DEVELOPMENT REVIEW BOARD
REPORT

Meeting Date:	June 5, 2025
General Plan Element:	*Character and Design*
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

4242 N. Scottsdale Road **37-DR-2024**	Request for approval of the site plan, landscape plan, and building elevations for an exterior remodel, new patio dining area, and 657 square foot addition to convert an existing commercial building to a restaurant for a +/- 0.32-acre site.

SUMMARY

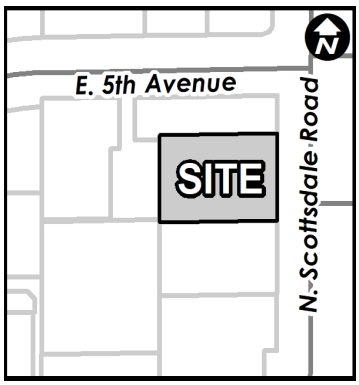
Staff Recommendation

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
- Revitalization of an underutilized site in Old Town originally constructed in the 1970s (no significant development activity on the site since original construction)
- Scottsdale Road frontage
- Enhanced pedestrian circulation and streetscape along Scottsdale Road
- Significant community input received regarding design of proposed outdoor dining patio
- Prior to the 5/15/2025 Development Review Board hearing, the applicant requested a continuance to the 6/5/2025 hearing to allow time to respond to public comment (Refer to the Community Involvement section of Attachment #5 of this report).

BACKGROUND



Location: 4242 N. Scottdale Road

Zoning: Central Business, Downtown Overlay (C-2 DO)

Adjacent Uses

North: Single-story retail, originally constructed in the 1960s, exterior remodeled in 1990 (75-DR-1989), various minor exterior changes since

East: Two-story bank/office, originally constructed in the 1960s, exterior remodeled in 2005 (73-DR-1990#2), building repaint in 2022 (36-SA-2022).

South: Single-story restaurant, originally constructed in the 1960s, exterior remodeled 2003 (68-DR-2003)

West: Single-story retail, originally constructed in the 1960s, exterior remodeled in 1992 (93-DR-1992) and 1994 (93-DR-1992#2)

Property Owner
4242 Scottsdale, LLC

Applicant
Ryan Jocque
310-213-4971

Architect/Designer
AV3 Design Studio

Engineer
Prefling Engineering

DEVELOPMENT PROPOSAL

The applicant seeks approval to repurpose a site currently occupied by retail into a new restaurant concept. To that end, the existing building is proposed to be remodeled, which includes a 657 square foot addition. As part of the remodel, an existing surface parking area is proposed to be replaced with a large outdoor patio area. Rather than utilizing a standard patio barrier, the patio is screened from the street by a "faux" building façade with breeze block. Site design includes a new sidewalk and landscaping (including street trees) along the Scottsdale Road frontage.

Significant Updates to Development Proposal Since Initial Submittal
During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Staff initially expressed concern about the patio design, specifically the tall "faux" façade and breeze block fronting Scottsdale Road proposed to buffer the patio from the street, feeling a lower, more traditional patio barrier was more appropriate. The Old Town Scottsdale Urban Design and Architectural Guidelines encourage on-site patio areas that are highly visible to promote an interactive environment between the patrons on the patio and pedestrians on the street. In response, the applicant changed the design of the breeze block to be more open, increasing visibility into the patio from the street and vice versa.

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.

Sustainability
The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. In addition to complying with the International Green Construction Code (IgCC), this development proposal incorporates design elements that align with the City's goal of sustainability including colors and materials appropriate for a Sonoran Desert setting, use of low water use plant species and use of lush landscaping and trees to mitigate solar heat gain on the patio area.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the 4242 N. Scottsdale Road development proposal per the attached stipulations, finding that the Character and Design Element of the Old Town Character Area Plan, goals and policies of the Old Town Urban Design & Architectural Guidelines, and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Greg Bloemberg Principal Planner 480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Greg Bloemberg, Report Author — 5/19/2025 Date

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager — 5/23/2025 Date
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

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. Combined Context Aerial and Site Plan
8. Site Plan
9. Landscape Plan
10. Building Elevations (color)
11. Perspectives
12. Materials and Colors Board
13. Lighting Site Plan
14. Exterior Photometrics Plan
15. Exterior Lighting Cutsheets
16. City Notification Map
17. Community Involvement

Context Aerial

37-DR-2024

ATTACHMENT #1

Close-up Aerial

37-DR-2024

ATTACHMENT #2

4242 N. Scottsdale Rd

Development Review Board

Project Narrative

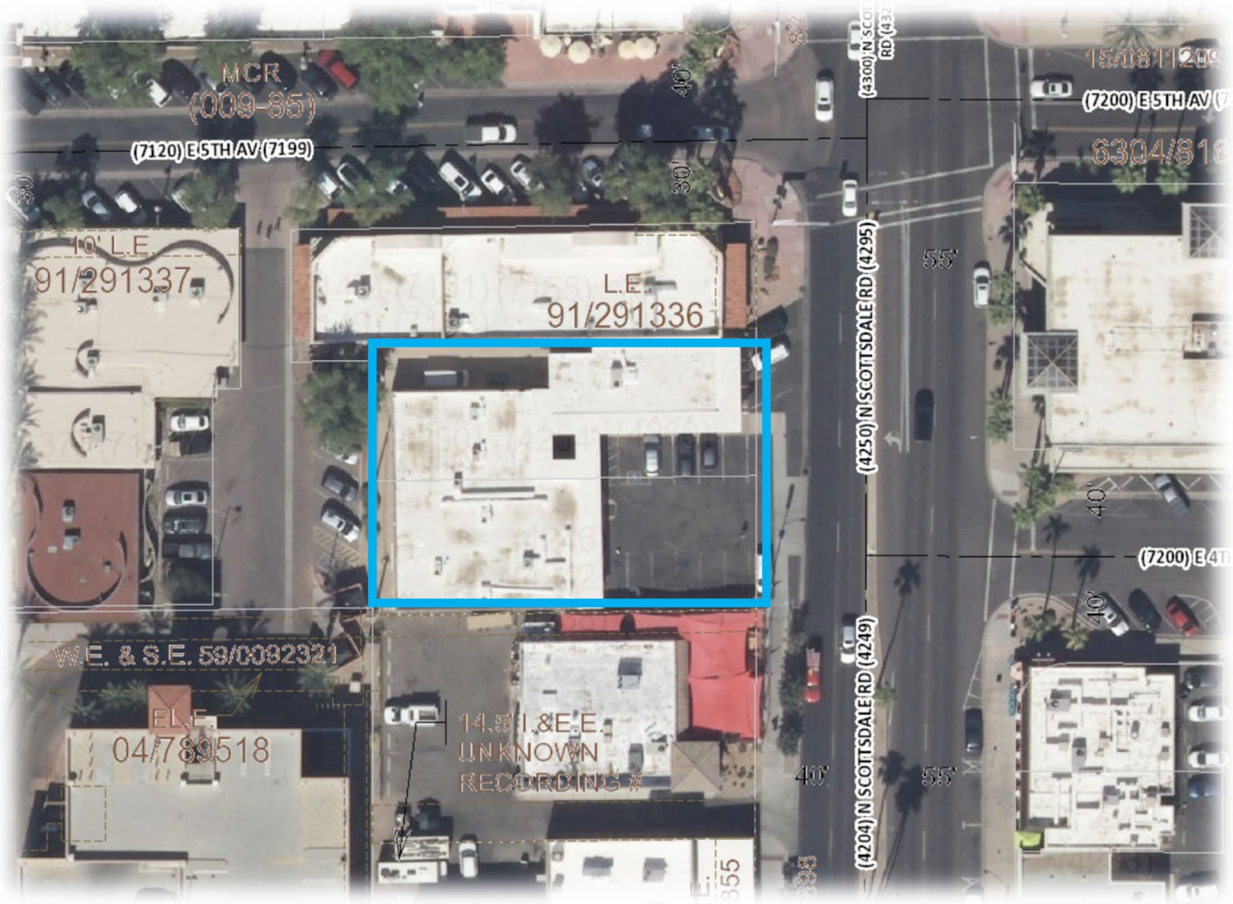
574-PA-2024

Developer/Applicant:
Ryan Jocque

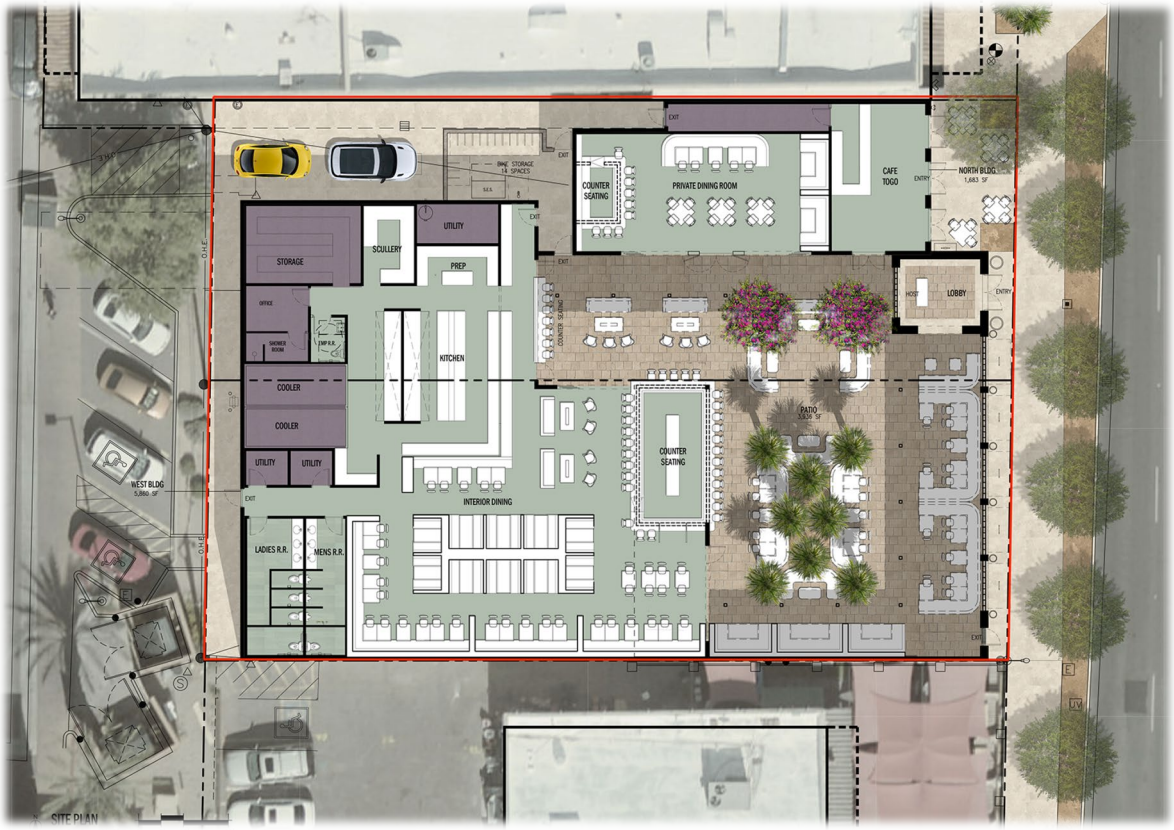
Development Request:

The request is for a Development Review Board ("DRB") approval for building and site renovations for a new restaurant on a 0.32 +/- net acre property located at 4242 N. Scottdale Road (the "Property"). The existing zoning, C-2 DO, will remain. The design scheme proposes to upgrade the building and repurpose the existing surface parking lot by creating an inviting landscaped courtyard seating area and improved presence along Scottsdale Road in conformance with the goals and policies of the Old Town Scottsdale Character Area Plan and Old Town Scottsdale Urban Design & Architectural Guidelines.

Context Aerial



Conceptual Site Plan



Development Review Board Criteria

Sec. 1.904: In considering any application for development, the DRB 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.***

Response: The proposal is consistent with the desired values defined in the General Plan, Old Town Scottsdale Character Area Plan, Old Town Scottsdale Urban Design & Architectural Guidelines, and Design Standards & Policies Manual, which include goals and policies that benefit the community and support a thriving downtown.

The proposed redevelopment is mindful of the pedestrian experience in Old Town and seeks to enrich it through unique building design, enhanced outdoor patron experience, and activated street frontage.

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;

Response: The development request will allow for the redevelopment of an underutilized parcel surrounded by a variety of supporting entertainment, cultural, employment, residential and retail land uses further strengthening the synergy of Old Town. The Scottsdale Road streetscape will be improved to encourage pedestrian comfort, safety, and accessibility.

b. Avoid excessive variety and monotonous repetition;

Response: The proposed architectural character, site layout, and landscaping design will respect the unique southwestern climate, vegetation, and the existing Old Town context. The palette of exterior materials consists of stucco, precast concrete, breeze block, wood and storefront glass. Windows and breeze block will provide daylighting bringing natural ventilation in the cooler months. The single-story building will include varied fenestration patterns and architectural design elements. The color palette invokes a Sonoran Desert inspired range of earth-tone finishes bringing visual interest to the design.

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;

Response: Please see the Scottsdale Sensitive Design Principles section below.

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

Response: Not applicable.

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

Response: Not applicable.

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.

Response: The proximity of entertainment, cultural venues, retail, residential and employment land uses in the Old Town vicinity will naturally encourage patrons to walk to the restaurant thereby reducing vehicle trips and promoting a live, play, work lifestyle. Convenient regional access is provided via Scottsdale Road, Camelback Road, and Indian School Road. The City's Third Avenue public parking structure is located immediately west of the Property with convenient access via both Fifth Avenue and Third Avenue.

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

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and 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.

Response: The proposed redevelopment will conform to the Old Town Scottsdale Urban Design & Architectural Guidelines as demonstrated below. The proposal will provide a comfortable and safe streetscape designed with human-scale elements and shade. Trees and shrubs will be used to create a comfortable microclimate, both along Scottsdale Road and within the internal courtyard, providing visual relief that will enhance the patron/pedestrian experience and encourage walkability further celebrating the mixed-use character of Old Town.

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.

Response: Not applicable.

B. The property owner shall address all applicable criteria in this section.

Old Town Scottsdale – Urban Design & Architectural Guidelines (August 2024)

The Urban Design & Architectural Guidelines below include those that are applicable to the proposed building remodel and site enhancements.

ENHANCE THE PEDESTRIAN ENVIRONMENT

1. Create an interconnected, walkable downtown.

Development should enhance the interconnectivity of Old Town.

1.1 Provide circulation connections to, from, and within a site to support pedestrian activity and other mobility options, and enhance interconnectivity within Old Town.

1.2 Expand the pedestrian network throughout Old Town by incorporating pedestrian links to neighboring developments through the use of covered or shaded walkways, passageways, courtyards, and plazas.

1.4 Design street-spaces that support the pedestrian. Incorporate pedestrian amenities such as safe, comfortable surfaces, seating, lighting, shade, landscape and hardscape, crosswalk refuge areas, and curb and sidewalk extensions into Old Town design.

1.5 Coordinate the design of pedestrian, auto, parking, and service areas to minimize pedestrian interruption and pedestrian-vehicular conflicts.

Response: Redevelopment of this infill site consists of a number of improvements including, but not limited to, a new building façade along Scottsdale Road, enhanced landscape, an improved pedestrian environment, tree-shaded sidewalks, and revitalization of an aging property void of landscaping, all of which contribute to a synergistic, walkable downtown.

Current Site Condition

2. Maintain a consistent street edge and continuity of street-spaces.

A strong street edge defines and strengthens the pedestrian experience in an urban space.

2.1 Align new buildings with existing buildings, and minimize the space between buildings to define a continuous building-street edge.

2.2 Locate the majority of building frontage to a common setback line and parallel to the street. Variations to the building setback that support the pedestrian experience may be considered.

2.3 Create a defined street-space where building frontages do not exist by incorporating design elements such as site walls, landscaping, overhead trellis, or covered walkway.

2.4 Convey a unified street appearance through the provision of complementary street furniture, paving, lighting, and landscape plantings.

2.5 Locate linear and rhythmic landscape planting at the street edge, and at site features such as intersections, entry drives, sidewalks, and courtyards.

Response: The Scottsdale Road street frontage is activated through ground level improvements and new street trees that provide shade for patrons and pedestrians. The internal courtyard seating space is well-shaded with both canopy structures and specimen trees. The addition of the enclosed southwest desert courtyard helps to emulate a new building where the parking lot currently exists. The street façade has undulation where the existing building façade is stepped back from the courtyard façade which's helps to convey a consistent building frontage and variety.

OPEN SPACES

3. Incorporate open landscaped spaces in Old Town to encourage human interaction.

Public spaces are an extension of the community and provide a place for human interaction. When cities have thriving civic spaces, residents have a strong sense of connection to one another and the community. The design of public and private open spaces should accommodate different levels of human engagement, from short impactful experiences, to longer interactions. Allow for flexibility within these spaces to be able to provide opportunities for special events, activities, and daily interaction.

3.1 Provide open space for public and private outdoor activities, special events, and day-to-day activities. Incorporate temporary and permanent infrastructure into open space and streetscape designs to support activities and events year-round.

3.2 Utilize a cohesive palette of design elements such as fixtures, landscape plantings, hardscape, street furniture, and integrated infrastructure to support design continuity in downtown public spaces.

3.3 Design private development to complement and reinforce the design of adjacent public spaces.

3.4 Implement design techniques in and around open space areas to reduce the impacts of noise on sensitive uses.

Response: The remodel of the existing buildings and replacement of the parking lot into a traditional desert southwest/Sonoran courtyard. The desert oasis courtyard will provide both shade, light and a refreshing dining experience. The Scottsdale frontage streetscape will incorporate desert approved plants and trees that are on the approved list for Scottsdale. The contrast between Arizona desert frontage and courtyard oasis will provide a dynamic experience for customers. The large breeze block wall will allow both visibility and cross ventilation of the courtyard.

4. Connect Old Town open spaces to the surrounding context.

Open spaces provide the opportunity for humans to experience the natural environment in an urban, downtown setting. Open space is of vital importance to the desirability of Old Town as a place to visit, work, or live. In addition to being attractive and vibrant places in and of themselves, Old Town open spaces need to be part of a network - or series of networks - that connect neighborhoods within and to Old Town.

4.1 Visually and physically connect open spaces to other spaces such as walkways, gathering and activity areas, and adjacent development sites.

4.5 Provide open space at intersections for pedestrian mobility and link these open spaces to other public areas.

4.6 When residential units occupy the ground floor, direct access to adjacent open space is encouraged.

Response: The proposed design is sensitive to the pedestrian environment of Old Town and seeks to provide an upgraded experience through site redevelopment and activation of the Scottsdale Road street frontage. Vehicle access from Scottsdale Road will be eliminated.

INTEGRATION INTO THE NATURAL ENVIRONMENT

5. Manage access and exposure to sunlight; provide shade.

Outdoor spaces need a balance of sun and shade, depending on location, the season, and time of day. To create livable and inviting interior and exterior spaces, provide for shade particularly during the summer and allow access to sunlight in the winter.

5.1 Design for filtered or reflected daylighting of new buildings.

5.2 Manage the seasonal solar exposure of site features through building orientation, vegetation, and architectural design.

5.3 Provide shade along pathways, in public and private outdoor spaces, and as part of building design.

5.4 Minimize, or shade, materials that absorb and retain heat. Consider utilizing materials that dissipate heat.

Response: Landscaping will include desert appropriate vegetation to create an enhanced experience for patrons and provide a shaded courtyard experience.

6. Design with context-appropriate vegetation.

Provide vegetation that will enhance the sense of place and tie the site into the surrounding environment.

6.1 Emphasize a variety of drought tolerant and Sonoran Desert plants that provide water conservation, shade, seasonal color, and a variety of textures and forms.

6.2 Take into account mature vegetation sizes, characteristics, and maintenance requirements with site layout and design.

6.3 Design landscape elements and palette to relate closely to the character and function of site architecture, and coordinate with neighboring properties and adjacent public areas.

6.4 Utilize vegetation that is multipurpose, such as landscaping that reinforces the character of an area by providing shade, wayfinding, heat island relief, prominent site feature emphasis, and/or screens utility equipment and building service areas that are to be hidden from public view.

6.5 Incorporate Low Impact Development (LID) practices into site design.

Response: Landscaping will consist of a low water use plant palette in conformance with the Scottsdale Road streetscape guidelines. A lusher plant variety will be implemented within the internal courtyard, not visible from Scottsdale Road. The courtyard space is designed to provide an intimate oasis for patrons. The landscaping variety and placement is designed to celebrate the southwestern region but also to create a visual experience that reinforces the Old Town character.

INCORPORATION INTO THE BUILT ENVIRONMENT

7. Ensure continuity of site development.

The site plan, building arrangement, and orientation of uses should coordinate with neighboring properties.

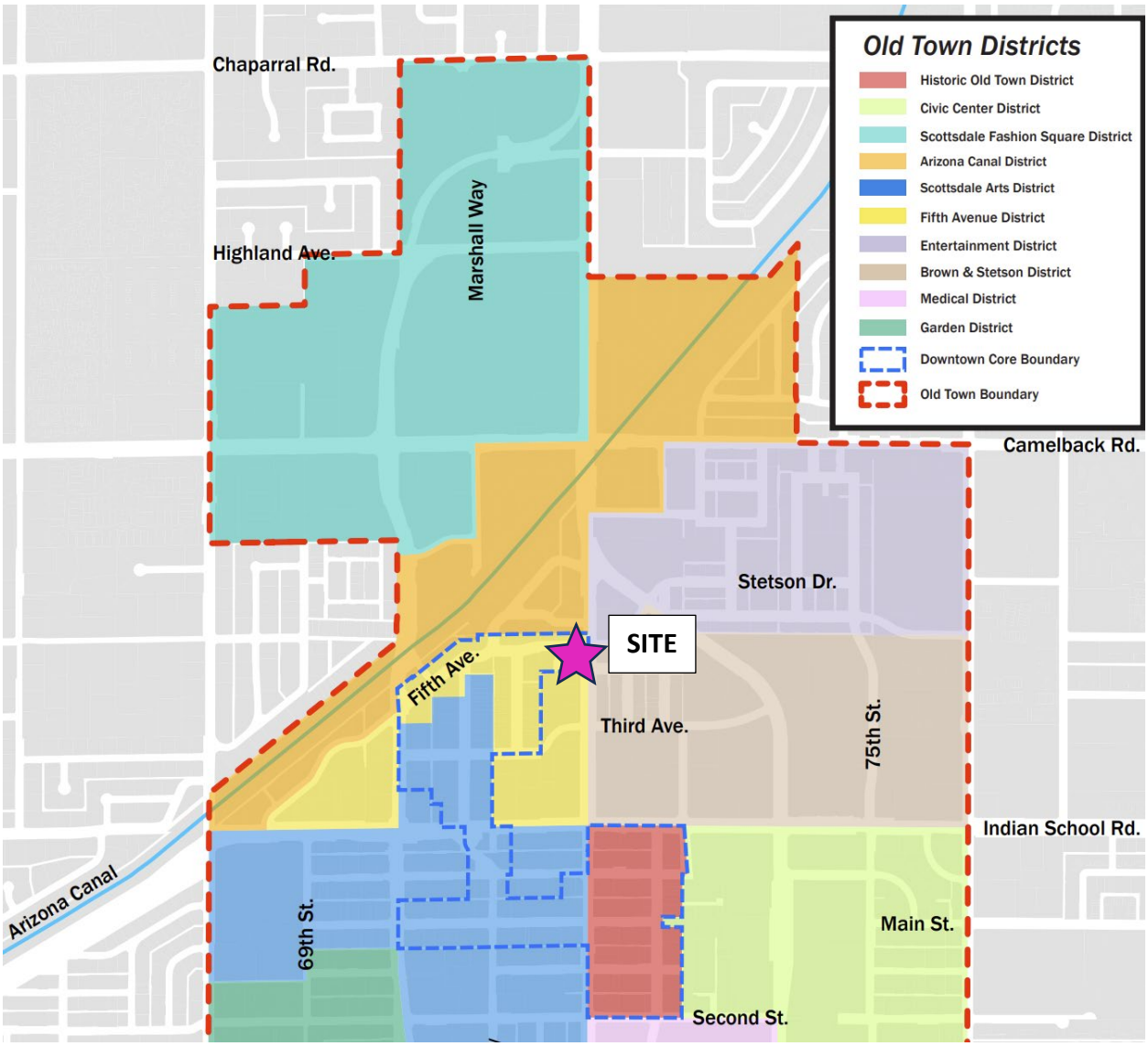
7.1 Orient buildings and active uses toward streets, pedestrian corridors, and other public areas.

7.2 Incorporate courtyards and other outdoor spaces into site design and link them with outdoor spaces on neighboring sites, and to the street.

7.4 Plan for temporary and permanent public art in site and streetscape design.

Response: The Scottsdale Road frontage will be improved to enhance the pedestrian experience, creating more fluid connections to the north and south, thereby reinforcing interconnected fabric of the entire Old Town area and more specifically the Fifth Avenue District and surrounding Districts as shown below.

Old Town Scottsdale District Map



8. Design new development to be compatible and complementary to existing development.

Development compatibility helps to strengthen the continuity of character throughout Old Town.

8.1 Design buildings to reflect and enhance the existing character of an area. Establish new urban design and architectural character where downtown development patterns are fragmented or evolving.

8.2 Create a balance between new design elements and existing architectural features and materials.

8.3 Design new development to be compatible with historic resources.

8.4 Building design that incorporates corporate or user branding is discouraged.

Response: The architecture of the remodel and courtyard addition are inspired by traditional southwest Sonoran building traditions. The variety of stucco colors between buildings gives the appearance of multiple buildings that are around a central courtyard. The courtyard is inspired by desert living traditions that go back thousands of years where shade, ventilation and passive cooling achieved quality living environments in both winter and summer. The architectural details are all inspired by Sonoran, Spanish and desert modern traditions. Textured stucco, concrete, wood beams and metal storefront all help build upon the brand of Scottsdale.

9. Minimize the visual and physical impacts of utility equipment and building service areas.

Old Town supports the function of business, resident, and visitor activities. Site and building design should minimize the visual and physical impacts of building systems, equipment, and service areas.

9.1 Locate building service areas so as to minimize visibility from public view, and reduce potential conflicts with on-site circulation.

9.2 Conceal utility equipment, such as mechanical, electrical, solar, and communications equipment, from public view, other on-site users, and neighboring properties.

9.3 Locate utility equipment and building service and delivery areas on the development site - along the alley or within the site's interior.

9.4 Site planning that incorporates rideshare queuing and drop off is encouraged.

9.5 Consider building improvements such as lighting and signage on façades that face onto alleyways.

Response: All utilities, trash/recycle, and delivery services accessed via the alley to minimize the impact of the pedestrian experience along Scottsdale Road.

10. Contribute to the ambiance, character, and safety of Old Town through architectural and site lighting.

The design of a nighttime environment that instills feelings of both safety and enjoyment is important to the economic and cultural vitality of Old Town. Lighting is a key factor in creating this urban nightscape.

10.1 Reinforce architectural design of a building, and the surrounding context, through complementary exterior decorative light fixtures.

10.2 Emphasize architectural features when illuminating building façades via concealed lighting. 10.3 Design lighting systems to minimize glare, excessive brightness, and visual hot spots; and, incorporate transitional light levels between lower and higher illuminance.

10.4 Encourage exterior and interior building lights that illuminate windows and doors and contribute to increasing the light levels in pedestrian areas.

10.5 Provide pedestrian scale lighting to supplement street lighting and combine street and pedestrian lighting on one support pole.

10.6 Provide evenly-distributed lighting beneath covered walkways. Fixtures that produce light at a warm color temperature are preferred (2700- 3000 Kelvin).

10.7 Emphasize artwork in the public realm through complementary exterior lighting. (Note: All artwork displayed in the public realm, whether luminal in nature or otherwise, is subject to review by the Scottsdale Public Art Advisory Board and/or the Development Review Board).

Response: Lighting has been designed in a manner that is consistent with and sensitive to the Old Town context. Lighting will showcase the architectural theme of the building while also acting as a tool for safe pedestrian wayfinding.

11. Utilize signage that supports Old Town character and function.

Signage should provide clear, concise, and useful information, without becoming a focal point of the aesthetic environment.

11.1 Incorporate signage that complements development design and the surrounding area.

11.2 Coordinate sign locations with building and landscape design to ensure visibility.

11.3 Provide permanent business signage at the primary street frontage. 11.4 Provide shingle signs under covered walkways in the Downtown Core. Locate shingle signs perpendicular to the face of the building, and at a height of no less than seven foot and six inches above the sidewalk. 11.5 Illuminate wall signs with indirect lighting from a shielded light source.

11.6 Illuminated cabinet signs are strongly discouraged in Old Town.

Response: Project identification will be contextually appropriate and processed under separate approval and permit process. Signage will be placed to ensure visibility respecting the landscaping and ground level pedestrian experience.

BUILDING MASS, FORM, & SCALE

12. Design buildings to complement the existing development context.

New buildings should coordinate building form and height with the surrounding context.

12.1 Provide compatible transition in building scale, height, and mass.

12.2 Although new buildings may be different sizes, design the first few stories to visually relate to adjacent buildings and the surrounding context, by integrating architectural elements and design details of similar scale and proportion.

12.3 Locate more intense building mass, height, and activity of a development away from existing development at the Old Town boundary.

12.4 Utilize building form as the primary method to make compatible transitions between different Development Types, internal to the Old Town boundary. (Refer to Historic Old Town Design District section for specific guidelines relating to transitional design of new development adjacent to this Old Town district)

Response: Proposal is for design improvements to a single-story structure. Not applicable.

13. Reduce apparent building size and mass.

Response: Proposal is for design improvements to a single-story structure. Not applicable.

HIGH-RISE BUILDING DESIGN

14. Design high-rise buildings to reflect design excellence and fit within the surrounding context.

Response: Proposal is for design improvements to a single-story structure. Not applicable.

PARKING

15. Design parking facilities that fit within the surrounding context.

Parking facilities, as infrastructure assets, support the civic, business, and residential functions within Old Town. The design of these facilities should also contribute to the architectural and urban design of the neighborhood in which they are located.

15.1 The preferred location for structured parking is below-grade. Design underground structures to provide natural air and light.

Response: Similar to other restaurants along this segment of Scottsdale Road, the required parking will be satisfied by a combination of onsite parking, improvement district parking credits, bicycle parking credits, and in lieu parking spaces.

ARCHITECTURAL ELEMENTS & DETAIL

16. Design building façades and architectural features to fit with the surrounding context.

Consider the prevailing architectural rhythm of the surrounding context. Add variety to the present rhythm in order to maintain or enhance visual interest, yet provide enough visual continuity through the alignment of architectural features to strengthen the design of the overall area.

16.1 Design similar floor-to-floor building heights to define the visual continuity of an area.

16.2 Align architectural features such as window bands, cornice lines, belt courses, moldings, and other features, as appropriate.

16.3 Repeat architectural elements such as covered walkways, recessed bases or similar roof forms to link existing and new development.

16.5 Outside of the Downtown Core, provide a continuous shaded walkway along pedestrian corridors.

16.6 Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow, contrast, and color.

Response: Building materials, massing, and architecture are inspired by Old Town's urban context, and more specifically, the Fifth Avenue District surroundings.

17. Design buildings that are inviting.

Building design should be to human scale, and add interest to the pedestrian experience.

17.1 Activate the ground floor of buildings to provide interest and a safer pedestrian environment.

17.2 Provide a clearly defined public entrance to the building façade that reflects the existing scale of surrounding building entrances.

17.3 Orient the main entrance of a building toward the street.

17.4 Provide frequent building entrances to minimize blank walls and other dead spaces. For Type 1 Development, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage. For Type 2, 2.5, and 3 Developments, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage, but not to exceed 100 feet.

Response: The design scheme along Scottsdale Road provides an updated and engaging environment for patrons and pedestrians as compared to the current surface parking lot. The building entrance is clearly identifiable. Lighting and tree placement will enhance the pedestrian experience consistent with the Old Town design goals.

MATERIALS

18. Use context-appropriate materials, colors, and textures in Old Town development.

Materials should be of high-quality, durable, easily maintained, and able to withstand the climatic conditions of the desert southwest. Materials should help tie buildings into the composition of the neighborhood. Use of local materials helps to further define sense of place.

18.1 Use materials with colors and coarse textures that are associated with the desert southwest.

18.2 Use materials that complement the existing area in texture, finish, scale, color, and other design aspects.

18.3 Use colors and materials that emphasize shadow patterns.

18.4 Reflective materials that create glare and façades that are more than 80% glass are discouraged.

18.5 Emphasize muted desert colors (Main Color) having a value of less than seven (7) and a chroma between three (3) and fourteen (14), as indicated in the Munsell Book of Color.

The Light Reflectance Value is to be 70% or less. Intense, saturated colors are only encouraged as accents.

18.6 Exterior finish materials such as concrete, brick, and tile to be left in their natural color or colored integrally, as opposed to being painted, stained or coated.

18.7 Natural materials are preferred over simulated materials, particularly at the ground level of buildings and other locations where direct contact by pedestrians occur.

18.8 Changes in paint color, building material, and/or texture that occur with a change in horizontal wall plane, or with strongly pronounced scoring, expansion joints, reveals or other similar wall details are encouraged. Abrupt changes in materials, colors, and textures are discouraged.

18.9 Vertically-stacked materials ordered by perceived material weight, with the "heaviest" materials at the bottom, and the "lightest" materials towards the top, are encouraged. This ordering method contributes to the appearance of the building being anchored to the ground plane, and upper levels being supported by the building base.

Response: The proposed architectural character, site layout, and landscaping design will respect the unique southwestern climate, vegetation, and the existing Old Town context. The palette of exterior materials consists of stucco, precast concrete, breeze block, wood and storefront glass. Windows and breeze block will provide daylighting bringing natural ventilation in the cooler months. The single-story building will include varied fenestration patterns and architectural design elements. The color palette invokes a Sonoran Desert inspired range of earth-tone finishes bringing visual interest to the design. The building materials draw upon Old Town's urban character as well as the Fifth Avenue District. The architecture is a unique blend of traditional Sonoran courtyard and desert modern architecture that help to build upon the unique Scottsdale design traditions where old and new meet.

Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The Property is located in the heart of Old Town and redeveloping the aging retail building and transitioning to a new vibrant restaurant use will strengthen the Scottsdale Road urban context. The design is a combination of traditional Sonoran courtyard and desert modern architecture that will complement the variety of architectural styles established in Old Town**.** The

design provides appropriate massing and streetscape interface given the scale and context of the area.

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

Response: The Property does not have significant natural features such as washes and natural area open space. However, specific design considerations have been made with respect to the Old Town context and site location.

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

Response: The building and site improvements will be designed to adapt to the existing site conditions, which are flat. All landscaping will consist of low water use native desert materials in conformance with the City's guidelines. Plant varieties contemplated for this site include, but are not limited to, Mulga Acacia, Palo Brea, and Jacaranda trees respecting the southwestern climate and providing a variety of vegetative patterns to create an appropriate setting for the building and shade for patrons and pedestrians.

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

Response: Landscaping will be provided to act as a buffer, provide shade, and contribute to the urban habitat for wildlife and improved air quality. The proposed native desert landscape palette will be able to withstand the changes of the local climate and as they continue to mature, they will become self-sustaining relative to water demand.

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.***

Response: The design team recognizes the importance of the pedestrian experience, which inspired the design and greatly improved streetscape interface. Scottsdale Road landscaping and improved sidewalk conditions will allow patrons and pedestrians to walk fluidly along the streetscape.

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.***

Response: The proximity of entertainment, cultural venues, retail, residential and employment land uses in the Old Town vicinity will naturally encourage patrons to walk to the restaurant

thereby reducing vehicle trips and promoting a live, play, work lifestyle. Convenient regional access is provided via Scottsdale Road, Camelback Road, and Indian School Road. The City's Third Avenue public parking structure is located immediately west of the Property with convenient access via both Fifth Avenue and Third Avenue.

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

Response: The proposal includes design elements that respect human-scale, providing shade and shelter through landscape canopies and architectural elements.

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

Response: The proposed building is a single-story structure and respectful of the Scottsdale Road Old Town context. The proposal will utilize architecture that will be contextually appropriate and compatible with newly proposed and existing buildings in the surrounding area.

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

Response: The proposed redevelopment will remove a large asphalt parking surface and incorporate a new courtyard seating area with landscaping elements that provide solar relief compatible to the desert setting and Old Town environs.

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

Response: Sustainable strategies and building techniques are being considered with this proposed development consistent with the City's requirements.

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

Response: The landscape palette for the proposed development incorporates desert sensitive plants indigenous to this arid region.

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

Response: The proposal maintains a low water use plant palette (see landscape plans and renderings). As discussed above, context appropriate desert plant materials will be utilized consistent with the established vegetative patterns found in Old Town.

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

Response: Lighting has been designed in a manner that is sensitive to the surrounding context while maintaining safety for patrons and pedestrians along Scottsdale Road. Energy efficient lighting fixtures will be shielded from adjacent properties and reinforce the architectural intentions.

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

Response: Business identification will be contextually appropriate and processed under a separate approval and permit process.

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.**
   - *Applicant Response: The proposal is consistent with the desired values in the General Plan, Old Town Scottsdale Character Area Plan (OTSCAP), Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) and the DSPM, all of which include goals and policies that benefit the community and support a thriving downtown. The proposed development is mindful of the pedestrian experience in Old Town and seeks to enrich it through unique building design, enhanced outdoor patron experience, and activated street frontage.*
   - *Staff Analysis: As previously discussed, staff initially expressed concern with the patio design, specifically the "faux" building façade and breeze block, as it conflicted with the goals and policies of the OTSCAP and OTSUDAG, both of which encourage highly visible patios that interact with pedestrian traffic on the street. After providing comments to the applicant to that effect, the design was modified to include a more open design of breeze block, replacing the dense design previously proposed that more concealed the patio from the street.*

     The counterargument for the "faux" façade and breeze block is the project's location. The site fronts Scottsdale Road, a Major Arterial that is a high volume, often congested street. The additional buffering could prove useful in mitigating effects from exhaust and/or noise from passing vehicles.

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;**
      - *Applicant Response: The proposal will allow for redevelopment of an underutilized parcel surrounded by a variety of entertainment, cultural, employment, residential, and retail uses, furth strengthening the synergy in Old Town. The Scottsdale Road streetscape will be improved to encourage pedestrian comfort, safety and accessibility.*
      - *Staff Analysis: Building height and massing along this frontage of Scottsdale Road is generally low-scale, single-story with a variety of design themes. This proposal maintains the established height and massing along the street while also continuing the pedestrian improvements to the south.*

   b. **Avoid excessive variety and monotonous repetition;**
      - *Applicant Response: The proposed architectural character, site layout, and landscape design will respect the unique southwestern climate, vegetation, and the existing Old Town context. The palette of exterior materials consists of stucco, precast concrete, breeze block, wood and storefront. Windows and breeze block provide daylighting and bring natural ventilation in the cooler months. Design includes varied fenestration patterns and architectural elements. The color palette invokes a Sonoran Desert inspired range of earth-tone finishes bringing visual interest to the design.*

   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;**
      - *Applicant Response: The property is located in the heart of Old Town and redeveloping the aging retail building and transitioning to a new vibrant restaurant use will strengthen*

the Scottsdale Road urban context. The design is a combination of traditional Sonoran courtyard and desert modern architecture that will complement the variety of architectural styles in Old Town. The design team recognizes the importance of the pedestrian experience, which inspired the design and greatly improved the streetscape interface. Scottsdale Road landscaping and improved sidewalk conditions will allow patrons and pedestrian to walk fluidly along the streetscape. The proposal includes design elements that respect human-scale, providing shade and shelter through landscape canopies and architectural elements.

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.**

- *Criterion d and e above do not apply to this location.*

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.**
   - *<u>Applicant Response:</u> The proximity of entertainment, cultural venues, retail, residential and employment in Old Town will naturally encourage patrons to walk to the restaurant thereby reducing vehicle trips and promoting a live, work, play lifestyle. Convenient regional access is provided by Scottsdale Road, Camelback Road and Indian School Road. The city's Third Avenue parking garage is located immediately west of the project site, with access provided off 3rd Avenue and 5th Avenue.*
   - *<u>Staff Analysis:</u> The pedestrian realm will be significantly improved as part of this proposal. A minimum 8-foot-wide sidewalk, separated from back of curb by landscaping, is proposed along Scottsdale Road. The landscape area between the sidewalk and street will include a row of Live Oak trees that will serve to provide shading for pedestrians on the sidewalk. Additionally, several bike racks are proposed between the sidewalk and the patio enclosure. The applicant will be responsible for ensuring that no bikes are parked in a way that impedes any portion of the sidewalk. The project relies heavily on Improvement District credits from the 1970s (17.5 credits assigned to the two parcels that make up the site) however, the site is located less than 50 feet from the Third Avenue public parking garage (409 spaces) which mitigates the lack of physical on-site parking.*

4. **If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**
   - *<u>Applicant Response:</u> Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into 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.

- *Applicant Response:* *The Scottsdale Road street frontage is activated through ground level improvements and new street trees that provide shade for pedestrians on the street and patrons of the restaurant. Internal courtyard seating space is well-shaded with both structured shade elements and trees. The street façade has undulation where the existing building façade is stepped back from the courtyard façade, which helps to convey a consistent building frontage and variety.*

  The architecture of the remodel and courtyard addition are inspired by southwest Sonoran building traditions. The variety of stucco colors between buildings gives the appearance of multiple buildings around a central courtyard. The courtyard design is inspired by desert living traditions that go back thousands of years where shade, ventilation and passive cooling achieve a quality living environment in winter and summer. Architectural details are inspired by Sonoran, Spanish and desert modern traditions. Building materials draw upon Old Town's urban character and the Firth Avenue District. The architecture is a unique blend of traditional Sonoran courtyard and desert modern architecture that help to build upon the unique Scottsdale design traditions where old and new meet.

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 to this location.*

DEVELOPMENT INFORMATION

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received significant community input regarding the application and in particular the outdoor dining patio.

After the DRB report for the 5/15/2025 DRB hearing had been finalized and distributed to the Board, staff began receiving multiple requests from members of the public to continue the case (38 comments received during the week of the hearing). All comments received were either from patrons of the Loco Patron restaurant to the south, or from people associated with Loco Patron. All expressed concerns with the proposed patio design, specifically the faux façade proposed to enclose the patio instead of a standard patio barrier. The consensus from the comments is that the patio enclosure is too high and should be better vetted with surrounding property owners and stakeholders in the area.

Context

Located on the west side of Scottsdale Road, approximately 70 feet south of 5th Avenue, the site is situated in an area consisting of development of similar intensity with a variety of design themes. Like this project, most buildings in the area are low-scale and single-story. The existing development on the site was originally constructed in the 1970s and there have been no significant upgrades to either building since then. The proposed development will update the site and bring it more in line with current architectural tendencies.

Project Data

- Existing Use: Retail
- Proposed Use: Restaurant
- Parcel Size: 14,296 square feet / 0.32 acre (net)
  18,303 square feet / 0.42 acre (gross)
- Total Building Area: 7,193 square feet (includes 657 square foot addition)
- Gross Floor Area Ratio Allowed: 0.8 (14,642 square feet)
- Gross Floor Area Ratio Provided: 0.39 (7,193 square feet)
- Building Height Allowed: 36 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 22 feet (inclusive of rooftop appurtenances)
- Parking Required: 28 spaces
- Parking Provided: 28.5 spaces (17.5 Improvement District credits, 5 in-lieu credits, 3 space bike parking credit, 2 space bike shower credit, 1 on-site space)

Stipulations for the
Development Review Board Application:
4242 N. Scottsdale Rd.
Case Number: 37-DR-2024

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 consistent with the building elevations submitted by AV3 Design Studio, with a city staff date of 3/31/2025.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by AV3 Design Studio, with a city staff date of 3/31/2025.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Joseph Young, with a city staff date of 2/25/2025.
   d. The water and sewer basis of design report submitted by Prefling Engineering and approved by the Water Resources Department.

ARCHAEOLOGICAL RESOURCES:

Ordinance

A. 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. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project (except demolition), the property owner shall submit plans and receive approval to construct a grease containment area in conformance to the site plan.
7. All utility services shall be underground.
8. Prior to the issuance of any building permit for the development project (except demolition), the property owner shall submit a final plat, assembling existing parcels into one parcel and dedicating any existing right-of-way easements in fee simple to the City of Scottsdale, and receive approval and recordation of same.

LANDSCAPE DESIGN:

DRB Stipulations

9. All new Live Oak trees along the Scottsdale Road frontage shall be mature at the time of installation, as defined in Article III of the Zoning Ordinance.
10. Landscape pots shall be sufficiently sized to accommodate the proposed plant species at the time of maturity
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.

EXTERIOR LIGHTING:

Ordinance

B. All exterior luminaires mounted eight (8) feet or higher above grade, shall be directed downward.

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 and landscape 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 2.5 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 10.0 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 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
    d. No fixture shall be mounted higher than 20 feet from top of existing grade.
    e. All landscape lighting directed upward shall be painted black and include an extension visor shield to limit view of the lamp source and shall be aimed away from the property line.

f. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

g. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

14. The property owner or designee shall be responsible for monitoring the bike parking adjacent to Scottsdale Road to ensure a minimum eight-foot-wide clear sidewalk width is maintained during hours of operation.

STREET DEDICATIONS:

DRB Stipulations

15. All right-of-way adjacent to parcel shall be fee simple ROW.

STREET INFRASTRUCTURE:

Ordinance

C. 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

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 brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

D. 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.

18. Prior to issuance of any building permit for the development project (except demolition), the property owner shall submit plans and receive approval to construct utility improvements in conformance with utility plans within the WR's approved final basis of design reports.

19. The sewer service size shall be six inches in diameter and constructed per MAG detail 440-3.

EASEMENTS DEDICATIONS:

DRB Stipulations

20. Prior to the issuance of any building permit for the development project (except demolition), the property owner shall submit single dedication documentation, including legal description and graphic a current title report, to dedicate a Public Non-Motorized Access Easement over the portion of street sidewalk that extends onto the project site. additional items:

ADDITIONAL ITEMS:

DRB Stipulations

21. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance (except demolition), a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
22. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.

AV3
design studio

4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #7

DESIGN REVIEW
CONTEXT AERIAL
V.02A
CASE #: 574-PA-2024
2024 . 11 . 08

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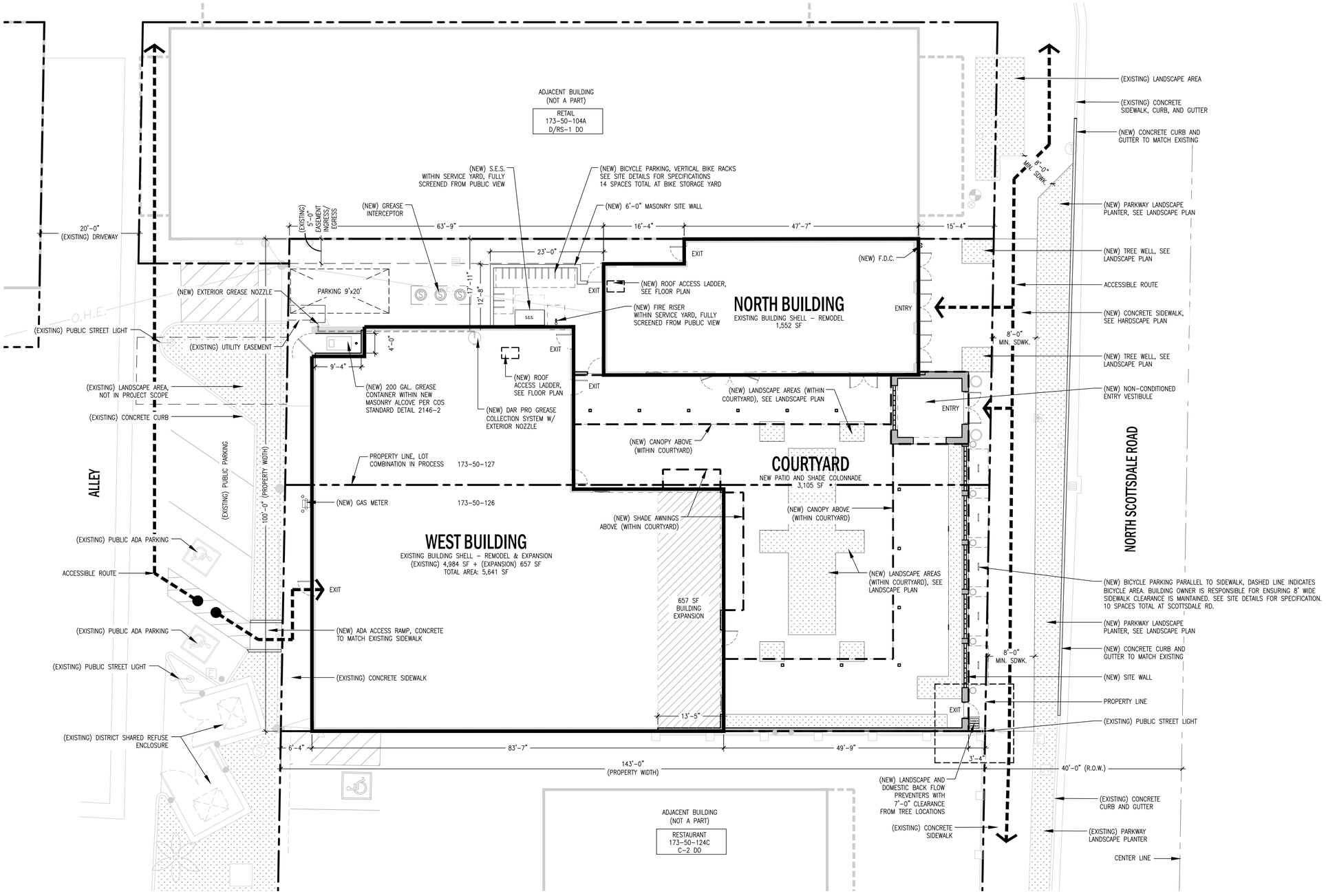


SITE PLAN

SCALE: 1" = 10'-0" 0' 5' 10' 20'

PROJECT DATA

ZONING: C-2/P-3 DO

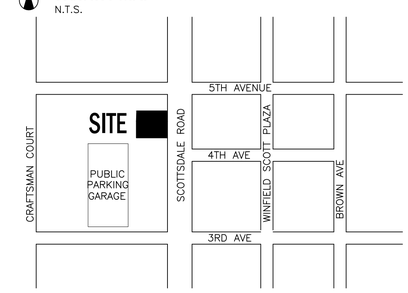
APN: 173-50-126 & 173-50-127

OCCUPANCY TYPE: ASSEMBLY (A-2), BAR/RESTAURANT

BUILDING HEIGHT:	
ALLOWED:	66'-0"
EXISTING TO REMAIN	22'-0"
SITE AREA:	
NET:	± 13,940 SF = 0.32 ACRES
BUILDING AREAS:	
WEST BUILDING (EXISTING)	4,984 SF
WEST BUILDING (EXPANSION)	657 SF
NORTH BUILDING (EXISTING)	1,552 SF
	7,193 SF
PATIO AREA:	
RESTAURANT PATIO (NEW)	3,105 SF
LOT COVERAGE:	
7,193 SF / 13,940 SF	52 %
MAX ALLOWED	60 %
PARKING REQUIRED:	
RESTAURANT (7,193 – 1,162 B.O.H.) SF/300	20.1 SPACES
RESTAURANT PATIO (3,105 SF – 500)/350	7.5 SPACES
TOTAL REQUIRED	28 SPACES
PARKING PROVIDED:	
ON SITE PARKING:	1 SPACES
IN LIEU PARKING:	5 SPACES
BIKE PARKING CREDIT (24 BIKE PARKING / 8)	3 SPACES
BIKE SHOWER CREDIT	2 SPACES
IMPROVEMENT DISTRICT CREDIT	17.5 SPACES
TOTAL PROVIDED:	28.5 SPACES
BIKE PARKING PROVIDED:	24 SPACES

VICINITY MAP

N.T.S.



GENERAL SITE NOTES

1. ALL ROOF DRAINS TO BE INTERNAL TO THE BUILDING, PER ZONING ORDINANCE 7.105
2. PROJECT TO MEET CITY OF SCOTTSDALE NOISE ORDINANCE. ALL SPEAKERS TO FACE DOWNWARDS.
3. WINDOWS AND DOORS TO BE RECESSED. SEE SITE DETAILS FOR MORE INFORMATION
4. ALL LIGHTING TO MEET CITY OF SCOTTSDALE ORDINANCE. SEE SITE LIGHTING AND PHOTOMETRIC PLANS.
5. APPROVAL OF PUBLIC IMPROVEMENTS IN THE RIGHT OF WAY TO BE COMPLETED PRIOR TO OBTAINING A BUILDING PERMIT.
6. LOT COMBINATION TO BE APART OF SEPARATE SUBMITTAL.

AV3 design studio

4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #8

DESIGN REVIEW
SITE PLAN
v.02C

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22
REVISED: 2025 . 03 . 26

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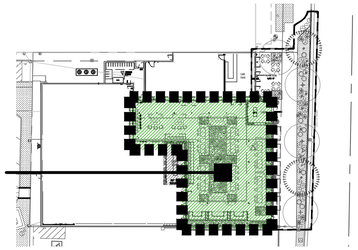
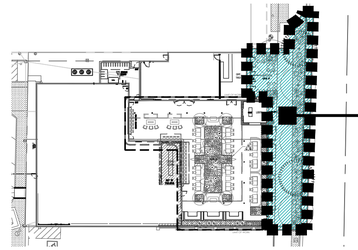
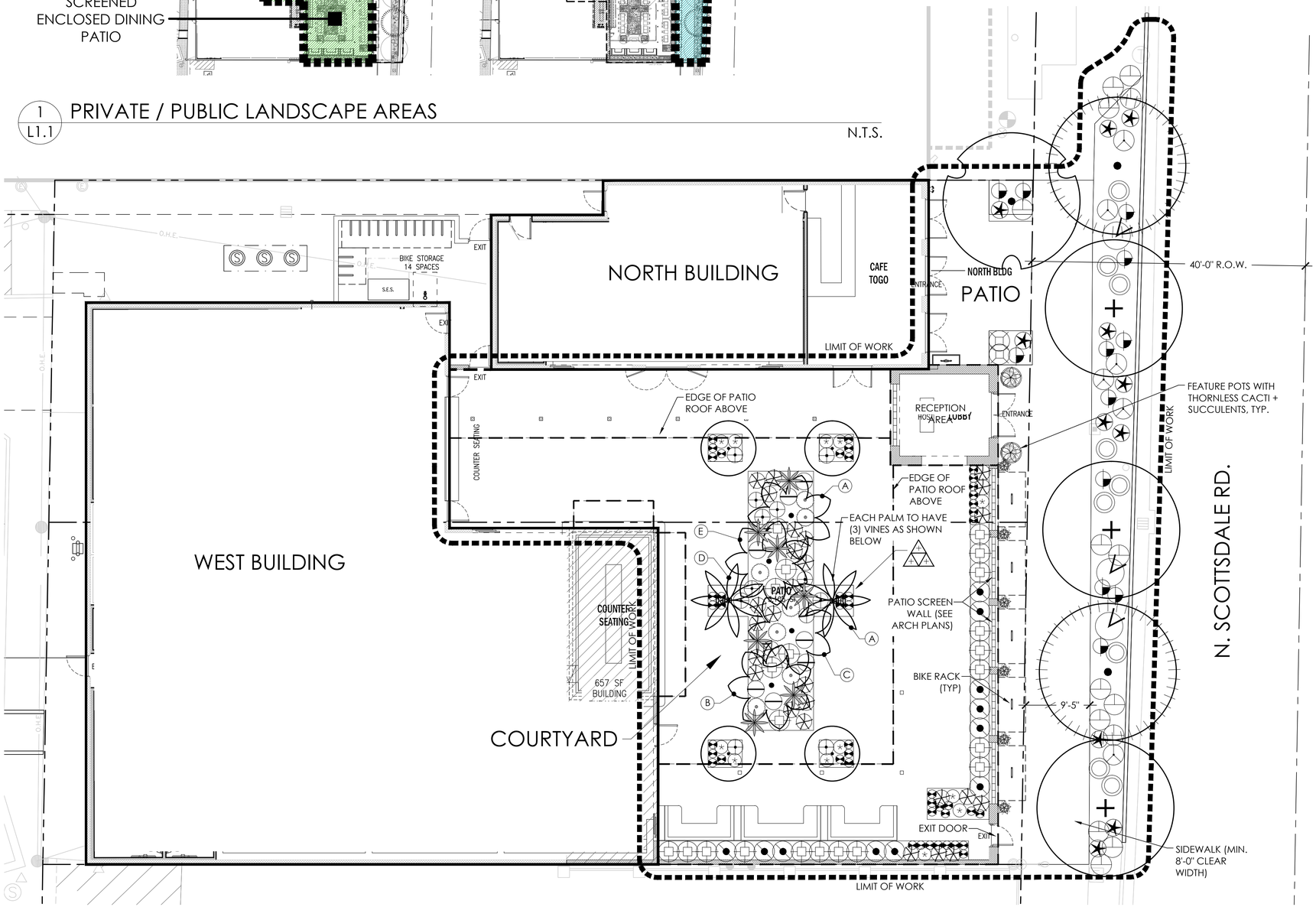




1 / L1.1 PRIVATE / PUBLIC LANDSCAPE AREAS

N.T.S.



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

[1] FROM SCOTTDALE ROAD STREETSCAPE DESIGN GUIDELINES (MAY 2008)
[2] FROM SCOTTSDALE RECOMMENDED PLANTS FOR DOWNTOWN [OLD TOWN ZONE]
[3] SUB-SPECIES DERIVATIVE OF RECOMMENDED PLANT FROM KEYNOTE 1 AND 2 ABOVE

PLANT SCHEDULE (SCOTTSDALE ROAD FRONTAGE)

	TREES	SIZE / REMARKS	QTY.
	[1] ACACIA ANEURA MULGA ACACIA	36" BOX / HIGH BREAK TRUNK (MIN. 2.5" CAL)	2
	[2] JACARANDA MIMOSIFOLIA JACARANDA	36" BOX / MID-BREAK TRUNK (MIN. 3" CAL)	1
	[1] QUERCUS 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK	48" BOX / MID-BREAK TRUNK (MIN. 3" CAL / 7'-0" CLEAR AT SIDEWALK)	3
	ACCENTS / VINES (NOTE: SPINY CACTUS TO BE MIN. 3' FROM WALKWAYS)		
	[1] HESPERALOE PARVIFLORA 'YELLOW' YELLOW HESPERALOE	5 GAL	6
	[3] OPUNTIA ELLISIANA SPINELESS PRICKLY PEAR (ALT: MEX. FENCE POST)	15 GAL	3
	[1] YUCCA RUPICOLA TWISTED YUCCA	15 GAL	11
	SHRUBS		
	[1] BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	15 GAL	2
	[1] RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL	9
	[3] EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	12
	GROUNDCOVER		
	[3] EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU	5 GAL	14
	POTTED CACTI / SUCCULENTS (THORNLESS VARIETIES)		
	SPINELESS YUCCA / TOTEM POLE / MACDOUGAL'S CENTURY PLANT / DWARF ELEPHANTS FOOD / BLUE FINGERS / KALANCHOE / HEARTS AND FLOWERS		
	INERT MATERIALS		
DG	DECOMPOSED GRANITE 'SUPERIOR GOLD' (MATCH EXISTING IN RIGHT OF WAY)	1/2" SCREENED / 2" MIN DEPTH	ALL EXTERIOR PLANTER AREAS

PLANT SCHEDULE (SCREENED ENCLOSED DINING PATIO)

	TREES	SIZE / REMARKS	QTY.
Ⓐ 10' Ⓑ 12' Ⓒ 14' Ⓓ 16' Ⓔ 18'	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL (ALT: VITEX / MASTIC TREE)	36" BOX / LOW BREAK TRUNK	4
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	SKINNED TO HALF TRUNK HEIGHT	Ⓐ 1 Ⓑ 1 Ⓒ 1 Ⓔ 1
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SKINNED TO HALF TRUNK HEIGHT	Ⓐ 1 Ⓓ 1
	ACCENTS / VINES		
	BIGNONIA CAPREOLATA TANGERINE BEAUTY CROSS VINE	5 GAL / TRAIN TO TRUNK / 3 PER PALM	18
	CANNA X. GENERALIS 'BRONZE ORANGE' BRONZE ORANGE CANNA	5 GAL	27
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL	47
	STRELITZIA REGINAE BIRD OF PARADISE	25 GAL	7
	SHRUBS		
	CARISSA MACROCARPA 'B. BEAUTY' BOXWOOD BEAUTY CARISSA	5 GAL	12
	HIBISCUS ROSA-SINENSIS 'BRILLIANT' SAN DIEGO RED HIBISCUS	5 GAL	22
	PITTOSPORUM TOBIRA 'W. DWARF' WHEELERS DWARF PITTSPORUM	5 GAL	7
	RAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL	12
	RUELLIA BRITTONIANA BARRIO RUELLIA	5 GAL	7
	XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL	11
	PLANTER BED TOP DRESSING		
TOP DRESSING	SHREDDED BARK MULCH (PROVIDE SAMPLES FOR APPROVAL)	2" MIN DEPTH	ALL INTERIOR PLANTER AREAS

L1.1

AV3 design studio

ylplg

4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #9

Registered Professional Landscape Architect
CERTIFICATE NO.
37964
JOSEPH M.
YOUNG
02/22/25
Date Signed
ARIZONA U.S.A.
EXPIRES: 9/30/26

DESIGN REVIEW
PRELIM LANDSCAPE PLAN

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22

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LANDSCAPE CHARACTER EXHIBIT (scottsdale road frontage)

The Scottsdale Road frontage will incorporate varietes of trees and understory plantings as outlined in the Scottsdale Road Streetscape Design Guidelines and the Recommended Plants For Downtown list (appendix 8-1A). Groupings of plants will be composed with an 'artistic and sculptural planting pattern' indicative of Sonoran Desert with the proposed species selections. This palette will align with the general character of the Old Town plant recommendations and with other recently developed or re-developed sites nearby.

TREES

mulga acacia

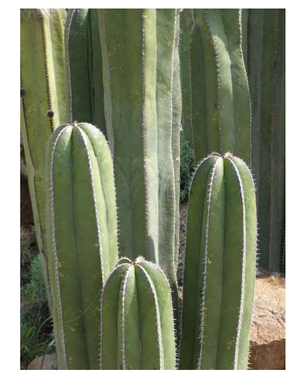
live oak

jacaranda

ACCENTS

yellow hesperaloe

spineless prickly pear


mexican fence post (alt)

twisted leaf yucca

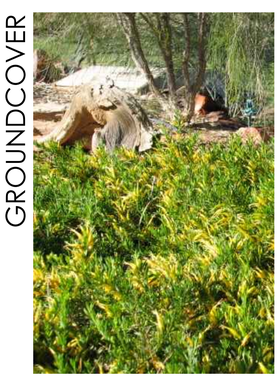
SHRUBS

'la jollla' bougainvillea

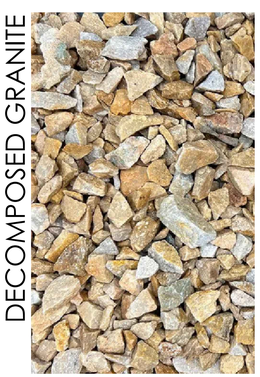
black dalea

blue bells

GROUNDCOVER


'outback sunrise' emu

DECOMPOSED GRANITE


'superior gold'

L2.1

AV3 design studio

YDLG

4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

Registered Professional Landscape Architect
CERTIFICATE NO.
37964
JOSEPH M.
YOUNG
Date Signed 02/22/25
ARIZONA U.S.A.
EXPIRES: 9/30/26

DESIGN REVIEW
PRELIM LANDSCAPE PLAN

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22

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LANDSCAPE CHARACTER EXHIBIT (screened enclosed dining patio)

The private patio area will be a fully enclosed space screened from the public Scottsdale Road streetscape and right-of-way. Within the space a unique character specific to the venue is proposed with flowering patio trees, palms and desert adapted tropicals to provide an oasis reminiscent of south eastern Mexico.

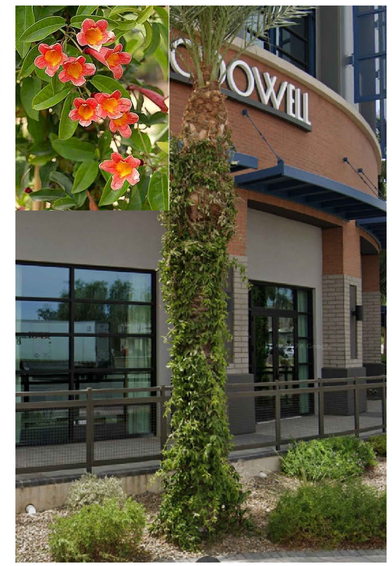
TREES

texas mountain laurel

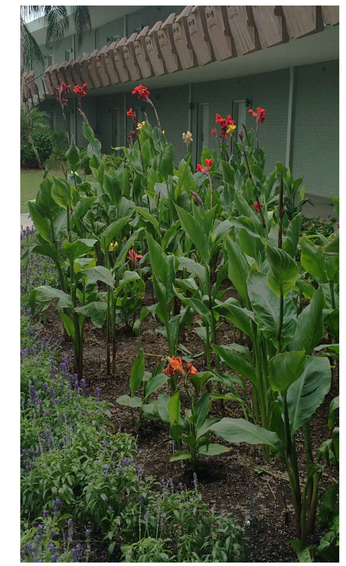
california fan palm

mexican fan palm

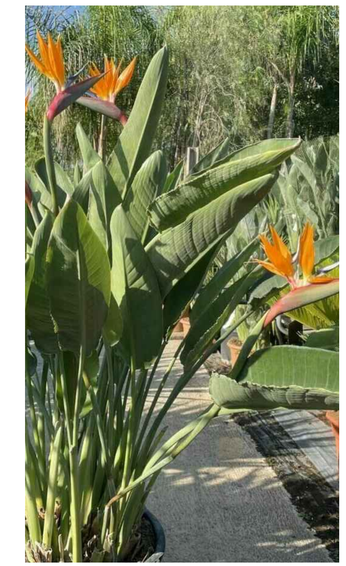
ACCENTS



cross vine

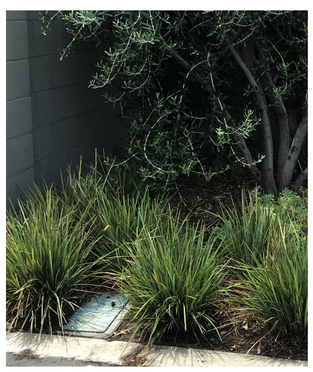


canna



bird of paradise

ACCENTS (CONT'D)

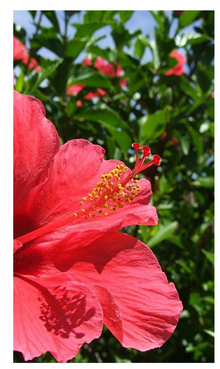


'little rev' lily

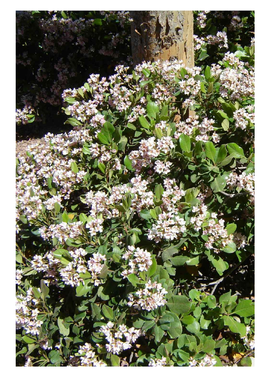
SHRUBS

boxwood beauty carissa

wheeler's dwarf pittosporum

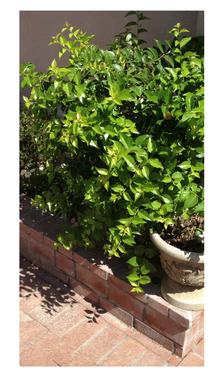


indian hawthorn



indian hawthorn

barrio ruellia



xylosma

TOP DRESSING

shredded bark mulch

L2.2

AV3 design studio

ylplg

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BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

Registered Professional Landscape Architect
37964
JOSEPH M. YOUNG
02/22/25
STATE OF ARIZONA
EXPIRES: 9/30/26

DESIGN REVIEW
PRELIM LANDSCAPE PLAN

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22

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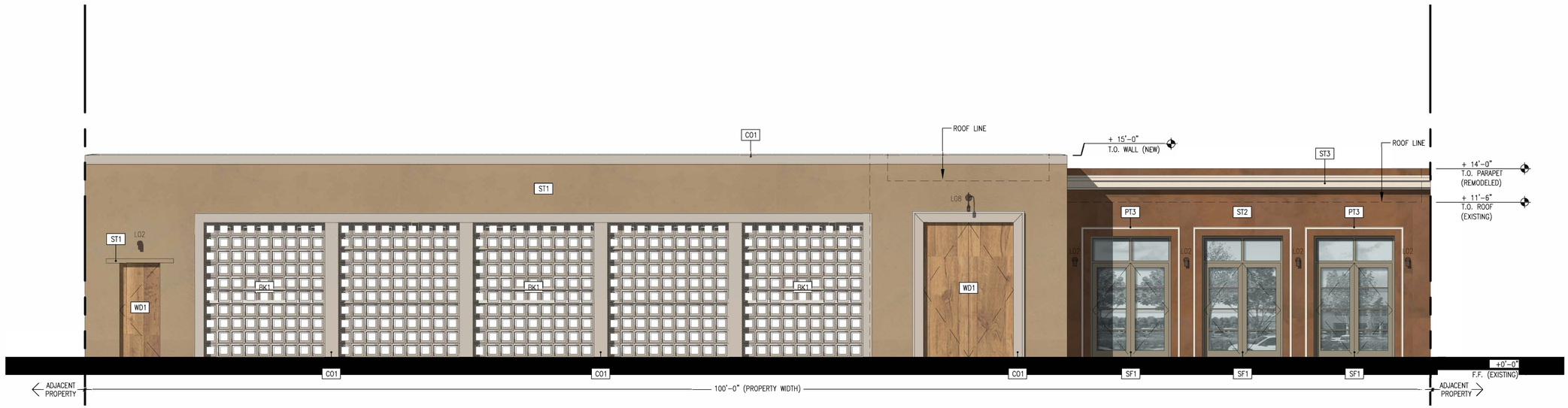
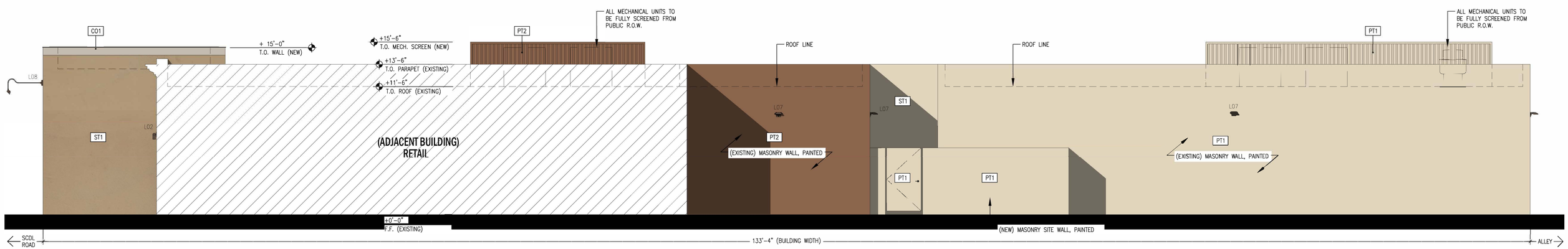


EXTERIOR ELEVATION - EAST

SCALE: 1/4" = 1'-0" 0' 2' 4' 8'



EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0" 0' 2' 4' 8'

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BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #10

DESIGN REVIEW
BUILDING ELEVATIONS
V.02B
CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22

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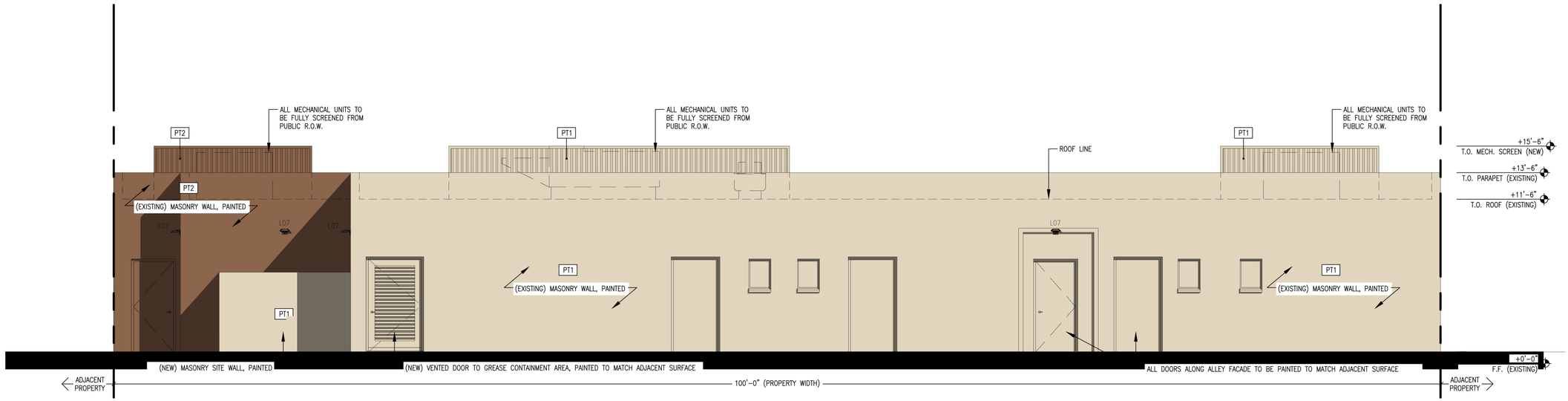
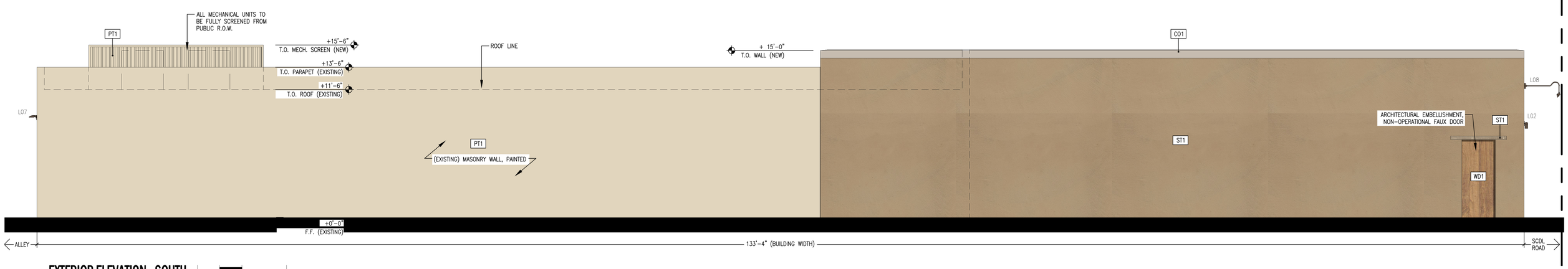


EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'



EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

DESIGN REVIEW
BUILDING ELEVATIONS
V.02C

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 03 . 26

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BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #11

DESIGN REVIEW PERSPECTIVE V.02B

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22

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SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

DESIGN REVIEW PERSPECTIVE V.02B

CASE #: 574-PA-2024
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BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

DESIGN REVIEW
PERSPECTIVE
V.02B

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22

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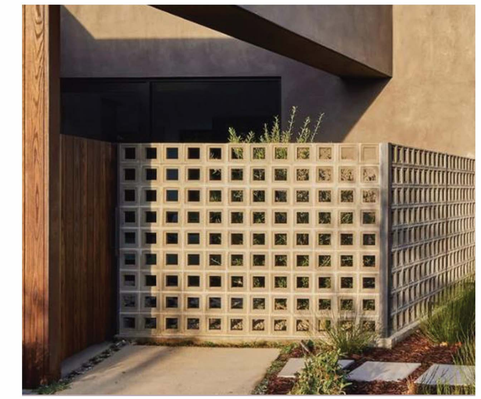
ST1 - STUCCO (COURTYARD)
MFG: OMEGA SYSTEMS - (OR EQUIVLLENT)
TYPE: 3 COAT STUCCO
COLOR: DUNN EDWARDS - STONISH BEIGE (DEC716)
FINISH: MEDIUM SAND FINISH
LRV: 44

ST2 - STUCCO (NORTH BUILDING)
MFG: OMEGA SYSTEMS (OR SIMILAR)
TYPE: 3 COAT STUCCO
COLOR: DUNN EDWARDS - RED ROOSTER - (DET 459)
FINISH: MEDIUM SAND FINISH
LRV: 11

ST3 - STUCCO (ACCENT)
MFG: OMEGA SYSTEMS (OR SIMILAR)
TYPE: 3 COAT STUCCO
COLOR: DUNN EDWARDS - COTTON CLUB - DET431
FINISH: MEDIUM SAND FINISH
LRV: 79

CO1 - PRECAST CONCRETE
MFG: CONCRETE DESIGNS INC.
TYPE: PRECAST
COLOR:
FINISH: ACID ETCH FINISH



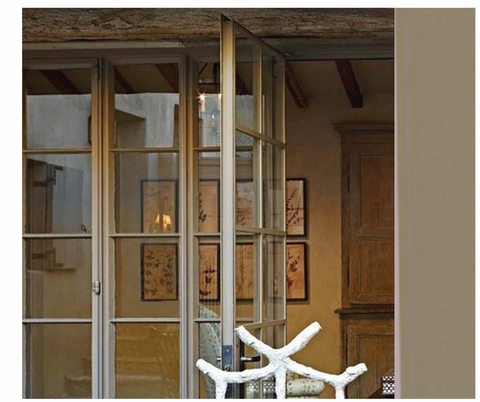
BK1 - BREEZE BLOCK
MFG:
TYPE:
COLOR:
FINISH:
LRV: XX

PT1 - PAINT (ACCENT)
MFG: DUNN EDWARDS
TYPE: EXTERIOR PAINT
COLOR: SAND DOLLAR - DE6171
FINISH: MATTE FINISH
LRV: 63

PT2 - PAINT (ACCENT)
MFG: DUNN EDWARDS
TYPE: EXTERIOR PAINT
COLOR: RED ROOSTER - DET431
FINISH: MATTE FINISH
LRV: 11

PT3 - PAINT (ACCENT)
MFG: DUNN EDWARDS
TYPE: EXTERIOR PAINT
COLOR: COTTON CLUB - DET431
FINISH: MATTE FINISH
LRV: 79

WD1 - WOOD
MFG: LOCAL SUPPLIER
TYPE: HERITAGE PINE - EXTERIOR GRADE SIDING
COLOR: STAINED BROWN OAK
FINISH: TRANSPARENT STAIN - MATTE FINISH



SF1 - STOREFRONT
MFG: WESTERN WINDOWS / ARCADIA (OR SIMILAR)
TYPE: SIMULATED STEEL WINDOWS / STOREFRONT
COLOR: BISON BEIGE
GLAZING: CLEAR VIEW

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4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #12

DESIGN REVIEW
COLORS AND MATERIALS
V.02A
CASE #: 574-PA-2024
2024 . 11 . 08

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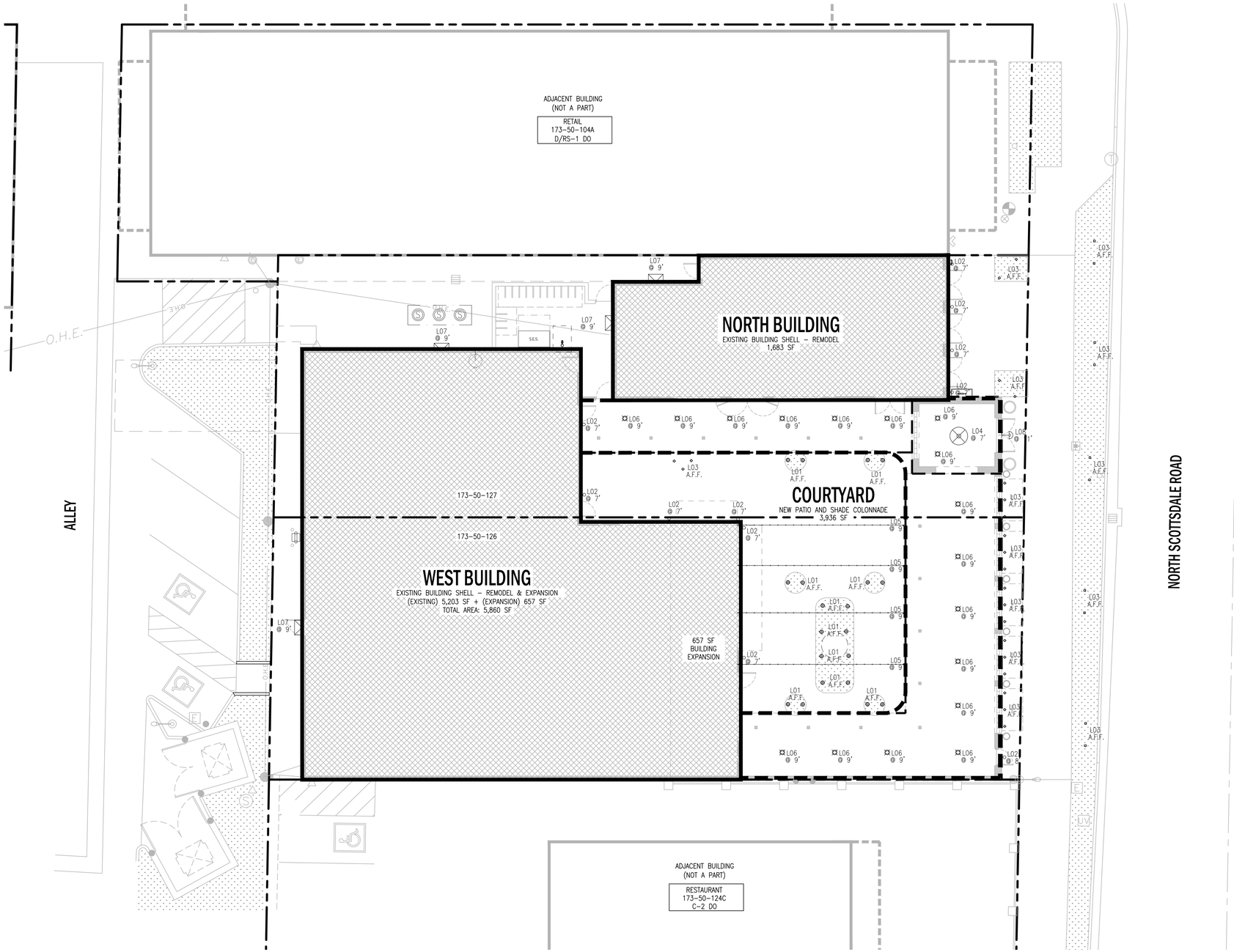

LIGHTING SITE PLAN

SCALE: 1" = 10'-0" 0' 5' 10' 20'

LUMINAIRE SCHEDULE

KEY	NUMBER	ITEM
	L01	TYPE: COLOR ACCENT MFG: ACCLAIM FIXTURE: AQUA DRUM – IN GROUND
	L02	TYPE: WALL SCONCE DOWN MFG: HUNZA FIXTURE: PILLAR PAGODA LITE
	L03	TYPE: IN GROUND LIGHT MFG: SPJ LIGHTING, INC. FIXTURE: CBWL – 16 – BRONZE
	L04	TYPE: CUSTOM PENDANT LANTERN MFG: SIMILAR TO CURREY AND CO FIXTURE: LEDOUX LANTERN (ROUND)
	L05	TYPE: FESTIVE STRING LIGHTS MFG: TIVOLI FIXTURE: LITESPHERE 2 – W/CANOPY
	L06	TYPE: SURFACE MOUNT CAN LIGHT MFG: BINA COMPNAY FIXTURE: A-CYLINDER –20W ROUND
	L07	TYPE: WALL AREA LIGHT MFG: EXO – LIGHTING FIXTURE: LNC – LITEPAK
	L08	TYPE: WALL SCONCE SPOT LIGHT MFG: SPJ LIGHTING, INC. FIXTURE: WM1600 – SATIN – 16W

AV3 design studio

4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #13

DESIGN REVIEW
EXTERIOR LIGHTING SITE PLAN
v.02A
CASE #: 574-PA-2024
2024 . 11 . 08

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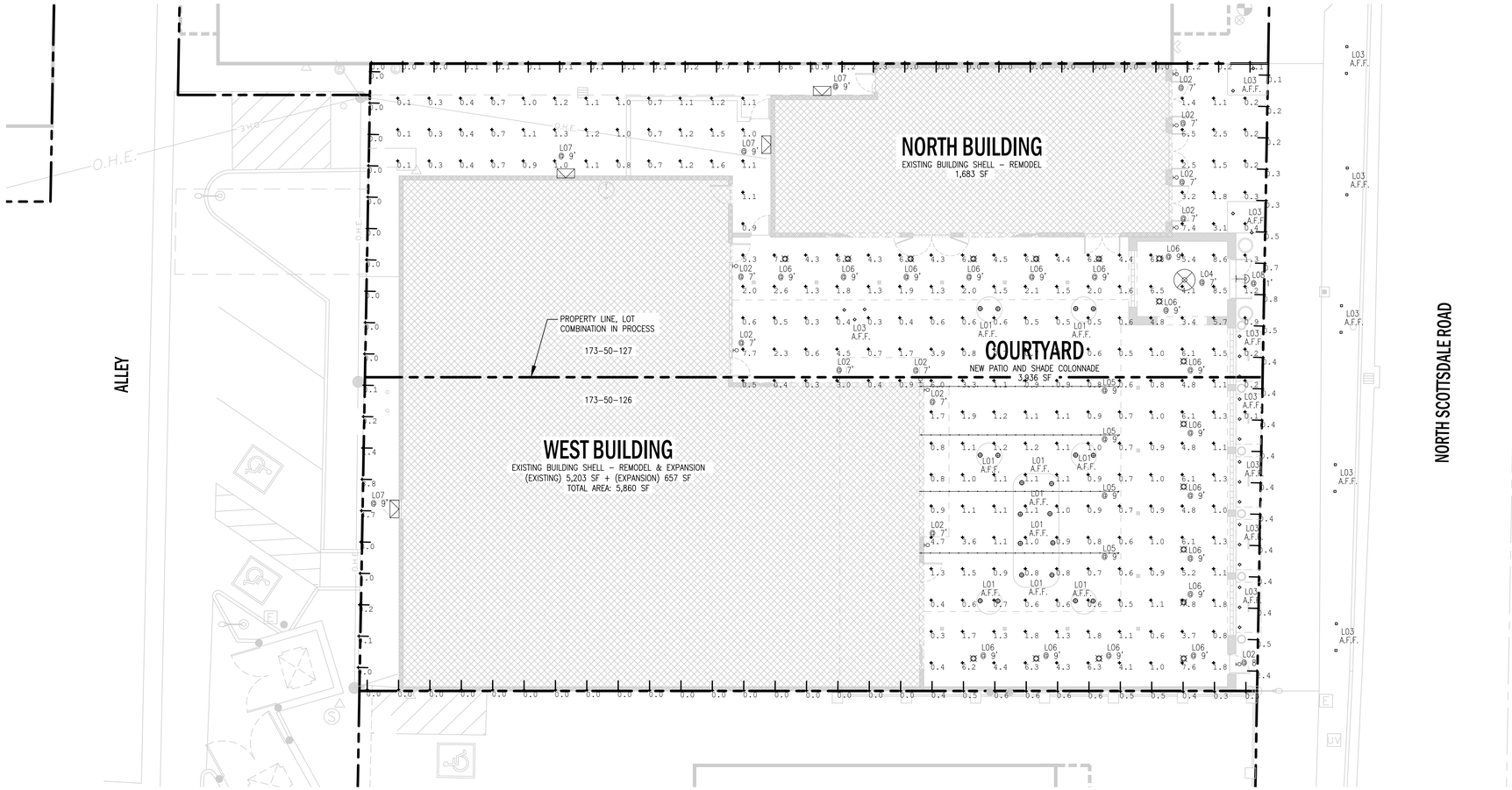

PHOTOMERTIC PLAN

SCALE: 1" = 10'-0" 0' 5' 10' 20'

LUMINAIRE SCHEDULE

Qty	Label	Symbol	[MANUFAC]	Description	Lumens	LLF	Watts	Total Watts
20	L01		Acclaim	AQP-261-A-F-C-N	719	0.900	8	160
11	L02		SPJ	SPJ-WMU-R-x-6W-3000K-120V-54D	189	1.350	6	66
32	L03		SPJ	SPJ-CBWL-16-x-6W-3000K-x-54D	189	1.350	6	192
1	L04		PLACEHOLDER	9W LED LAMP	813	0.900	9	9
88	L05		Tivoli LLC	LSA2-x-18-V-30-TON-x-12	59	0.900	1.08	95.04
19	L06		BINA	A-CYL66-S-RD-6W-30K-60D-x-x-10	967	0.360	6	114
4	L07		EXO	LNC-5LU-3K-3-X	833	0.900	12.9	51.6
1	L08		SPJ	SPJ-WM1600-x-8W-3000K-120V-x	411	0.900	8.16	8.16

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line 6' Vertical	Illuminance	Fc	0.61	10.9	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.96	8.6	0.1	19.60	86.00

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BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #14

DESIGN REVIEW
PHOTOMETRIC PLAN
v.02A
CASE #: 574-PA-2024
2024 . 11 . 08

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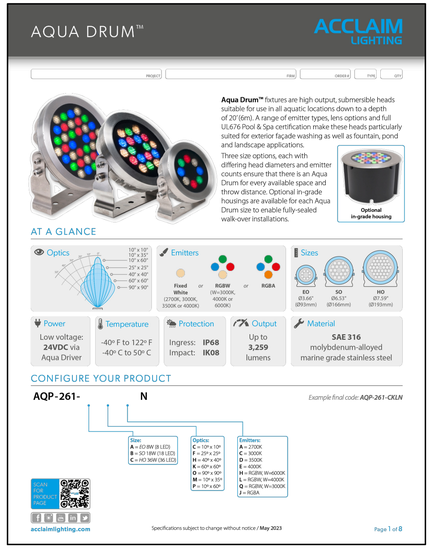
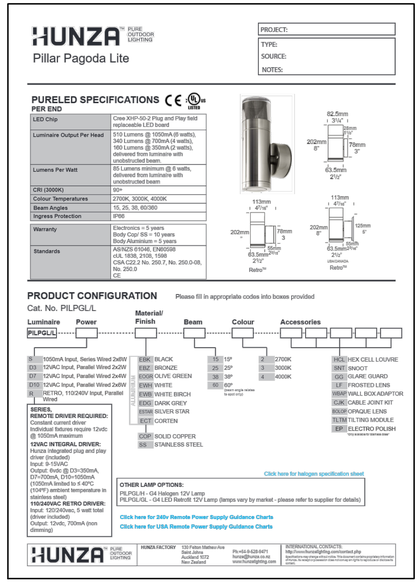
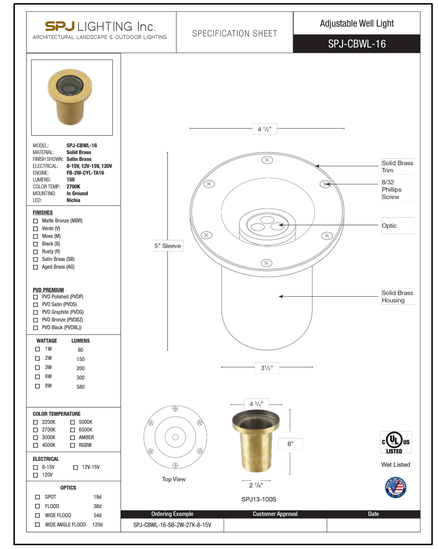
L01 - IN GROUND WALL WASH



L02 - WALL SCONCE DOWN SPOT

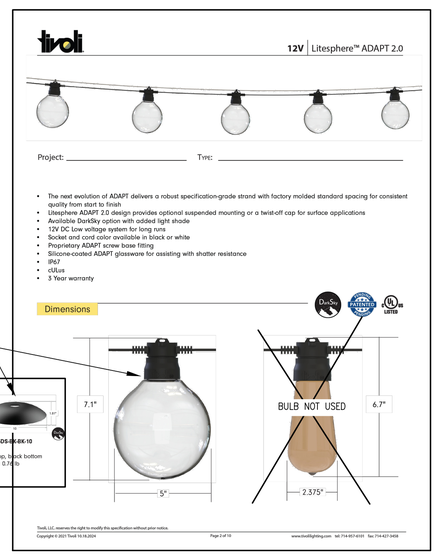


L03 - LANDSCAPE LIGHT



L04 - LANTERN

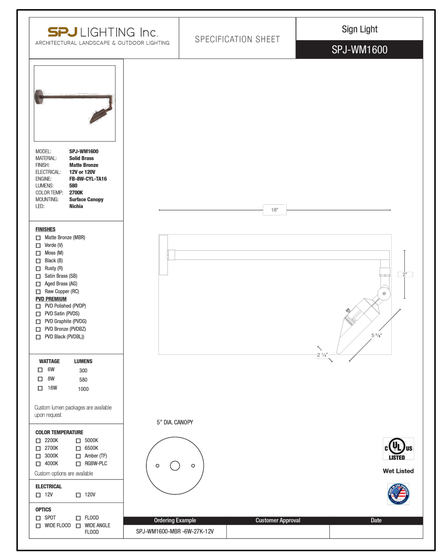
L05 - DECORATIVE STRING LIGHTS



L06 - SURFACE MOUNT DOWN LIGHT

L07 - WALL MOUNTED SITE AREA LIGHT

L08 - WALL SCONCE SPOT LIGHT



AV3 design studio

4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #15

DESIGN REVIEW
PHOTOMETRIC PLAN
v.02B
CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22

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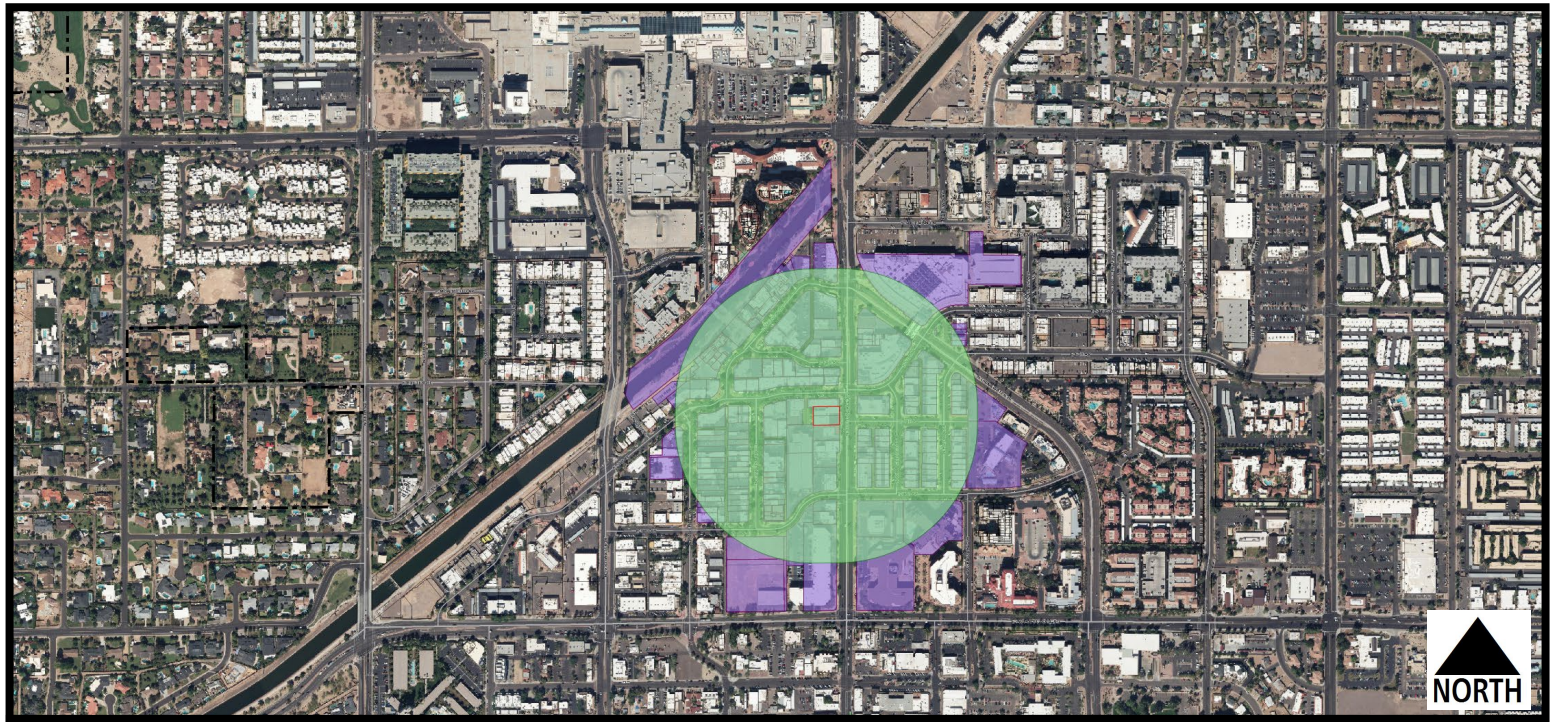
City Notifications – Mailing List Selection Map

4242 N. Scottsdale Rd.



Labels Pulled
November 12, 2024

Additional Notifications:

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

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: **134**

37-DR-2024

ATTACHMENT #16

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 2:59:32 PM
Importance:	High

Name: Amy Staples
Address: 8224 E Thoroughbred Trl
Email: amy.m.staples1@gmail.com
Phone:

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. We have been customers at Loco for years and find their patio to be one of the best in Scottsdale. Any changes to its view and environment would have a negative impact to our experience.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 4:29:48 PM
Importance:	High

Name: Amy Webb
Address: 1702 E Hampton Ln
Email: amyhughes30@gmail.com
Phone: (928) 201-1511

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 5:03:00 PM
Importance:	High

Name: Brenda Zeisse
Address: 3230 E Pinchot Ave
Email: bjzeisse@gmail.com
Phone:

Comment:
Please consider the following: DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. As a frequent visitor to Loco Patron and many other establishments in Old Town Scottsdale over the past decade, I've grown to deeply appreciate the unique charm and character that define this area. The blend of historic architecture, walkability, and open-air gathering spaces is what makes Old Town so special and sets it apart from other parts of the Valley. I'm writing to express my concern about the proposal for a new restaurant with an enclosed patio that would extend all the way to Scottsdale Road. This type of structure is not in keeping with the existing design aesthetic of Old Town and would fundamentally alter the open, community-centric feel of the area. To my knowledge, no other venue in the vicinity features an enclosed patio of this scale and prominence, especially fronting a major thoroughfare like Scottsdale Road. Such a development risks disrupting the character and visual cohesion of the district, potentially setting a precedent that could erode the very qualities that draw both locals and visitors to Old Town. I urge the city to carefully consider how this change might impact the long-term cultural and visual fabric of the community. Thank you for your attention to this matter and for your continued efforts to preserve what makes Old Town Scottsdale truly unique.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 5:14:20 PM
Importance:	High

Name: Brian J. Frohna
Address: 9051 N. 53rd Pl.
Email: Bfrohna@gmail.com
Phone: (480) 226-3097

Comment:
re.: (Case# 37-DR-2024) I am a frequent patron of Loco Patron and many other establishments in Old Town Scottsdale. I've always appreciated the unique charm and character that define this area. The blend of historic architecture, walkability, and open-air gathering spaces is what makes Old Town so special and sets it apart from other parts of the Valley. I'm writing to express my concern about the proposal for a new restaurant with an enclosed patio that would extend all the way to Scottsdale Road. This type of structure is not in keeping with the existing design aesthetic of Old Town and would fundamentally alter the open, community-centric feel of the area. To my knowledge, no other venue in the vicinity features an enclosed patio of this scale and prominence, especially fronting a major thoroughfare like Scottsdale Road. Such a development risks disrupting the character and visual cohesion of the district, potentially setting a precedent that could erode the very qualities that draw both locals and visitors to Old Town. I urge the city to carefully consider how this change might impact the long-term cultural and visual fabric of the community. Thank you for your attention to this matter and for your continued efforts to preserve what makes Old Town Scottsdale truly unique.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:10:24 PM
Importance:	High

Name: Calli Varner
Address: 9451 E Becker Ln, 2005 Scottsdale, Az 85260
Email: cvarner@asu.edu
Phone: (928) 486-2593

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. Loco Patron has been my go to place for many years here in Scottsdale

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:22:29 PM
Importance:	High

Name: Carl R. Vertuca,Jr.
Address: 9335 E Calle de las Brisas, Scottsdale,AZ.85255
Email: carl@vertuca.com
Phone: (303) 589-2888

Comment:
After 21 years, Loco Patron has become an integral part of the Old Town experience. I find it very disheartening that someone can come in and destroy the open feeling that has welcomed everyone for all these years. We understand that a patio can be an important part of any design, as can be seen all along Scottsdale Road. However to build it in the middle of the building where it blocks the existing views seems highly inappropriate.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 3:03:23 PM
Importance:	High

Name: Elisa Brenly
Address: 9726 E Laurel Ln, Scottsdale AZ 85260
Email: elisa_katz@hotmail.com
Phone: (585) 576-5413

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:05:19 PM
Importance:	High

Name: Jane Vertuca
Address: 9335 E Calle de LAs Brisas
Email: jvertuca@aol.com
Phone: (303) 589-3163

Comment:
I support Loco Patron as they have been doing business there for 21 years.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:22:55 PM
Importance:	High

Name: Jenica Scheib
Address: 10340 N 98th St., Scottsdale, AZ 85258
Email: jenica_nordstrom@msn.com
Phone: (480) 271-5582

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. We have been customers of Loco Patron since it has opened. They give back to the community and have been a pillar in Old Town. It would be an absolute shame for their business to be affected by this decision.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:44:40 PM
Importance:	High

Name: Jeremy Jazwinski
Address: 8343 E. Via De Encanto, Scottsdale, AZ 85258
Email: jazwinski4@hotmail.com
Phone:

Comment:
My name is Jeremy Jazwinski, I have worked at Loco Patrón in Old Town Scottsdale for 21 years and am an Arizona native. I am asking DRB to continue Item#3 (case #37-DR-2024) on 5/5 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. Having a large wall will imped on the north view of Loco Patrón customers which have enjoyed the laid back open patio restaurant for years!

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:43:26 PM
Importance:	High

Name: Joe Gossman
Address: 7135 E Camelback Rd, Suite 230 Scottsdale, AZ 85251
Email: joe@kpghealthcare.com
Phone:

Comment:
Asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:25:04 PM
Importance:	High

Name: Kimberly Kerwood
Address: 5513 E Karen Dr, Scottsdale, AZ 85254
Email: kimmikerwood@gmail.com
Phone:

Comment:
I have been a Loco Patron customer since they first opened the doors! I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 8:28:23 PM
Importance:	High

Name: Kristen M Mast
Address: 6430 East Voltaire Avenue Scottsdale, AZ 85254
Email: kristen.m.mast@gmail.com
Phone: (315) 373-5679

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. We have been going to Loco Patron and enjoying the patio for years and this new project would completely block the beautiful view of the McDowells that makes the location so beautiful.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 4:56:51 PM
Importance:	High

Name: Lance Burgess
Address: 6980 E Sahuaro Dr Scottsdale AZ 85254
Email: lburgess@locopatron.com
Phone: (406) 868-3496

Comment:
I've had the pleasure of being apart of the community in downtown Scottsdale for over 10 years with Loco Patron. We've created a lot of great relationship over the years with locals and guest visiting our wonderful area. It's troubling to hear that our restaurant is in jeopardy of losing our amazing open patio feel due to construction of a neighboring building. This would adversely affect our business, which is extremely disheartening for a 21 year old business that's been a staple in our community. I strongly urge you to reevaluate these plans so it works in the best interests for everyone involved.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 12:27:00 PM
Importance:	High

Name: Lisa
Address: 5719 E. Muriel Dr. Scottsdale, AZ 85254
Email: lisa.lanza1210@gmail.com
Phone: (480) 330-9006

Comment:
I have been a longtime customer of Loco Patron. I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:17:27 PM
Importance:	High

Name: Lyndsay Mancini
Address: 9230 N Coconino Cir
Email: lyndspaige@yahoo.com
Phone: (480) 619-8080

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Tuesday, May 13, 2025 1:57:46 PM
Importance:	High

Name: Lynne Bjorgo
Address: N4622 Glacier Lake Drive, Oxford, WI 53952
Email: bjorgolynne@gmail.com
Phone: (608) 443-7291

Comment:
I am requesting for DRB to continue item #3 (case #37-DR-2024) on 5/15 hearing agenda so proposed can be properly vetted by impacted neighbors and stakeholders in this area. We visit Loco Patron whenever we are in the area and would hate to see the patio blocked in.

From: NoReply
To: Projectinput
Subject: Case# 37-DR-2024
Date: Tuesday, May 13, 2025 10:23:09 AM

asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. Enclosed outdoor area will ruin the street presence and walkability of the street. -- sent by Mara Darcey (case# 37-DR-2024)

City of Scottsdale

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From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Tuesday, May 13, 2025 10:24:38 AM
Importance:	High

Name: Mara Darcey
Address: 4242 N SCOTTSDALE RD
Email: dvertuca@gmail.com
Phone:

Comment:
asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Tuesday, May 13, 2025 9:54:22 AM
Importance:	High

Name: Megan Mitchell
Address: 2727 E Camelback Rd, Apt 330, Phoenix, AZ 85016
Email: roepke.megan@gmail.com
Phone: (414) 975-5566

Comment:
As a frequent visitor to Loco Patron and many other establishments in Old Town Scottsdale, I appreciate the unique charm and character that defines this area. The blend of historic architecture, walkability, and open-air gathering spaces is what makes Old Town so special and sets it apart from other parts of the Valley. I'm writing to express my concern about the proposal for a new restaurant with an enclosed patio that would extend all the way to Scottsdale Road. This type of structure is not in keeping with the existing design aesthetic of Old Town and would fundamentally alter the open, community-centric feel of the area. To my knowledge, no other venue in the vicinity features an enclosed patio of this scale and prominence, especially fronting a major thoroughfare like Scottsdale Road. Such a development risks disrupting the character and visual cohesion of the district, potentially setting a precedent that could erode the very qualities that draw both locals and visitors to Old Town. I urge the city to carefully consider how this change might impact the long-term cultural and visual fabric of the community. Thank you for your attention to this matter and for your continued efforts to preserve what makes Old Town Scottsdale truly unique.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 3:35:56 PM
Importance:	High

Name: Melissa Anaya
Address: 4385 N 75th St Ste 103 Scottsdale, AZ 85251
Email: melissa@edcagency.com
Phone:

Comment:
Asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 12:24:33 PM
Importance:	High

Name: Nicole Vertuca
Address: 14012 N. 80th Place Scottsdale, AZ 85260
Email: nbjorgo@hotmail.com
Phone: (602) 617-6962

Comment:
Hello- I am asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. I have worked for Loco Patron for many years and just became aware of the site plan for a building which neighbors to the north of us. The plan includes a wall/courtyard which would block one of our patio exits and view to the North. I am very concerned this will negatively impact our business. I don't believe the walled in courtyard aligns with the rest of the restaurants along Scottsdale road. The majority of the patios can be viewed from the Road creating a more inviting atmosphere. Thank you...

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:58:17 PM
Importance:	High

Name: Patrick Smith
Address: 2417 E 7th St
Email: skilletupp@gmail.com
Phone: (719) 964-6000

Comment:
Hello my name is Patrick and I have worked at Loco Patron in old town for 9 years. Loco has always been a staple to Scottsdale with its inviting and fun atmosphere and beautiful outdoor patio seating. Loco has always had a family vibe and made everyone right at home even if they are not from here. As one of the restaurants right on Scottsdale Rd the patio itself is one of the main attractions to tourists and regulars and it would be a shame to lessen or diminish one of our huge selling points.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Tuesday, May 13, 2025 12:29:30 PM
Importance:	High

Name: Paul King
Address: 38 W Pasadena Ave, Phoenix, AZ 85013
Email: paul.king.0686@gmail.com
Phone:

Comment:
I am against the project. This will negatively impact Loco Patron, a restaurant that supports a local alumni association that I volunteer for. Loco Patron has been in the neighborhood for years, and I believe this project will hurt their business and destroy their patio. Scottsdale should consider the impact on Loco Patron before doing construction in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 5:01:22 PM
Importance:	High

Name: Paul Reybrock
Address: 2647 N Miller Rd, Scottsdale AZ 85257
Email: reybrock@hotmail.com
Phone:

Comment:
Asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 12:04:45 PM
Importance:	High

Name: Ryan Vertuca
Address: 4228 n Scottsdale rd, Scottsdale, Az 85251
Email: ryan@locopatron.com
Phone: (602) 791-3063

Comment:
Good Day, My name is Ryan Vertuca and I am one of the owners of Loco Patron at 4228 n Scottsdale rd. If you are not familiar with us, we are going on our 21st year in business. We are a proud host of the Charros and Saguaros for Parada Del Sol and take great pride in being part of the Oldtown Scottsdale community for over two decades. It was just brought to our attention what our neighbors to the North of us are proposing for their restaurant. I 100% support them and wish them well on their venture but I am extremely concerned with this courtyard WALL they are proposing. Adding a courtyard wall, will completely enclose our open air patio that has embraced Oldtown and guests for over two decades. I am not aware of any courtyard like this that walls off Scottsdale Rd and it concerns me about the negative affect it will have on our business and sound and safety issues as well. I am asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. Thank you for your time on this matter.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 3:33:57 PM
Importance:	High

Name: Ryan Welch
Address: 4385 N 75th St Ste 104 Scottsdale, AZ 85251
Email: ryan@edcagency.com
Phone: (480) 356-3197

Comment:
Asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 5:39:39 PM
Importance:	High

Name: Sam Good
Address: 9018 E Laurel Lane
Email: samuel.l.good@gmail.com
Phone:

Comment:
I've been a regular Loco customer for years and it has one of the best patios for lunch. Obstructing the patio view would entirely change the customer experience.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 2:31:47 PM
Importance:	High

Name: Shaina Otradovec
Address: 8021 E Osborn Rd, Scottsdale, AZ 85251
Email: shaina.otradovec@gmail.com
Phone: (310) 310-9807

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. I've been a regular Loco customer for years and it has one of the best patios in my area. Obstructing the patio view would entirely change the customer experience.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 12:26:57 PM
Importance:	High

Name: Tetje Sapot
Address: 5501 E Mariposa St
Email: tetjesapot@gmail.com
Phone: (602) 791-9347

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. I am a loyal customer of Loco Patron for many years and this will greatly impact the experience. Thank you!!!

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:12:54 PM
Importance:	High

Name: Tida Radevski
Address: 6429 East Voltaire Ave scottsdale az 85254
Email: tida@trucolorconcepts.com
Phone: (702) 373-5959

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. I've been a loyal longtime customer of the establishment for years and would not like my view or exit blocked. Thank you!

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:22:59 PM
Importance:	High

Name: tim sherman
Address: 8431 e Piccadilly rd Scottsdale az 85251
Email: sherms71@aol.com
Phone: (602) 790-4510

Comment:
"asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area."

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 12:39:23 PM
Importance:	High

Name: Timari Fleetwood
Address: 6846 S Rachael Way Gulbert AZ 85298
Email: timarifleetwood@gmail.com
Phone:

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. I have been a long time customer of this location for years and changing this area can greatly impact the aesthetic appeal to Scottsdale Road. More research is necessary.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:16:52 PM
Importance:	High

Name: TJ McNamara
Address: 226 E 2nd St New York, NY 10009
Email: tjmcnamara0108@gmail.com
Phone: (929) 570-0602

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. I visit close friends in the area many times throughout the year and spend a significant amount of time at Loco Patron during each visit. We would hate to see their patio blocked in. Thank you.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 1:59:39 PM
Importance:	High

Name: Tre Vertuca
Address: 7553 Crestview Dr, Niwot, CO, 80504
Email: tvertuca@hotmail.com
Phone:

Comment:
Hello, I am writing to request the DRB continue Item#3 (Case# 37-DR-2024) on 5/15 agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. The closed patio concept is not consistent with the open air patio experience which makes Scottsdale road vibrant and inclusive. This design does the opposite both for the new site and its neighbors. The site is prime for responsible redevelopment, please allow for that to be properly reviewed and amended before approving.

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Monday, May 12, 2025 12:24:33 PM
Importance:	High

Name: Valerie Sharpe
Address: 8321 E Gelding Dr Scottsdale AZ 85260
Email: dancee01@yahoo.com
Phone: (602) 980-7254

Comment:
I am requesting for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area. Thank you!!!

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Tuesday, May 13, 2025 3:51:30 PM
Importance:	High

Name: Wesley Zlotoff
Address: 8337 E San Ramon Dr
Email: wmzlotoff@yahoo.com
Phone: (480) 296-6801

Comment:
Loco Patron has survived almost two decades of changes that have come to Old Town Scottsdale. New bars, new restaurants and new concepts, yet Loco Patron has always been just that; Loco Patron. There is a reason for it…awesome food, great drinks, good vibes but more importantly, fantastic ownership and a family of friends that will support the establishment until the end. This is why I am asking for DRB to continue Item#3 (Case# 37-DR-2024) on 5/15 hearing agenda so proposal can be properly vetted by impacted neighbors and stakeholders in the area.

From: Carr, Brad
To: Clark, Caitlin; Bloemberg, Greg
Subject: FW: 4242 N. Scottsdale Road
Date: Thursday, May 15, 2025 8:18:21 AM

Please add this to public comment for 37-DR-2024.

From: Linda Moore <1tarkus@cox.net>
Sent: Wednesday, May 14, 2025 4:25 PM
To: Carr, Brad <bcarr@scottsdaleaz.gov>
Subject: 4242 N. Scottsdale Road

Dear Mr. Carr,

I was wondering why anyone would actually go to your meeting tomorrow when the paperwork submitted already states the plan should be approved. My question is... how many restaurants does Scottsdale need. Investors are ruining "old town" and getting rid of all the mom and pop businesses I have been in this building for over 30 years and believed the new owner would have kept the businesses who occupied the building. Now, we all have to move and there simply is nothing available except those asking far too high rent. If I cannot locate a place within his time range, there will not be an antiquarian bookstore in Scottsdale. We have several customers who come to visit us from all around the world in the winter and spring. We have no business in the summer so I cannot justify the extremely high rent. This has always been a bookstore building. I used to work for George Chamberlain who had his bookstore next door for 42 years, basically when the building was first built. He passed away in 2005. I have been in Alcuin books for over 15 years now. He passed away last month. If the city happens to own a building with inexpensive rent, let me know. Thanks for listening.

Sincerely,
Linda S. Moore

From:	WebServices
To:	Development Review Board
Subject:	Development Review Board Public Comment
Date:	Friday, May 16, 2025 6:27:33 PM
Importance:	High

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Comment:
As a supporter of the Loco Patron, the walled in patio will damage the ambiance of their fantastic patio. It is not fair to a well loved restaurant to have a wall blocking the north veiw. Stealing the veiw is part of the reason patrons go there. Where is everyone going to park? Uber and Lyft pick up/ Drop off patrons safely in this lot. Stop the wall! Redesign the patio wall and move it next to the Flag store. I beat they eill fight it too.