



Amended DRB Hearing date in Track Table.

July 9, 2012

Michele Hammond
Berry & Damore L.L.C.
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251

RE: 1-II-2003#6
Broadstone at Waterfront

Dear Ms. Hammond:

The Community & Economic Development Division has completed the review of the above referenced submittal dated June 25, 2012. The following **1st 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.

Significant 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:

Legal/Site:

1. Please have the owner's registered technical professional verify that the site plan accurately shows the southeast property line in accordance with the Results-of-Survey recorded with the Maricopa County, M.C.R. Book 470 Page 18. It appears that the southeast property line shown on M.C.R. Book 470 Page 18 and M.C.R. Book 702 Page 30 may be in conflict. If necessary, please revise the site plan accordingly.
2. Please remove all structures out of the Maricopa County Flood Control District easement (as shown on the site plan) adjacent to the southeast property line, or provide documentation that Maricopa County Flood Control District has approved the proposed improvements in the easement.
3. Since improvement in the Arizona Canal Bank are not part of this application, please remove information from the site plan. Or, circle the area with a bold dash line and hatch the entire area and add the following note directly adjacent to the hatched area "Hatch area is not part of this application or approval." If the hatch pattern described above is utilized, all structures and palm trees shall be removed in canal bank shall be removed.

Circulation:

4. Please modify the median and street improvements shown on the site plan in the East Via Soleri Drive right-of-way in accordance with the attached marked-up site plan (Attachment B).

Fire:

5. Please provide emergency service vehicle access to the southwest corner of the development without using the Arizona Canal right-of-way. Consider an access location from East Via Soleri Drive along the west property. Such access shall include a minimum twenty (20) foot wide access way, and a twenty-four (24) foot wide apparatus zone approximately two hundred fifty (250) feet from the East Via Soleri Drive. The apparatus zone shall have a length of a minimum of forty-five (45) feet. This area will need to be dedicated with an emergency and service vehicular easement for the entire width and length of the service lane. Arcadia Water may need to consent to the easement since they have prior rights.

An acceptable solution would also be to reconstruct the east side of the North Goldwater Boulevard bridge and retaining wall to accommodate the existing improvement and a separate Fire Department pullout and staging area.

Other consideration may be acceptable, as determined by the Fire Department staff. Please contact me to schedule a meeting if there is a desire to address an alternative methodology.

6. Please show the fire truck apparatus aerial bucket clearance along the entire west side of the North Marshall Way cul-de-sac. The building location adjacent to the west side of the North Marshall Way cul-de-sac shall be adjusted to accommodate this access clearance.

Significant 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:

7. Please modify the site in accordance with the attached marked-up site plan on the approximate northwest corner of the North Marshall Way cul-de-sac to eliminate the pedestrian zone pinch point (Attachment B).
8. Please modify the site plan adjacent to the retail building to show a minimum ten (10) foot clearance between the building and columns.

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 affect the Development Review Board application for this site. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Drainage:

9. Please be advised that the owner shall demonstrate compliance with the Floodplain and Stormwater Regulations with the Development Review Board application.

Water & Sewer:

10. Please be advised that the owner shall demonstrate compliance with the Water and Wastewater regulations with the Development Review Board application.

Other:

11. Please be advised that with the Development Review Board applications for the property, the owner shall demonstrate to the satisfaction of City Staff the methodology of resolving the easement and utility conflicts with the proposed site plan.

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 Planning Commission hearing, 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 PC Hearing Date	Potential DRB Date
16-12 Modified	No later than noon on 07/16/2012	07/23/2012	08/22/2012	09/06/2012 – Note 1
18-12 Modified	No later than noon on 08/03/2012	08/17/2012	09/19/2012	10/4/2012 – Note 1
19-12 Modified	No later than noon on 08/17/2012	08/31/2011	10/10/2012	11/1/2012

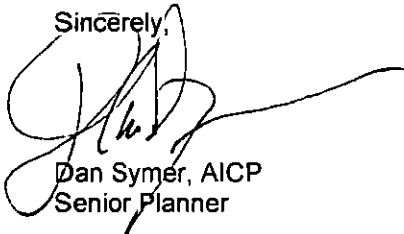
Note 1. Notification of hearing will be before the Planning Commission determination and the scheduling of the DRB hearing is at the risk of the applicant / owner upon request. If there is not a determination of the Planning Commission, the application may need to be continued to a later DRB Hearing.

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 **1st 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 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

Sincerely,



Dan Symer, AICP
Senior Planner

cc: Michael D'Andrea
Broadstone Scottsdale Waterfront, L.L.C.
2415 East Camelback Road, Suite 160
Phoenix, Arizona 85016

ATTACHMENT A
Resubmittal Checklist

Case Number: 1-II-2003#6

Please provide the following documents, in the quantities indicated, with the second submittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER- Respond to all the issues identified in the second review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)

Revised Site Plan Plat:

6 24" x 36" 1 11" x 17" 1 8 ½" x 11"



SUMMARY DATA

LEGAL DESCRIPTION
LOT 4 OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 102 OF MAPS, PAGE 30.

APN: 173-43-026A
EXISTING ZONING: DIRCO-2 PBD DD
SITE ADDRESS:
NET SF: 145,918
NET ACRES: 3.399 MORE OR LESS

KEY NOTES

1. PROPERTY LINE
2. IRRIGATION EASEMENT
3. NO VEHICLE ACCESS EASEMENT
4. ALLOWABLE BUILDING HEIGHT BOUNDARY
5. LINES PER ZONING REGULATIONS
6. DASHED LINE INDICATES PARKING GARAGE BELOW
7. PROPOSED BUILDING FOOTPRINT
8. FLOOD CONTROL EASEMENT
9. EXISTING WELL SITE
10. EXISTING POWER EASEMENT TO BE ANNOUNCED
11. EXISTING ANCHOR EASEMENT TO BE ANNOUNCED
12. APPROXIMATE EDGE OF CANAL
13. EXISTING RETAINING WALL AND FENCE
14. EASEMENT FUTURE WELL SITE
15. EXISTING SIDEWALK
16. CENTERLINE OF PUBLIC ROADWAY
17. EXISTING SITE WALL
18. ALL IMPROVEMENTS BETWEEN THE PROPERTY LINE AND THE CANAL EDGE ARE THE RESPONSIBILITY OF THE CITY OF SCOTTSDALE
19. FINAL LOCATION OF LANDSCAPING HANDSICAPPING TO BE COORDINATED WITH ARIZONA WATER COMPANY

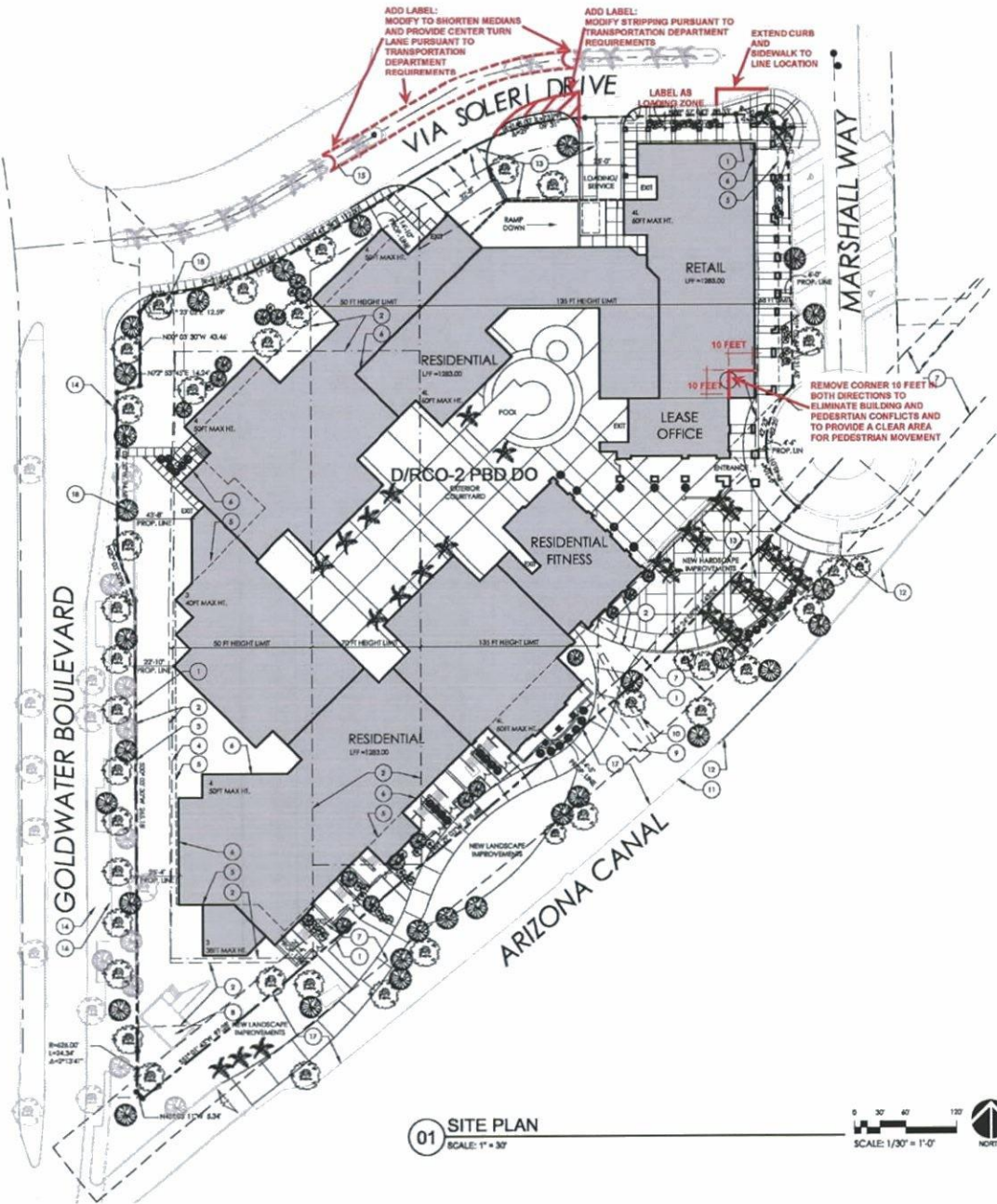


BROADSTONE WATERFRONT

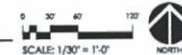
ISSUE	ISSUE DATE	ISSUE TITLE

SITE PLAN APPROVAL
SITE PLAN

DATE	06-25-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF
SHEET NO:	
A1	



01 SITE PLAN
SCALE: 1" = 30'



Symer, Daniel

From: Symer, Daniel
Sent: Monday, July 09, 2012 7:09 PM
To: Symer, Daniel; 'Michele Hammond'
Cc: 'John Berry'; 'mdandrea@allresco.com'
Subject: RE: Broadstone At Waterfront 1-II-2003#6

Michele,

I did not think of this before, but I would like to have the Via Soleri sidewalk set off the curb by 5 feet. Please consider this with your revisions. This side walk shall also have a width of 6 feet.

Thanks

Dan Symer, AICP
Senior Planner
City of Scottsdale
Community & Economic Development Division
Current Planning Services
480-312-4218
dsymer@scottsdaleaz.gov

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From: Symer, Daniel
Sent: Monday, July 09, 2012 4:30 PM
To: Symer, Daniel; 'Michele Hammond'
Cc: 'John Berry'; 'mdandrea@allresco.com'
Subject: RE: Broadstone At Waterfront 1-II-2003#6

I noticed that a DRB date was incorrect in the table. The Attached letter has the correct date. The Remote for PC will cause issues.

Thanks

Dan

<< File: SITEPLAN_COMMENTS_ATTACHEMENT_B.pdf >>
<< File: 1-II-2003#6 1st Review Letter_Amended.pdf >>

From: Symer, Daniel
Sent: Monday, July 09, 2012 4:19 PM
To: 'Michele Hammond'
Cc: John Berry; 'mdandrea@allresco.com'
Subject: Broadstone At Waterfront 1-II-2003#6

Michele,

Attached are the 1st review comments from the Site plan review of 1-II-2003#6. In the letter, Attachment B is a little small so I attached a separate PDF at full size.

Thanks

Dan Symer, AICP
Senior Planner
City of Scottsdale
Community & Economic Development Division
Current Planning Services
480-312-4218
dsymer@scottsdaleaz.gov

<< File: 1-II-2003#6 1st Review Letter.pdf >> << File: SITEPLAN_COMMENTS_ATTACHEMENT_B.pdf >>

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