



May 12, 2010

Scott Mickleit  
Sante Partners LLC  
11811 N Tatum Blvd Ste 3031  
Phoenix, AZ 85028

RE: 48-DR-2010  
Asante of Scottsdale

Mr. Mickleit:

The Planning and Development Services Department has completed the review of the above referenced submittal dated 04/08/2010. The following **1<sup>st</sup> Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

**Policy Related Issues**

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible. Please address the following:

**Submittal items:**

1. Please submit a letter of approval from the DC Ranch Covenant Commission which verifies they are familiar and approve the proposed architectural design.
2. Please provide a response in the narrative that explains how this development proposal will incorporate the Scottsdale Sensitive Design Principles.
3. On the material board, please provide a color elevation which calls out proposed material and color.
4. Please submit the following material and color samples; metal for the wall panels, corrugated rusted panels, rusted steel panels, stucco sample with sand finish and a wood chip.

#### Site Plan and Design:

5. Please revisit the sight distance at the proposed site driveways. There are concerns about driveways on the curved portions of N. 93<sup>rd</sup> Street and E. Hidden Spur Trail. Please consider shifting the northeastern driveway to be on the tangent sections of the street.
6. On all site plans, please dimension all proposed sidewalks to be a minimum of six (6) feet.
7. Please consider adding an additional pedestrian connection from the entry to the existing decomposed granite Multi-Use Trail easement located in the northeastern portion of the site. Consider designating this pedestrian linkage with concrete pavers as proposed within the western parking lot.

#### Elevations:

8. On the elevations, please provide the color and material of the refuse enclosure frame shown on the east or south elevation.
9. Please provide the color and material of the proposed door shown on the west elevation.
10. On all elevations, please provide the paint name.
11. Please provide the material and color of the proposed railings shown and the west and south elevations.
12. On the south elevation, please show the proposed stairs, which are shown on the site plan.
13. Please provide a cross section drawing of the proposed metal window shades. In addition, provide information, such as, vertical window dimensions to describe how the shadow/shade will be accomplished with the proposed shade devices. Please note, all shade devices should be designed so that the shade material has a density of 75% or greater to maximize the effectiveness of the shade canopies.

#### Lighting/Photometric Site Plan/Cut Sheets:

14. The maintained maximum and average maintained horizontal illuminance at grade shall not exceed 8.0 and 2.0. Specifically, please update the statistics table and site plan on sheet E1.2 to demonstrate compliance.
15. The initial vertical illuminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation. On sheet E1.2, please update statistic table and site plan to demonstrate compliance.
16. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed fifty (50) watts. On sheet E1.1, under type SJ, please revise to 50 watts.
17. On cut sheet E1.3, under type WSR, please indicate type of finish as 'Dark Bronze' and cross out the option of color uplift (Blue, Green, Red, Yellow, and Green).
18. On the electrical site plan (Sheet E1), please provide quantity for type SK and SJ.

19. Please coordinate the lighting plan with the landscape plan to avoid potential conflict between light fixtures, mature-size trees and shrubs. To be specific, light pole/fixtures SA and SB. Please shift either the location of trees or the light fixtures to be apart at least twenty (20) feet.

#### **Technical Corrections**

The following technical corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect the final plans submittal (construction set) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### **Submittal item:**

20. Please submit an updated narrative that discusses that the proposed bistro and hair salon is for patrons and guests of the rehabilitation center only and not for use of the general public.

#### **Site Plan and Design:**

21. To accurately determine required parking stalls, please clarify the discrepancy between the counted beds on the floor plan and the floor plan worksheet. According to the floor plan, 82 beds are proposed and 72 are proposed on the floor plan worksheet.
22. On the site plan, please show the calculations used to find required and provided parking.
23. On all documents that reference Net Lot Area (N.L.A.), please change the net lot area from 153,331 to 153,341 to reflect approved preliminary plat. Update all applicable calculations that use N.L.A. such as Volume Ratio and Open Space.
24. On the site plan and all submitted documents that indicate Floor Area Ratio (F.A.R.), please change the calculation from .6 to .5 per amended development standards.
25. On all applicable sheets, please identify N. 93<sup>rd</sup> Street and E. Hidden Spur Trail as Tract 'A', indicating that these are private streets versus public streets.
26. Please show sight distance triangles on all site plans.
27. Please revise driveways to conform to City standards of CL-1 type. Currently, CH type driveways are shown which are designed for higher speed and volume driveways.
28. On the site plan, sheet A1, include the existing 40-foot Multi-Use Trail Easement as part of the existing 40-foot Drainage Easement.
29. The preliminary grading and drainage plan shows a number of scuppers and downdrains into the wash northwest of site that are intended to drain the northwest drive aisle and parking areas. The proposed scuppers will conflict

with the existing decomposed granite trail. In result, catch basins and storm drainage should be used to collect these flows and outfall them into the wash. Please note the number of outfalls should be minimized to prevent impacts to the wash.

30. Please note all signs require separate review and approval.
31. Please consider relocating proposed main entry sign out of the proposed landscape island and/or relocate the monument sign toward the front of the island to enhance visibility.
32. Please revise the site plan to include the bike rack locations in accordance with Section 9.106.C.2.b of the Zoning Ordinance. Bike racks shall be located within fifty (50) feet of the building entrance. In addition, please consider locating bike racks away from sidewalk to avoid conflict between bike and pedestrian walkway.
33. On sheet A1, please demonstrate bike parking compliance by providing the required and provided bike parking calculations.
34. Please demonstrate ADA compliance by updating number of required and provided ADA stalls. Per Zoning Ordinance, Section 9.105.A. "...facilities which specialize in treatment for persons with mobility improvements must provide accessible parking no less than twenty (20) percent of the required parking for patient use". Update the site plan to reflect required ADA calculations.
35. Please demonstrate on the site plan that the proposed concrete pavers in parking lot will meet ADA standards.
36. The site plan appears to show truncated domes near the entry, please remove from plans to meet ADA standards.
37. Demonstrate compliance with ADA requirements by providing the following; provide ADA stall locations on site plans, provide covered ADA stalls, use universal ADA parking space design (11' width with no accessible aisle), and lastly, provide an accessible route on site plan.

Elevations:

38. Dimension each building elevation from the finished floor to the top of the ridge tile and/or parapet. Specifically, call out top of parapet/ridge on the west and east elevation.

Landscape:

39. As defined in Article III of the Zoning Ordinance, Fifty percent (50%) of trees shall be mature. Indicate on site plan both the compliant caliper and industry standard box-size for that caliper in the plant palette. Based on the provisions within Section 10.501.B of the Zoning Ordinance, two (2) inch single trunk and/or one (1) inch multi trunk.
40. On the landscape plans, add quantity of all proposed plant species.
41. Please modify the landscape plans to achieve sight visibility distance by proposing shrubs that will grow no higher than two (2) feet within sight distance triangle.

42. All species should be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List. Please note: Prickley Pear is not considered drought tolerant, consider another species. Also, Turpentine Bush is not considered drought tolerant, consider Turpentine Broom.

Open Space:

43. On sheets A1 and A1.1, provide calculations for the required and provided internal parking lot landscaping. On an updated open space worksheet, designate parking lot islands as internal parking lot landscaping. Update the site plan worksheet to include the islands located within the western parking area on the south side and the islands within the eastern parking lot as interior landscaping.
44. Please update the open space worksheet; sidewalks do not qualify as open space. Revise the provided open space square footage after site plan modification.

Fire:

45. On sheet A-1, show fire lanes/emergency access travel based on internal turning radiuses.

Please submit revised plans, and a written summary response addressing the comments/corrections identified above as soon as possible for further review **(Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted)**. The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to a Development Review Board City staff has identified the following potential schedules (read schedule left to right):

Track	Response/resubmittal by applicant (complete set of revisions)	City to provide status update	Potential DRB Hearing Date
14-10	No later than 05/21/2010	06/04/2010	07/01/2010
15-10	No later than 06/04/2010	06/18/2010	07/15/2010
16-10	No later than 06/18/2010	07/02/2010	08/19/2010

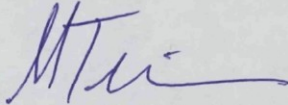
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING OR THE ABOVE MEETING SCHEDULE MAY BE AFFECTED. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.**

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter.

Please be advised that the **1<sup>st</sup> Review Comments** are valid for a period of 45 days from the date on this letter. While the case will remain active, failure to resubmit within the 45 days will require the project to begin a new "First Review" track to refresh the review. Failure to resubmit within 190 days may cause the project to be considered inactive.

If you have any questions, or need further assistance please contact me at 480-312-4211 or at [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'MT', with a stylized flourish extending to the right.

Meredith Tessier  
Planner

cc: Craig Goldstone, Project Manager  
Todd & Associates, Inc

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 48-DR-2010

Please provide the following documents, in the quantities indicated, with the first submittal (all plans larger than 8 1/2 x 11 shall be folded):

- ☒ One copy: COVER LETTER- Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised Project Data Sheet
- ☒ One copy: Revised Narrative for Project
- ✓ One copy: Covenant Commission Letter of Approval

☒ Revised Open Space Plan:

<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
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☒ Revised Site Plan:

<u>5</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
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Revised Elevations:

<input checked="" type="checkbox"/> Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
<input checked="" type="checkbox"/> B/W	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>

Revised Landscape Plan:

<input checked="" type="checkbox"/> Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
<input checked="" type="checkbox"/> B/W	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>

☒ Other Supplemental Materials:

Floor plans, photometrics, lighting, cutsheets 1-24x36, 1-11x14, 1-8 1/2x11

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