TO PHOTOMETRIC DETAIL SHEET.
- V. PROPOSED "LEFT TURN ONLY" SIGN. REFER TO CONSTRUCTION DETAIL SHEETS.
- W. PROPOSED "DO NOT BLOCK" PAVEMENT MARKING.
- X. PROPOSED BUILDING CANOPY OVERHANG. REFER TO ARCHITECTURE FOR DETAILS.
- Y. PROPOSED CANOPY POST. REFER TO ARCHITECTURE FOR DETAILS.
- Z. PROPOSED FIRE LANE STRIPING.



GENERAL NOTES:

1. SITE ADDRESS: 10687 N, 116TH STREET, SCOTTSDALE, AZ 85259
2. ZONING DATA: ZONED: C-3 - HIGHWAY COMMERCIAL DISTRICT
EXISTING USE: PARKING
PROPOSED USE: RESTAURANT (PERMITTED)

ITEM	EXISTING / REQUIRED	PROPOSED
FLOOR AREA RATIO (FAR)	0.8 NET LOT AREA	.04 NET LOT AREA
SIDE SETBACK (FT)	N/A	24 FT (W); 55.4 FT (E)
REAR SETBACK (FT)	N/A	55.4 FT (E)
TOTAL AREA	0,689 AC (30,001 SF)	0,689 AC (30,001 SF)
TOTAL LIMITS OF DISTURBANCE	N/A	0,298 AC (12,965 SF)
IMPERVIOUS AREA (% OF LOT AREA)	0,356 AC (15,507 SF) 52%	0,520 AC (22,598 SF) 75%
PERVIOUS AREA (% OF LOT AREA)	0,333 AC (14,495 SF) 48%	0,169 AC (7,403 SF) 25%

3. OPEN SPACE CALCULATIONS:

- REQUIRED OPEN SPACE
- MAXIMUM BLDG HGT = 19' PROPOSED (36' ALLOWED)
 - FIRST 12' OF HGT = 10% x NET LOT AREA = 10 x 30,001 = 3,000.1 SF
 - NEXT 7' OF HEIGHT = 7' x .004 x 30,001 = 840.03 SF
- OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING) = 3,001 + 840.03 = 3,841.03 SF
- OPEN SPACE PROVIDED = 4,990.25 SF
- PARKING LOT LANDSCAPING REQUIRED
- PARKING LOT AREA x 15% = 9708.86 SF x 0.15 = 1,456.33 SF
 - PARKING LOT LANDSCAPE PROVIDED = 2,268.56 SF

4. PARKING REQUIREMENTS:

- MINIMUM OF ONE (1) SPACE FOR EVERY ONE HUNDRED (100) SQUARE FEET OF GROSS FLOOR AREA; AND ONE (1) SPACE FOR EACH THREE HUNDRED FIFTY (350) SQUARE FEET OF OUTDOOR PATIO AREA EXCLUDING THE FIRST THREE HUNDRED FIFTY (350) GROSS SQUARE FEET OF OUTDOOR PATIO AREA, UNLESS THE SPACE IS LOCATED NEXT TO AND ORIENTED TOWARD A PUBLICLY OWNED WALKWAY OR STREET, IN WHICH CASE THE FIRST FIVE HUNDRED (500) SQUARE GROSS FEET OF OUTDOOR PATIO AREA IS EXCLUDED.
- 154 S.F. PATIO AREA / 350 = 1 SPACE
- 1,253 S.F. BUILDING AREA / 120 = 11 SPACES
- EXISTING: 14 STANDARD
- PROPOSED: 23 STANDARD (2 ACCESSIBLE SPACES)
- REQUIRED: 12 SPACES

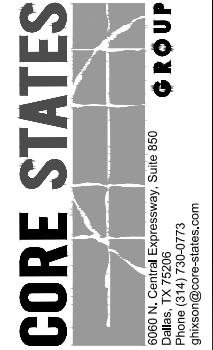
5. REQUIRED BICYCLE PARKING:

- EVERY PRINCIPAL AND ACCESSORY USE OF LAND WHICH IS REQUIRED TO PROVIDE AT LEAST FORTY (40) VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT A RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES; AND AFTER JULY 9, 2010, NEW DEVELOPMENT SHALL PROVIDE, AT A MINIMUM, TWO (2) BICYCLE PARKING SPACES.

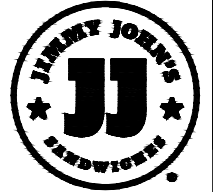
25 VEHICULAR PARKING SPACE / 10 VEHICULAR PARKING SPACE = 3 SPACES

PROPOSED: 4 SPACES
REQUIRED: 3 SPACES

6. ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
7. ALL PAVEMENT MARKINGS SHALL BE LONG LIFE EPOXY.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
10. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
11. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
12. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
13. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
14. THE JIMMY JOHN'S RESTAURANT HAS NO GREASE FRYERS NEGATING THE NEED FOR A SEPARATE GREASE CONTAINMENT AREA.



DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS EXPRESSLY UNLAWFUL AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



PREPARED FOR:



REV	DATE	COMMENT	BY
1	08/09/22	UTILITY CONNECTIONS	GH
2	11/16/22	CITY COMMENTS	KC
3	01/09/23	CITY COMMENTS	GH

DOCUMENT
PRELIMINARY SITE PLAN
FOR JIMMY JOHN'S AT
SCOTTSDALE, AZ

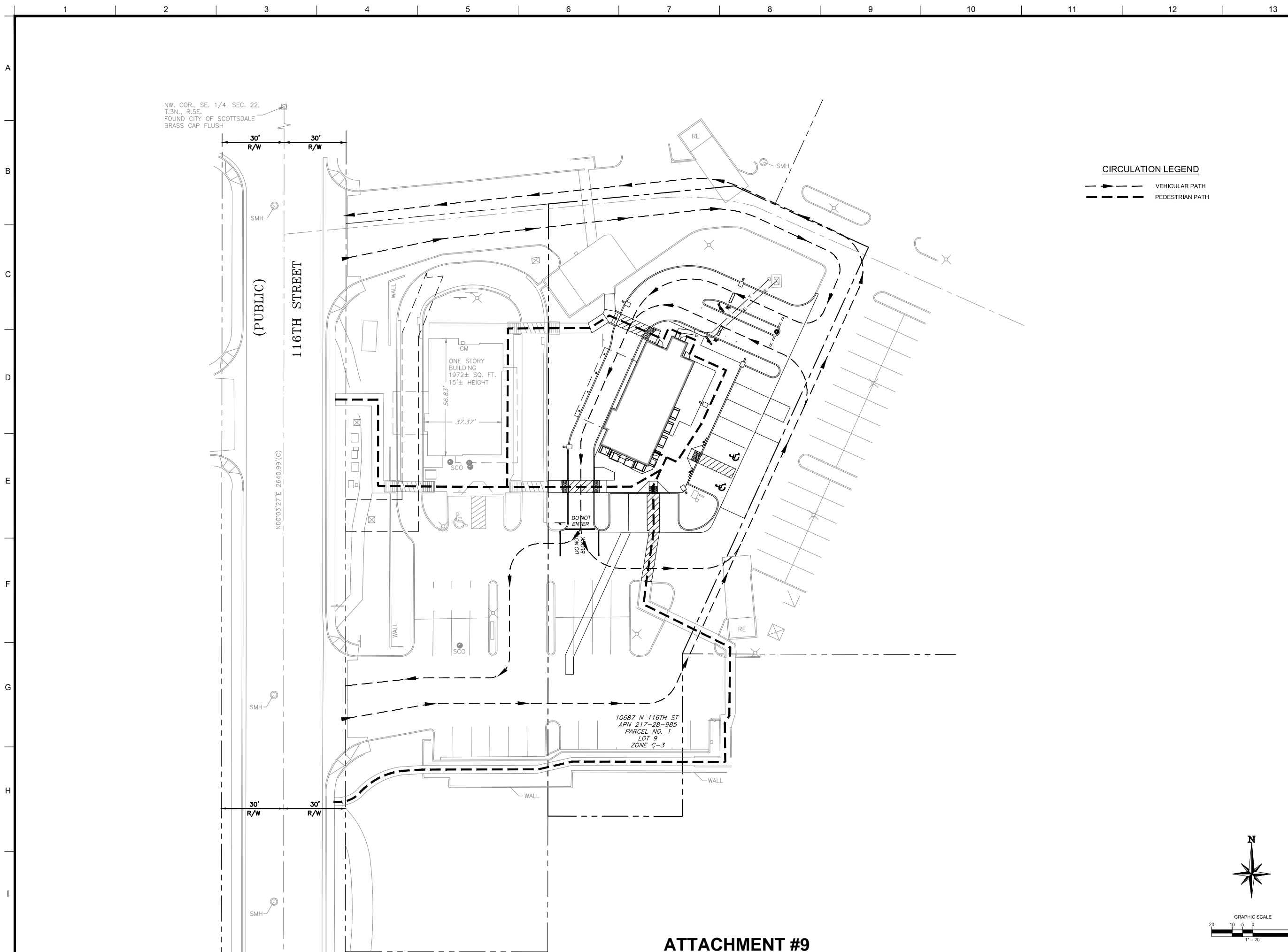
SITE LOCATION
LOT 9, MOUNTAINSIDE
PLAZA,
SCOTTSDALE, AZ 85259



SHEET TITLE
SITE PLAN

JOB #: JIM 34065
DATE: 05/25/22
SCALE: 1"=20'
DRAWN BY: KNC
CHECKED BY: CDF

SHEET NO.
C5



NW COR., SE. 1/4, SEC. 22,
T.3N., R.5E.
FOUND CITY OF SCOTTSDALE
BRASS CAP FLUSH

30' R/W 30' R/W

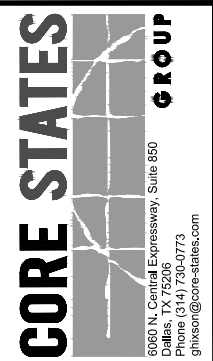
(PUBLIC)
116TH STREET

N00°03'27"E 2640.99'(C)

ONE STORY BUILDING
1972± SQ. FT.
15'± HEIGHT

10687 N 116TH ST
APN 217-28-985
PARCEL NO. 1
LOT 9
ZONE C-3

CIRCULATION LEGEND
 - - - - - VEHICULAR PATH
 - - - - - PEDESTRIAN PATH



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PREPARED FOR:



Know what's below. Call before you dig.

REV	DATE	COMMENT	BY
1	08/09/22	UTILITY CONNECTIONS	GH
2	11/16/22	CITY COMMENTS	KC
3	01/09/23	CITY COMMENTS	GH

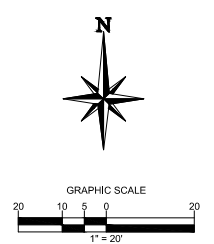
DOCUMENT
PRELIMINARY SITE PLAN
FOR JIMMY JOHNS AT
SCOTTSDALE, AZ

SITE LOCATION
LOT 9, MOUNTAINSIDE
PLAZA,
SCOTTSDALE, AZ 85259



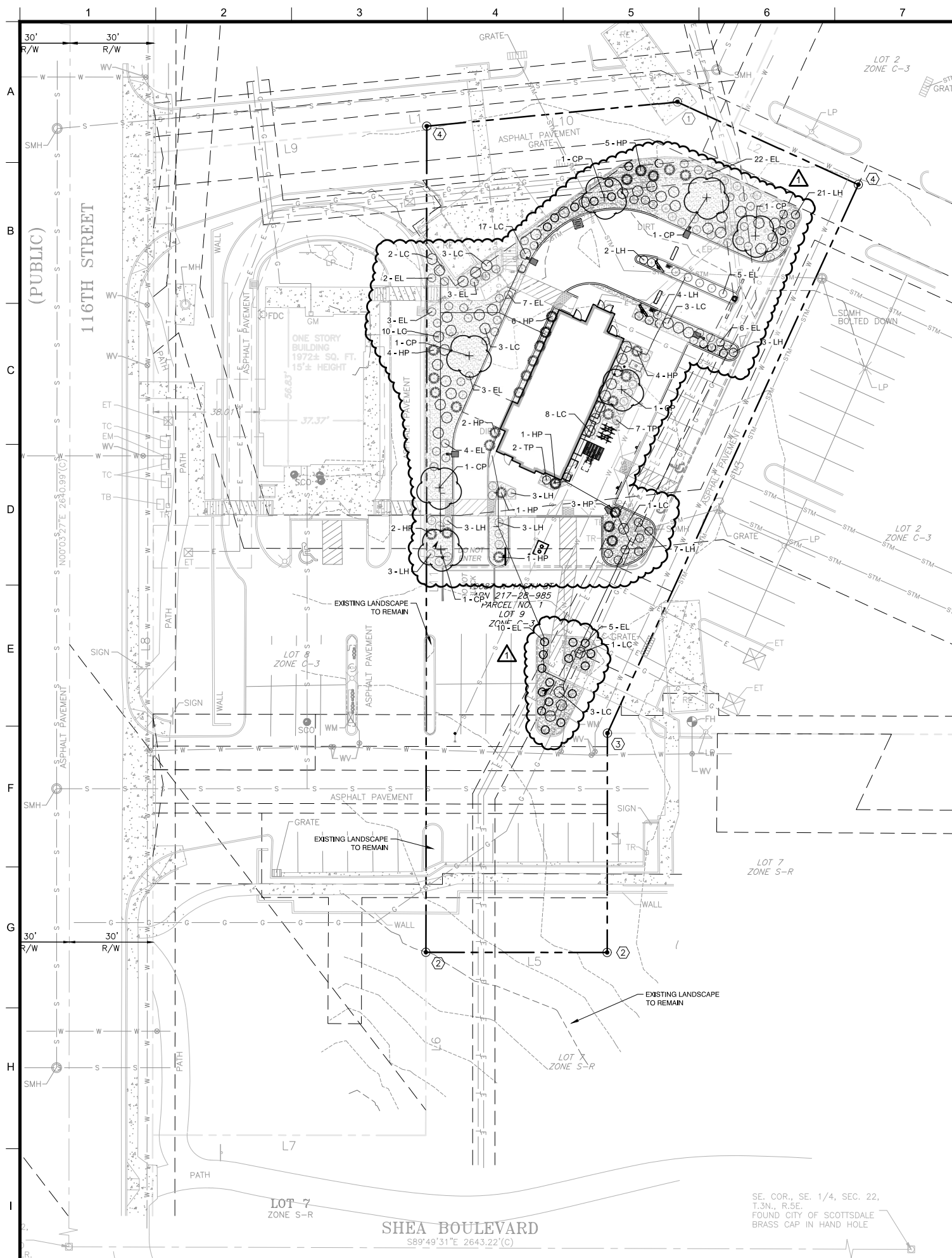
SHEET TITLE
PEDESTRIAN AND
VEHICULAR
CIRCULATION PLAN

JOB #: JIM 34085
DATE: 05/25/22
SCALE: 1"=20'
DRAWN BY: KNC
CHECKED BY: CDF



ATTACHMENT #9

SHEET NO.
C9



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	CP	Cercidium praecox / Sonoran Palo Verde	2" Cal.	24" Box	8' min.	7
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	EL	Ericameria laricifolia 'Aguirre' TM / Aguirre Turpentine Bush	5 gal.	Cont.	36" o.c.	70
	HP	Hesperaloe parviflora / Red Yucca MATURE SIZE: 4' x 4'	3 gal.	Cont.	48" o.c.	29
	LH	Lantana x 'New Gold' / New Gold Lantana MATURE SIZE: 2' x 3'	1 gal.	Cont.	36" o.c.	49
	LC	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal.	Cont.	48" o.c.	51
	TP	Teucrium chamaedrys 'Prostratum' / Prostrate Germander	1 gal.	Cont.	36" o.c.	9
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	DG	Decomposed Granite / Screened, 2" Color and size to match existing DG installed in surrounding center. Contractor to match and submit samples to Owner Representative for approval.	Mulch			5,056 sf

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	45,928 SF
OPEN SPACE AREA REQUIRED:	4,593 SF (10% OF SITE AREA)
OPEN SPACE AREA PROVIDED:	6,433 SF (14% OF SITE AREA)
FRONT YARD LANDSCAPE REQUIRED:	4,824 SF (75% OF LANDSCAPE PROVIDED)
FRONT YARD LANDSCAPE PROVIDED:	3,226 SF (50%)
PARKING LOT AREA:	10,399 SF
LANDSCAPE AREA REQUIRED:	1,560 SF (15% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	1,575 SF (15.1%)
TOTAL PARKING SPACES:	24 SPACES
TREES REQUIRED:	5 TREES (2 TREES PER 10 SPACES)
TREES PROVIDED:	5 TREES
SHRUBS REQUIRED:	5 SHRUBS (2 SHRUBS PER 10 SPACES)
SHRUBS PROVIDED:	5 SHRUBS
SCENIC CORRIDOR SCENIC CORRIDOR PLANTINGS REQUIRED ALONG SHEA BLVD.	PROVIDED*

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF RIVER ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS, EXCEPT AROUND TREES AND SHRUBS (SEE MULCH AROUND TREES AND SHRUB NOTE, THIS SHEET). RIVER ROCK MULCH SHALL BE 1-1/2" - 2" STONES, BEIGE IN COLOR (OR AS APPROVED BY OWNER). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER ROCK MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER RIVER ROCK MULCH HAS BEEN INSTALLED.

APN
130-39-100B

DEVELOPER
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
PHONE: 281-675-6120
CONTACT: BILLY GREEN JR.
EMAIL: billy.green@cbac.com

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCH AROUND TREES AND SHRUBS

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF DECOMPOSED GRANITE MULCH, OVER LANDSCAPE FABRIC, AROUND ALL TREES AND SHRUBS, (EXCEPT FOR TURF AND SEEDED AREAS). DECOMPOSED GRANITE SHALL MATCH THE EXISTING SIZE AND COLOR OF DECOMPOSED GRANITE IN THE SURROUNDING CENTER. IT SHALL NOT EXCEED SEVEN FEET IN ANY DIRECTION FROM TREES OR SHRUBS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

CORE STATES GROUP
6500 CHIPPEWA STREET SUITE 200
ST. LOUIS, MO 63109
PHONE (314) 843-4320
CF@BANKS@CORE-STATES.COM

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CLIENT

REV	DATE	COMMENT	BY
1	1/4/22	CITY COMMENTS	JWG

811
Know what's below. Call before you dig.

REVISIONS

REV	DATE	COMMENT	BY
1	1/4/22	CITY COMMENTS	JWG

DOCUMENT
PRELIMINARY SITE PLAN
FOR JIMMY JOHNS AT
SCOTTSDALE, AZ

SITE LOCATION
LOT 9, MOUNTAINSIDE
PLAZA,
SCOTTSDALE, AZ 85259

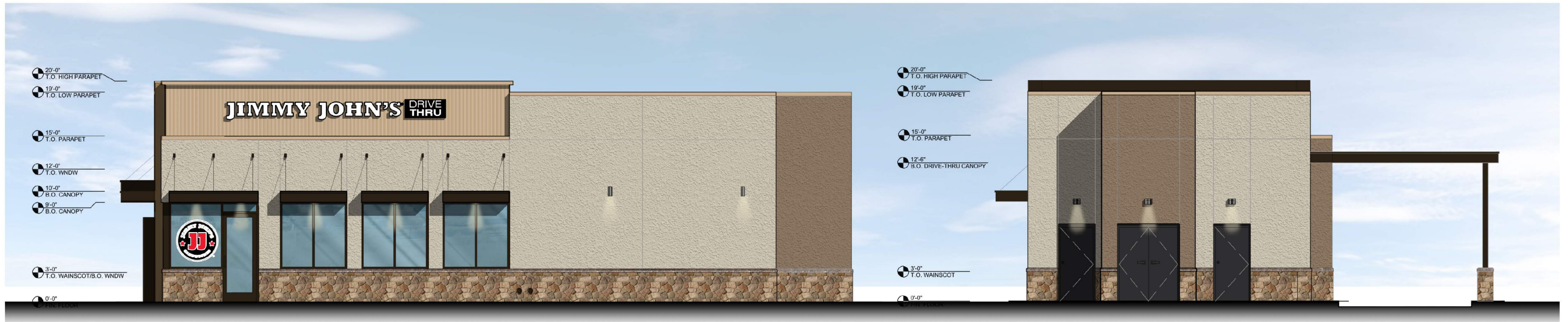
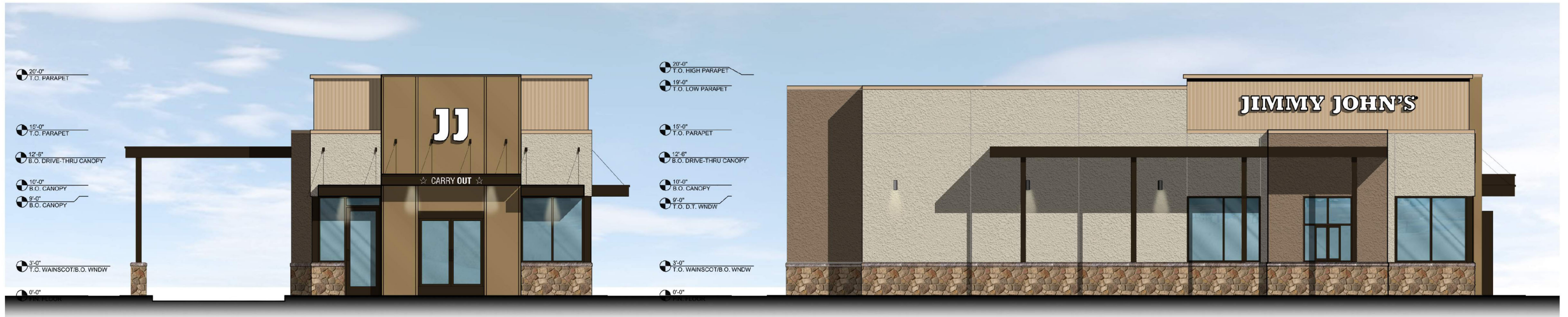
ENGINEER SEAL
71860
JAMES W.
GIBSON
DATE EXPIRES 9/30/23

SHEET TITLE
LANDSCAPE
PLANTING

JOB #: JIM.34065
DATE: 03/14/22
SCALE:
DRAWN BY: KNC
CHECKED BY: CDF

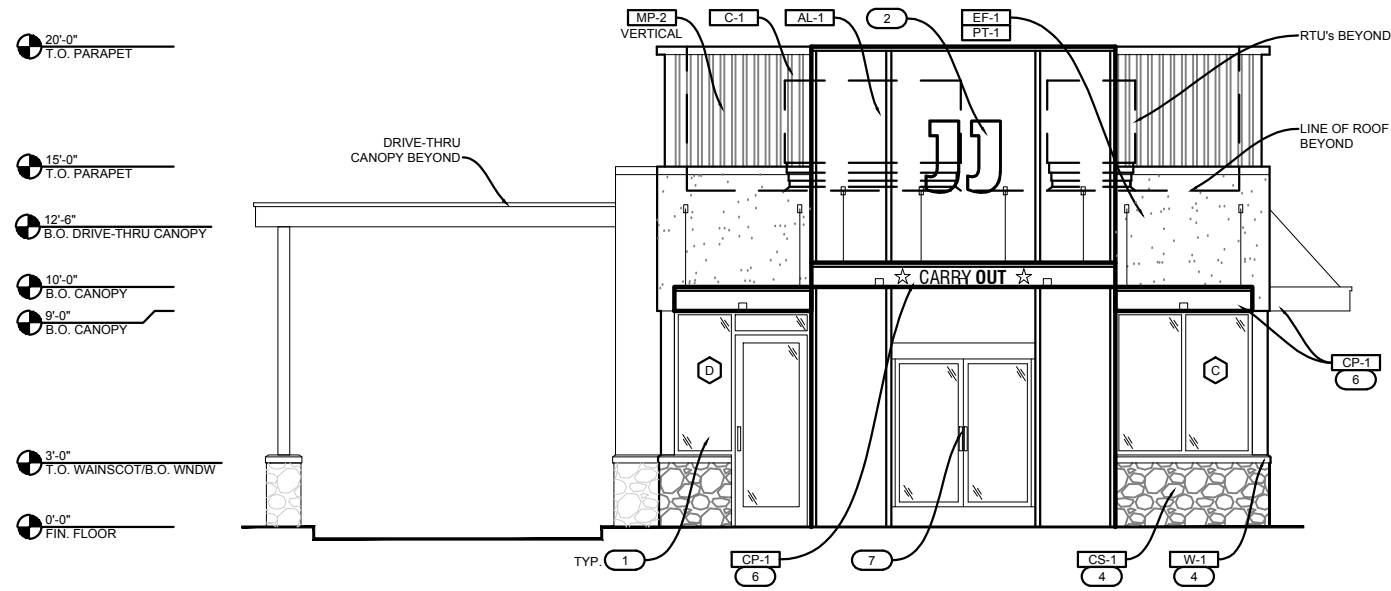
EVERGREEN DESIGN GROUP
(800) 680-6630
2375 E. Camelback Rd., Suite 600
Phoenix, AZ 85016
www.EvergreenDesignGroup.com

SHEET NO.
LP-1



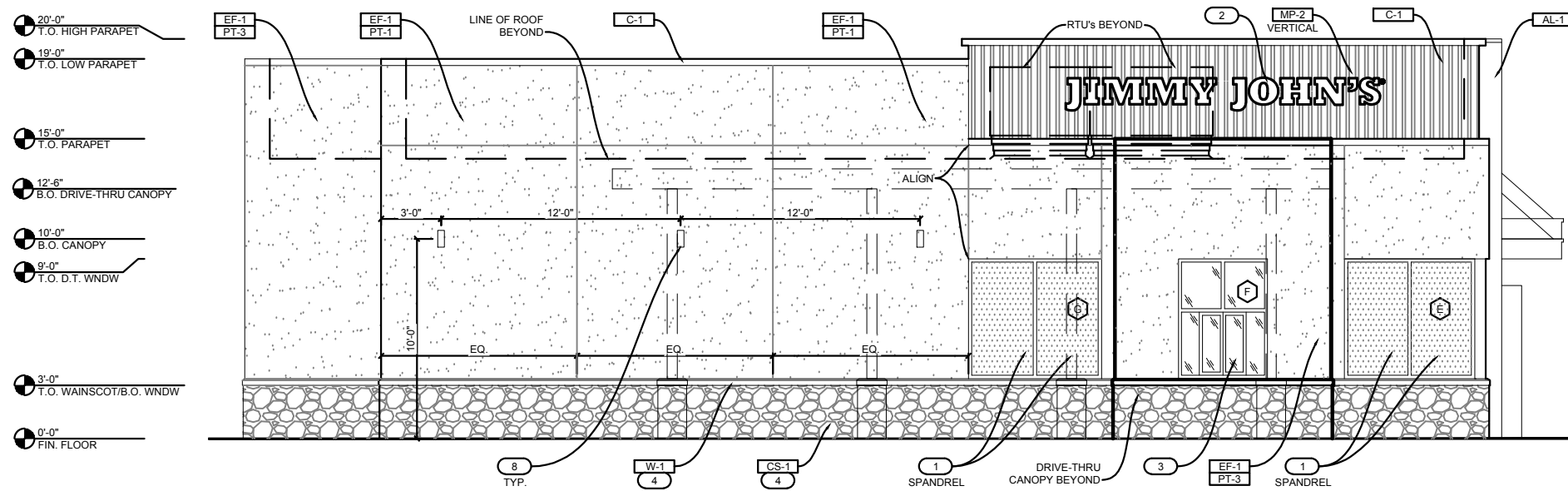
	E.I.F.S. - PAINT - SHERWIN WILLIAMS COLOR - "SW7550 RESORT TAN" LRV- 22		E.I.F.S. - PAINT - SHERWIN WILLIAMS COLOR - "SW7541 GRECIAN IVORY" LRV- 63		CULTURED STONE VENEER "CHARDONNAY"		COPING - PAC-CLAD "SIERRA TAN"		KAWNEER "BRONZE ANODIZED"
	METAL WALL PANELS BY PAC-CLAD COLOR - "SIERRA TAN"		ALPOLIC FACADE COLOR - "CHAMPAGNE ANODIZED"		WATERTABLE SILL - CULTURED STONE COLOR - "TAUPE"		DOORS - PAINT - SHERWIN WILLIAMS "SW 6258 TRICORN BLACK" LRV- 3		

MATERIAL KEY



1A FRONT ELEVATION (SOUTH)
1/8" = 1'-0"

EXTERIOR VENEER		CANOPY "CP"	
EF-1		CP-1	
PRODUCT	EIFS	MATERIAL	PREFABRICATED CANOPY
MFR	DRYVIT	MFR	AWNEX (OR EQUAL)
MODEL	OUTSULATION MD	PRODUCT	COLORADO FRONT GUTTER
COLOR NAME	SEE ELEVATION	LOCATION	EXTERIOR
LOCATION	EXTERIOR		
MP-2		COPING "C"	
PRODUCT	METAL WALL PANELS	C-1	
MFR	PAC-CLAD, PETERSEN ALUMINUM	MATERIAL	COPING
MODEL	HWP	MFR	PAC-CLAD, PETERSEN ALUMINUM
COLOR NAME	SIERRA TAN	MODEL	PAC-TITE COPING: TAPERED & PAC-SNAP FASCIA
LOCATION	EXTERIOR	COLOR NAME	SIERRA TAN
AL-1		LOCATION	CORNICE
PRODUCT	ALPOLIC / fr	PAINT "P"	
MFR	ALPOLIC	PT-1	
MODEL	BATTEN DESIGN	MFR	SHERWIN WILLIAMS
COLOR NAME	CMR CHAMPAGNE ANODIZED	COLOR NAME	SW 7541 GRECIAN IVORY
LOCATION	EXTERIOR	LOCATION	EXTERIOR
CS-1		PT-2	
PRODUCT	CULTURED STONE VENEER	MFR	SHERWIN WILLIAMS
MFR	CULTURED STONE	COLOR NAME	SW 6258 TRICORN BLACK
MODEL	DRESSED FIELDSTONE	LOCATION	EXTERIOR
COLOR NAME	CHARDONNAY		
LOCATION	EXTERIOR	PT-3	
W-1		MFR	SHERWIN WILLIAMS
PRODUCT	WATERTABLE/SILL	COLOR NAME	SW 7550 RESORT TAN
MFR	CULTURED STONE	LOCATION	EXTERIOR
MODEL	CAST-FIT WATERTABLE/SILL		
COLOR NAME	TAUPE		
LOCATION	EXTERIOR		



1B DRIVE-THRU ELEVATION (WEST)
1/8" = 1'-0"

#	KEY NOTES	#
1.	EXTERIOR STOREFRONT SYSTEM AND GLAZING; SEE A101 FOR WINDOW TYPES	
2.	SIGNAGE TO BE PROVIDED AND INSTALLED BY VENDOR. G.C. TO COORDINATE INSTALLATION.	
3.	DRIVE-THRU WINDOW SYSTEM; SEE A101 & A301 FOR MORE INFO.	
4.	CULTURED STONE WAINSCOT VENEER W/ WATERTABLE ABOVE.	
5.	WALL DECALS TO BE PROVIDED AND INSTALLED BY VENDOR. G.C.C TO COORDINATE INSTALLATION.	
6.	PREFABRICATED CANOPY W/ TIE-BACKS. SEE A300 FOR MORE INFO.	
7.	JIMMY JOHN'S EXPRESS PICK-UP SHELF	
8.	EXTERIOR WALL SCENCE; SEE ELECTRICAL FOR MORE INFO.	
9.	DOWNSPOUT & OVERFLOW NOZZEL ROUTED TO ROOF DRAINAGE FROM ABOVE; SEE DETAIL	

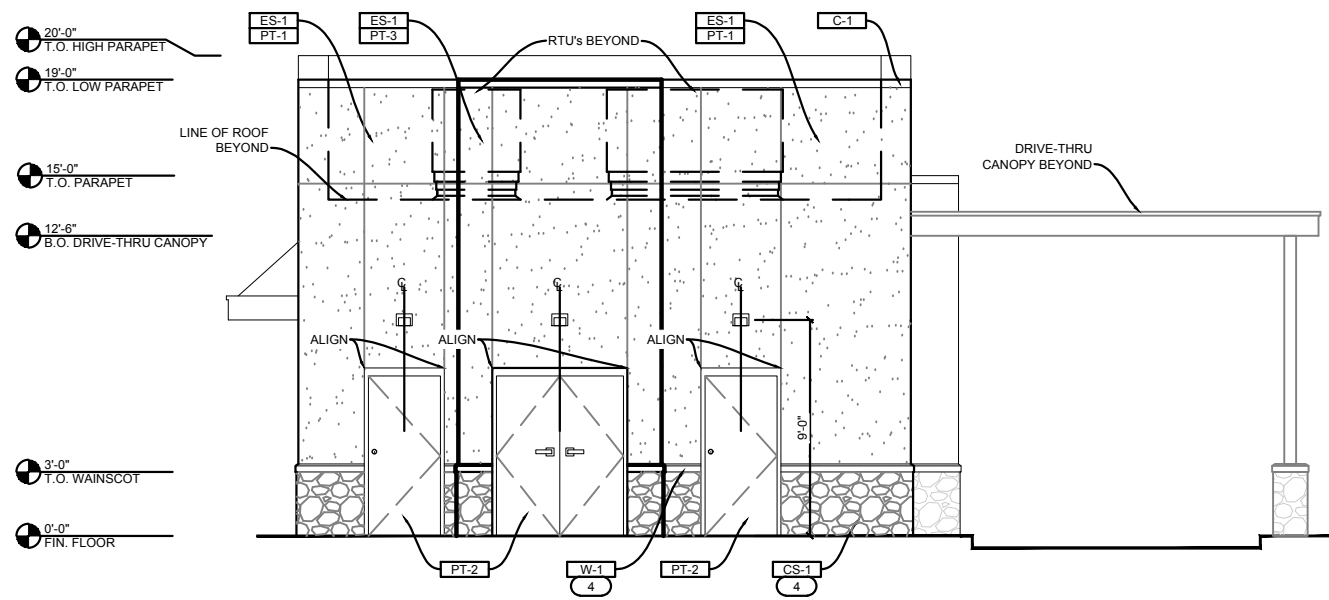
STOREFRONT SPECIFICATION	
STOREFRONT	
MANUFACTURER:	KAWNEER
PRODUCT:	TRI-FAB 451 OR EQUAL
SIGHT LINE (X):	2"
FRAME DEPTH (Y):	4 1/2"
COLOR / FINISH:	DARK BONZE ANODIZED

Proposed Exterior Elevations

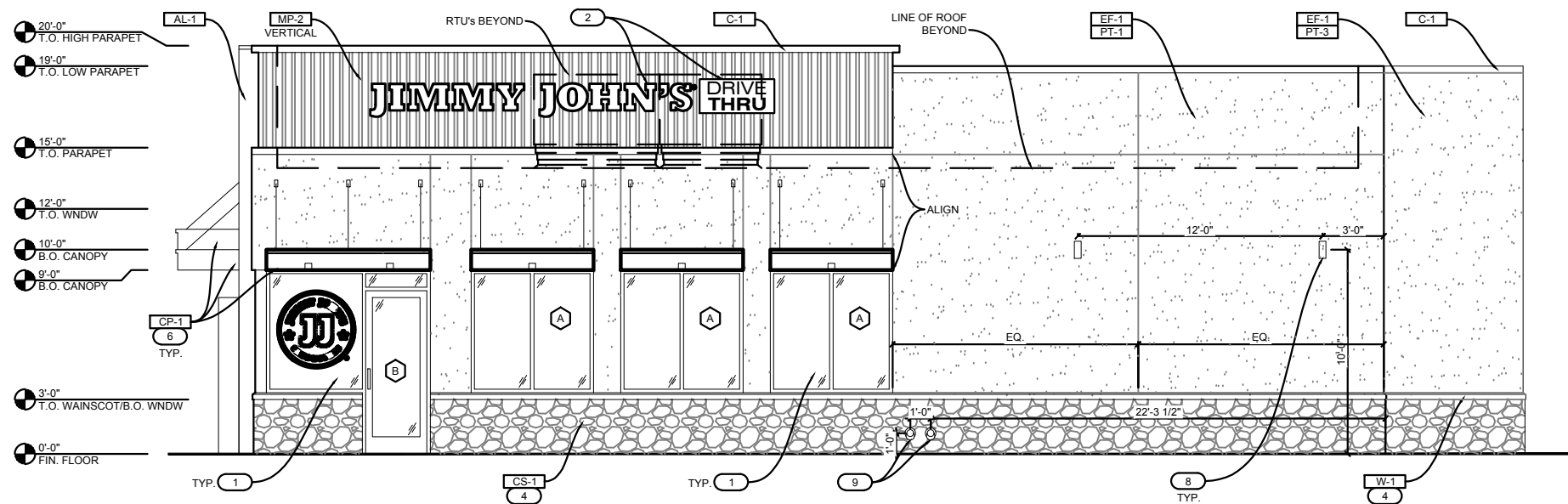
Jimmy Johns

116th & Shea Blvd., Scottsdale, AZ 85259

January 10, 2023



1A REAR ELEVATION (NORTH)
1/8" = 1'-0"



1B NON-DT ELEVATION (EAST)
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
EXTERIOR VENEER		CANOPY "CP"	
EF-1		CP-1	
PRODUCT	EIFS	MATERIAL	PREFABRICATED CANOPY
MFR	DRYVIT	MFR	AWNEX (OR EQUAL)
MODEL	OUTSULATION MD	PRODUCT	COLORADO FRONT GUTTER
COLOR NAME	SEE ELEVATION	LOCATION	EXTERIOR
LOCATION	EXTERIOR		
MP-2		COPING "C"	
PRODUCT	METAL WALL PANELS	C-1	
MFR	PAC-CLAD, PETERSEN ALUMINUM	MATERIAL	COPING
MODEL	HWP	MFR	PAC-CLAD, PETERSEN ALUMINUM
COLOR NAME	SIERRA TAN	MODEL	PAC-TITE COPING; TAPERED & PAC-SNAP FASCIA
LOCATION	EXTERIOR	COLOR NAME	SIERRA TAN
AL-1		LOCATION	CORNICE
PRODUCT	ALPOLIC / fr	PAINT "P"	
MFR	ALPOLIC	PT-1	
MODEL	BATTEN DESIGN	MFR	SHERWIN WILLIAMS
COLOR NAME	CMR CHAMPAGNE ANODIZED	COLOR NAME	SW 7541 GRECIAN IVORY
LOCATION	EXTERIOR	LOCATION	EXTERIOR
CS-1		PT-2	
PRODUCT	CULTURED STONE VENEER	MFR	SHERWIN WILLIAMS
MFR	CULTURED STONE	COLOR NAME	SW 6258 TRICORN BLACK
MODEL	DRESSED FIELDSTONE	LOCATION	EXTERIOR
COLOR NAME	CHARDONNAY	PT-3	
LOCATION	EXTERIOR	MFR	SHERWIN WILLIAMS
W-1		COLOR NAME	SW 7550 RESORT TAN
PRODUCT	WATERTABLE/SILL	LOCATION	EXTERIOR
MFR	CULTURED STONE		
MODEL	CAST-FIT WATERTABLE/SILL		
COLOR NAME	TAUPE		
LOCATION	EXTERIOR		

#	KEY NOTES	#
1.	EXTERIOR STOREFRONT SYSTEM AND GLAZING; SEE A101 FOR WINDOW TYPES	
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9.	DOWNSPOUT & OVERFLOW NOZZEL ROUTED TO ROOF DRAINAGE FROM ABOVE; SEE DETAIL	

STOREFRONT SPECIFICATION	
STOREFRONT	
MANUFACTURER:	KAWNEER
PRODUCT:	TRI-FAB 451 OR EQUAL
SIGHT LINE (X):	2"
FRAME DEPTH (Y):	4 1/2"
COLOR / FINISH:	DARK BONZE ANODIZED

Proposed Exterior Elevations

Jimmy Johns

116th & Shea Blvd., Scottsdale, AZ 85259

January 10, 2023



ATTACHMENT #12



JJ

JIMMY JOHN'S DRIVE THRU

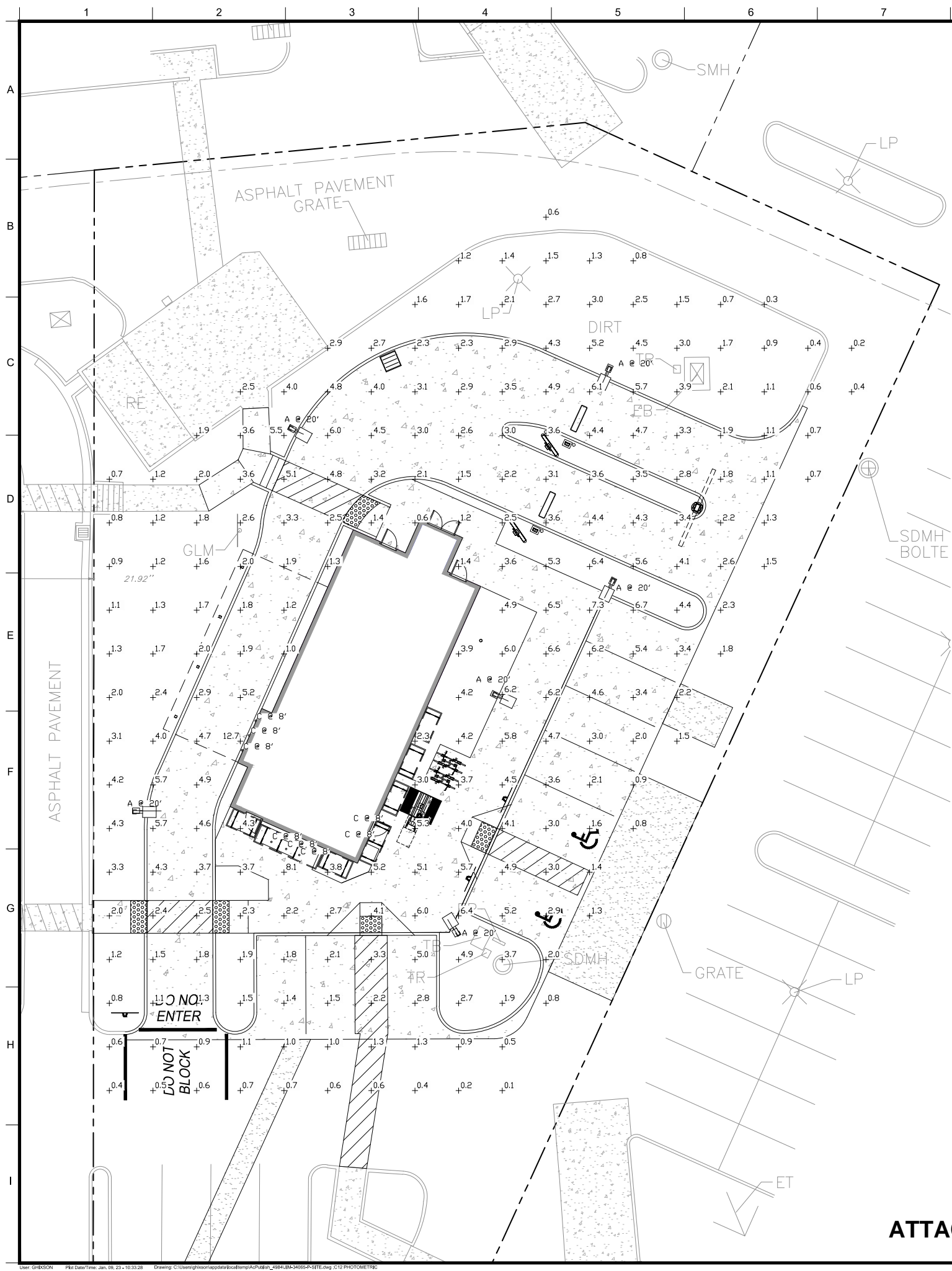


MOUNTAIN SIDE

COLD BEERS & CREAM WHEELS

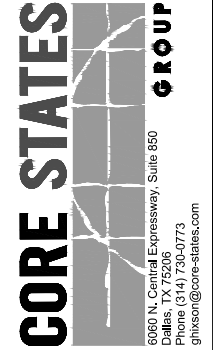
COLD BEERS & CREAM WHEELS

DAVE EGG - PIZZA - PIZZERIA

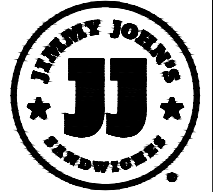


STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX-MIN	AVG-MIN
PARKING LOT	+	2.8FC	12.7 FC	0.1 FC	127.0:1	28.0:1

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Mounting Height
□	A	6	MODEL LR-SBX150C 3000K	LED RAYS MODULAR ARRAYS LED SHOEBOX LUMINAIRE COORDINATE MOUNTING BRACKET WITH POLE (FULL CUT-OFF)	LED	LR-SBX90C 80x150N_ IESNA2002.ies	8111	1.00	95	20'-0"
○	C	8	ECRA-0C5 F5401BWHITE 3000K	EXTERIOR LED CANOPY DOWNLIGHT	LED	L4R06940VB-L4RDW.ies	ABSOLUTE	1.00	6.1	8'-0"



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PREPARED FOR:



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

REVISIONS		
REV#	DATE	COMMENT
1	08/09/22	UTILITY CONNECTIONS
2	11/16/22	CITY COMMENTS
3	01/09/23	CITY COMMENTS

DOCUMENT
PRELIMINARY SITE PLAN
FOR JIMMY JOHN'S AT
SCOTTSDALE, AZ

SITE LOCATION
LOT 9, MOUNTAINSIDE
PLAZA,
SCOTTSDALE, AZ 85259



SHEET TITLE
PHOTOMETRIC
PLAN

JOB #:	JIM 34085
DATE:	05/25/22
SCALE:	N/A
DRAWN BY:	KNC
CHECKED BY:	CFD

SHEET NO.
C12

ATTACHMENT #13

Lytacaster Recessed Downlighting 1050LRN

5" Round, LED, Low Profile IC, AirSeal®, Energy Star®, Dimming Frame LED

Height = 3-1/2" (90mm)

Model	Power	LED Type	Beam Angle	Beam Diameter	Beam Depth	Beam Spread	Beam Spread	Beam Spread	Beam Spread
WALL_1050LRN_060	60W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_1050LRN_090	90W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_1050LRN_120	120W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_1050LRN_150	150W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"

PHILIPS LIGHTLIER

Éclairage Encastré Lytacaster 1050LRN

Cadre avec graduation, 5 po rond, profil bas pour plafond isolé AirSeal®, Energy Star®, Dimming Frame LED

Hauteur = 3-1/2 po (90mm)
Diamètre = 5-1/4 po (133mm)

Modèle	Puissance	Type LED	Angle du faisceau	Diamètre du faisceau	Profondeur du faisceau	Étalement du faisceau	Étalement du faisceau	Étalement du faisceau	Étalement du faisceau
WALL_1050LRN_060	60W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_1050LRN_090	90W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_1050LRN_120	120W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_1050LRN_150	150W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"

PHILIPS LIGHTLIER

ASPENTI 14 WALL SCOPE

TECH LIGHTING

Height = 3-1/2" (90mm)

Model	Power	LED Type	Beam Angle	Beam Diameter	Beam Depth	Beam Spread	Beam Spread	Beam Spread	Beam Spread
WALL_14_060	60W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_14_090	90W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_14_120	120W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
WALL_14_150	150W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"

PHILIPS LIGHTLIER

ASPENTI 14 WALL SCOPE

TECH LIGHTING

PHOTOMETRIC*

PHOTIC INFO

TECH LIGHTING

LED Shoebox Luminaire

LEDREYS Modular Arrays SBX Series

Height = 3-1/2" (90mm)

Model	Power	LED Type	Beam Angle	Beam Diameter	Beam Depth	Beam Spread	Beam Spread	Beam Spread	Beam Spread
SBX_060	60W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
SBX_090	90W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
SBX_120	120W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"
SBX_150	150W	Nichia™	3000-6500K	90°	5.0"	5.0"	5.0"	5.0"	5.0"

PHILIPS LIGHTLIER

LED Shoebox Luminaire

LEDREYS Modular Arrays SBX Series

PHOTOMETRIC*

PHOTIC INFO

TECH LIGHTING

CORE STATES

GROUP

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Dallas, TX 75206
Phone (314) 730-0773
gjhson@core-states.com

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JIMMY JOHN'S SANDWICHES

811

REVISIONS

REV	DATE	COMMENT	BY
1	08/09/22	UTILITY CONNECTIONS	GH
2	11/16/22	CITY COMMENTS	KC
3	01/09/23	CITY COMMENTS	GH

DOCUMENT PRELIMINARY SITE PLAN FOR JIMMY JOHN'S AT SCOTTSDALE, AZ

SITE LOCATION LOT 9, MOUNTAINSIDE PLAZA, SCOTTSDALE, AZ 85259

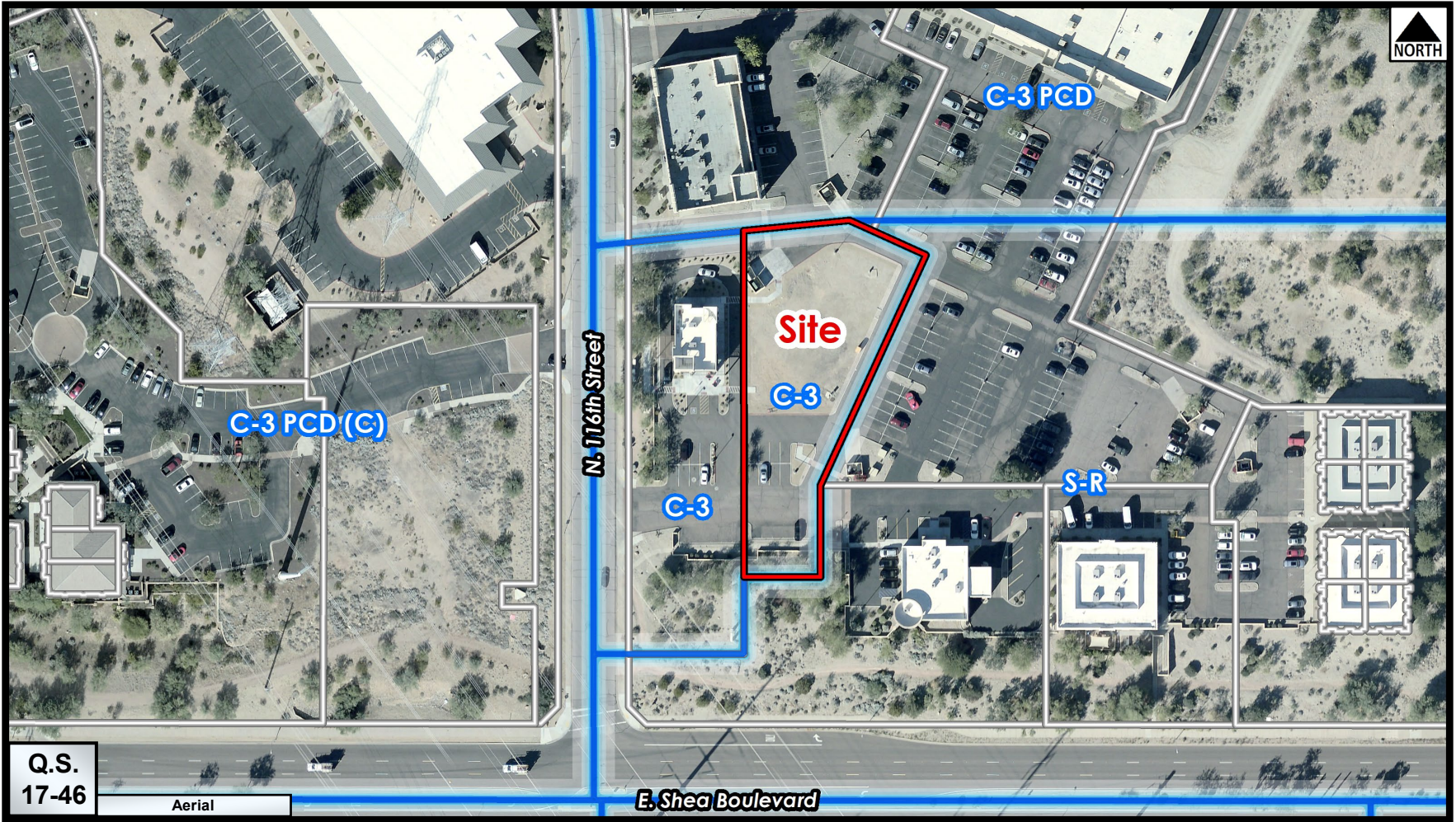
ENGINEER SEAL

MAJ BARRY

SHEET TITLE PHOTOMETRIC DETAILS

JOB #: JIM 34085
DATE: 05/25/22
SCALE: N/A
DRAWN BY: KNC
CHECKED BY: CDF

SHEET NO. C13



Q.S.
17-46

Aerial

E. Shea Boulevard

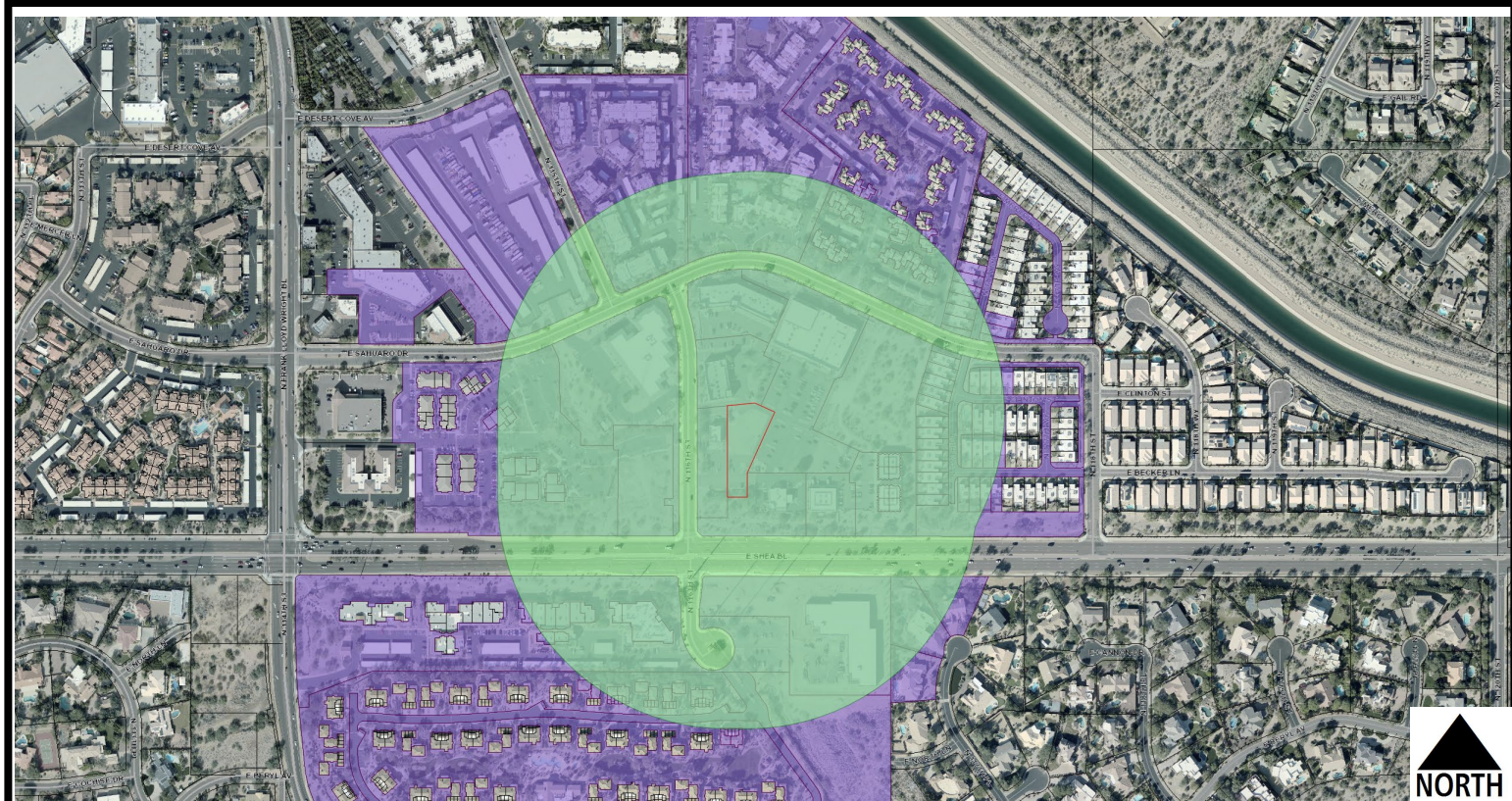


Zoning Aerial

21-DR-2022

City Notifications – Mailing List Selection Map

Jimmy John's


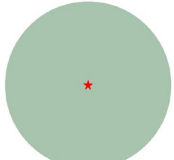


Additional Notifications:

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

Labels Pulled
December 10, 2021

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 216

22-DR-2022

Posler, Kathryn

From: NoReply
Sent: Thursday, December 22, 2022 1:41 PM
To: Posler, Kathryn
Subject: Jimmy Johns double lane vehicle drive through



Hello, I am opposed to having two drive through lanes for this very suburban-centric location. Please limit it to only one lane as we don't need to induce additional traffic at this intersection. The shift to double-wide drive through lanes is wasteful of our commercial sites and most likely unnecessary. <https://www.strongtowns.org/journal/2020/9/21/no-we-still-dont-need-drive-throughs> Thanks for considering this. -- sent by Ryan Wagner (case# 21-DR-2022)



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Posler, Kathryn

From: NoReply
Sent: Wednesday, September 28, 2022 12:43 PM
To: Posler, Kathryn
Subject: Case 21-DR-2022



Hi Katie My name is Dan McRoskey. My company, MCRScottsdale, LLC, owns the adjoining property (217-28-991) to the Jimmy John's project. Have any detailed plans been submitted for review? I would like to stay up to date with this project. Thank you. Dan McRoskey -- sent by Dan McRoskey (case# 21-DR-2022)



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