



March 1, 2010

Steve Hall  
H & S International, LLC  
Po Box 13720  
Scottsdale, AZ 85267-3720

RE: 4-DR-2010  
BK Sarsa Wellness Center

Mr. Hall:

The Planning and Development Services Department has completed the review of the above referenced submittal dated January 28, 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.

**Ordinance Related Issues**

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing. Please address the following:

**Zoning/Circulation:**

1. The standard commercial alley width requirement is 20 feet, and existing alley is 14 feet in width. An additional 3 feet of right-of-way needs to be dedicated to result in a 10-foot half-width. Please revise the plans accordingly.
2. Right-of-way along First Avenue is at the back of the curb. An additional 5-foot dedication is needed to bring the right-of-way to the required 35-foot width so that the public sidewalk is not located on private property. Please revise the plans accordingly.
3. At the northwest corner of the building, the doors for the electrical service entrance section (SES) swing over the western property line. Modify this portion of the site plan and building so that the door swing for the SES is within the property line.
4. Indicate the extent of the vehicle overhang at the sidewalk and curb that is in front of the building.

**Drainage:**

5. The stormwater storage waiver is approved with in lieu fees totaling \$4,086.00. No stormwater storage is required on this site. Rain gutters and downspouts shall not be discharge stormwater runoff from the roof onto neighboring structures.

**Water and Waste Water:**

6. The locations of the water service back flow preventer and the proposed fire line need to be identified on the site plan. Please revise the plans accordingly.

7. The existing 4-inch diameter sewer service line can be re-used if justified by the plumbing calculations. If new sewer service is needed, the existing one must be abandoned and plugged at the main. Same conditions hold for the existing water service.

#### **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:

#### **Site Design:**

8. The landscape planter shown at the southeast corner of the building needs to be relocated to the west so that the planter does not constrict the pedestrian sidewalk that is in front of the building. Please revise the plans accordingly.
9. Clearly identify the sidewalk on First Avenue to show how it connects to the sidewalk to the east. Please update the plans accordingly.
10. The existing driveway curb-cut needs to be removed and replaced with sidewalk, curb, and gutter. Please revise the plans accordingly.

#### **Elevation Design:**

11. The proposed building's southern elevation forms an abrupt edge to the streetspace and has a monolithic feel. Please consider additional ways to break up this frontage and reduce its apparent scale and mass, i.e.:

Soften the building/streetspace by varying the front line of the building. Use elements that recess and project from the wall surface (i.e. recess kitchen to create an entry court, low walls and planters that articulate and define the streetspace.

Work to create a more layered appearance and three dimensional depth.

Articulate the streetspace with low site walls and planters to incorporating a shallow courtyard space along the street introduce.

Use smaller sized surrounds around the smaller windows.

Introduce an intermediate step in the massing.

Use the wrought iron railing on the front terrace vs. the concrete balustrade.

12. The building's color and material pallet seems complicated for the size of building. Please revise reproductions to be more true to actual color of finishes.

Consider choosing either the concrete balustrade or the wrought iron railing rather than both.

13. Please identify where the building's mechanical systems will be located and how they are screened from off-site views. If the location is the roof, please provide roof plan and roof section.

14. Fabric awnings are generally discouraged for reasons of durability and long term maintenance/upkeep and replacement costs. The proposed blue color is particularly subject to deterioration from the sun. Should the material be used, investigate the product and provide information related to its performance and expected life. The product should come with a guarantee.

Alternatively, consider a more permanent and architectural treatment for shading such as shed/tile roof, horizontal lattice or other treatment consistent with the architectural theme.

15. Provide a narrative that describes how the proposed design features and details relate to the context of this portion of 1<sup>st</sup> Avenue, the Downtown Design Guidelines, and the Sensitive Design Principles.

**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:

Landscaping:

16. Considering the proximity of the building to the street, the Mesquite trees will be too large for this intimate space at the front of the building. Please replace the Mesquite trees with a small tree such as *Acacia farnesiana* Sweet Acacia, *Cercis occidentalis* Western Redbud, *Cordia boisieri* Texas Olive.
17. Please reduce the intensity of the plant materials that are indicated in the two landscape planters located in front of the building. Since this is primarily a pedestrian area, replace the understory plants with porous pavers so that the trees will not receive too much water, and the pedestrian realm will be enhanced by additional walking surface.

Lighting:

18. Consider site lighting, low voltage landscape lighting and architectural lighting systems as well as decorative building mounted fixtures to supplement lighting levels in pedestrian areas. Please avoid creating unlit areas or hiding places.
19. Fire sprinklers are required for this building. Also, please be aware of other building code issues that may be encountered due to the close proximity of the building to the property line, i.e., fire rated walls and opening protection, etc.

Please resubmit the 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
10-10	3/12/2010	3/26/2010	5/6/2010
11-10	3/26/2010	4/9/2010	5/20/2010
12-10	4/9/2010	4/23/2010	6/3/2010

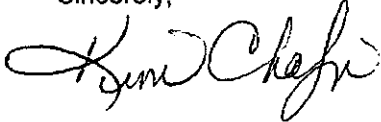
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING OR THE ABOVE MEETING SCHEDULE MAY BE AFFECTED. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT 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 480-312-7734 or at [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Chafin". The signature is fluid and cursive, with the first name "Kim" and last name "Chafin" clearly distinguishable.

Kim Chafin, AICP, LEED-AP  
Senior Planner

cc:

Dushyant Gandhi  
BK SARSA LLC  
7140 E 1<sup>st</sup> Avenue  
Scottsdale, AZ 85251

Thomas Hsu  
H & S International, LLC  
PO Box 13720  
Scottsdale, AZ 85267-3720

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

Case Number: 4-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 CD of submittal (DWG format only)
- ☒ One copy: Revised Project Data Sheet
- ☒ One copy: Revised Narrative for Project

☒ Revised Site Plan:

11 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Revised Elevations:

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

Revised Landscape Plan:

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

☒ Other Supplemental Materials:

- Roof plan and roof section depicting roof-mounted mechanical equipment
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