

**Correspondence Between  
Staff and Applicant**



April 10, 2014

John Berry  
Berry Riddell & Rosensteel LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

Re: 870-PA-2013  
19-ZN-2013 & 10-GP-2013  
Impact Church/Sunrise Commons

Dear John Berry,

This is to advise you that the case referenced above was approved at the April 8, 2014 City Council meeting. The ordinance 4142 and resolution 9665 and the General Plan resolution number 9664 may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7713.

Sincerely,

Brad Carr, AICP  
Senior Planner



**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

2/20/2014

John Berry  
Berry Riddell & Rosensteel LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: Determination of a Planning Commission hearing.

Dear Mr. Berry:

Your Development Applications 10-GP-2013 & 19-ZN-2013, Impact Church/Sunrise Commons are scheduled on the 3/5/2014 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. Please limit the presentation to a maximum of 10 minutes.

The Community & Economic Development Division has had this application in review for 41 Staff Review Days.

Thank you,

Brad Carr, AICP  
Senior Planner

C: Case File



1/16/2014

John Berry  
Berry Riddell & Rosensteel LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: 10-GP-2013 & 19-ZN-2013  
Impact Church/Sunrise Commons

Dear Mr. Berry:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 12/6/2013. The following **1<sup>st</sup> Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Per the stipulations of case 131-ZN-1986, a 50-foot wide desert landscape buffer is to be provided along N. Hayden Road. The proposed site plan shows a significant reduction in that buffer. Please revise the site plan to accommodate a larger buffer from the roadway and revise the landscape plans to remove any non-desert plant material.
2. Please submit an updated Citizen Review Report with the next submittal detailing the citizen input that has occurred on the project, including any recent activity. (Zoning Ordinance, Sec. 1.305.)
3. Please provide updated General Plan graphics with the next submittal that reflect the most current application boundaries. (Zoning Ordinance, Sec. 1.303.)
4. On Page 5 of the submitted narrative, the policy cited does not reflect the same policy within the GACAP. Please verify Land Use Policies with resubmittal (should be shown as LU 1.1). (Zoning Ordinance, Sec. 1.303.)

5. Please revise the project narrative to include discussion regarding LU policies 1.4, 1.6 and 1.7 of the Greater Airpark Character Area Plan. (Zoning Ordinance, Sec. 1.303.)
6. Please revise the project narrative response to policy CM 4.2 to expand on specific improvements that will be provided with the project to support the policy. (Zoning Ordinance, Sec. 1.303.)
7. Please provide ground floor building area calculations to demonstrate compliance with Zoning Ordinance Table 5.4006.A.
8. Please provide a graphic that demonstrates compliance with Zoning Ordinance Section 5.4007.E.
9. Demonstrate compliance with Sec. 10.402.A.6.a, by identifying and dimensioning the required 30 foot required landscape buffer between any parking area and curb line.

Fire:

10. Please revise the site plan to demonstrate hydrant location/spacing for properties. (DS&PM Sec. 6-1.502)
11. Please revise the site plan to demonstrate round-about that meets minimum Fire Access radi. (DS&PM Figure 2.1-2)
12. Please revise the site plan to demonstrate the proposed Fire Department turn-around (hammerhead) meets COS commercial requirements. (DS&PM Figure 2.1-2)
13. Please revise the site plan so that the required turning radii for emergency access and fire lanes are noted at the northeast and southeast corners of 'Sunrise Commons'. (DS&PM Section 2-1.802.)

Drainage:

14. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. The revised drainage report should address the redlines within the report as well as the following:
  - a. Existing drainage and flood control easement, D&FCE 98/849195, needs to be shown and evaluated as to its function in relation to existing site discharge.
  - b. The existing pond has approximately 125,000 c.f. of storage with a gravity bleed off pipe. The project proposes to reduce the volume to approximate 84,000 c.f. in an underground facility that will require pumping to discharge. As per DS&PM 4-1.403C, pumping will only be considered when no other reasonable alternative exists.

Water and Waste Water:

15. Please submit three (3) copies of the revised Water and Waste Water Design Reports with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. The revised water and waste water reports should address the redlines within the report as well as the following:
  - a. Developer needs to complete sewer flow monitoring on the Hayden Road line to determine if offsite improvements need to be stipulated with this case. (DS+PM Sec. 7.1.000)
  - b. Proposed water is needs to be routed down drive and not across parking spaces (DS+PM Sec. 6-1.402B)

Airport:

16. Please note that the subject site is within Airport noise compatibility study AC-2 area. Please provide a signed Avigation Easement along with the required legal descriptions and graphic, and a copy of the Noise Disclosure statement with the next submittal.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

17. Per Policy NH 2.4 of the Greater Airpark Character Area Plan, development should promote opportunities for parks, open space, and trail connection. Please discuss how this development will add and/or tie into existing amenities.
18. Per Policy NH 2.3 of the Greater Airpark Character Area Plan, development should incorporate gathering spaces and recreational opportunities into the design of mixed use development to support a high quality of life. Please demonstrate on a revised site plan how this development complies with this policy.

Circulation:

19. Please revise the site plan to show the construction of a deceleration lane at northeastern site driveway. (DSPM Sec 5-3.206)
20. Please revise the site plan to show the construction of a minimum 8-foot wide sidewalk separated from back of curb along the Hayden Road frontage. (2008 Transportation Master Plan Ch. 7, Sec. 8; DSPM 5-3.100)
21. Please provide more detail regarding solid waste collection. Separate refuse enclosures will be required for the church and the apartments. (DSPM Sec. 2-1.804)
22. Fire lane will have to support 83,000 lb. emergency vehicle. Please provide more information about what material is being used with the next submittal. (DSPM Sec. 2-1.802)
23. Please submit a Traffic Impact Mitigation Analysis with the next submittal. (Zoning Ordinance, Sec. 1.303.)

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

24. A shelter shall be provided at all bus stops. There is an existing bus stop location located at the western entry, consider a bus stop shelter or transit amenity with the increase of density that complies with the DSPM Section 5-6 and Policy CM 1.8-1.10.
25. There will be huge access, safety and functional issues with having the main drive to the residential project go right by the main entrance to the place of worship. It is common for

pedestrians accessing such a facility to loiter outside the doors, which in this case would mean in the main drive aisle. In addition, having an entrance into the parking area adds unpredictable traffic movements in an already congested location. Please consider some modifications that could resolve some of the conflicts that would result from the proposed site plan including:

- Not accessing the residential parking area from this location.
- Shift the placement of the place of worship building to the northeast about 8 to 10 feet in order to create more entry plaza space for pedestrians.
- Install a speed table at the entrance to keep vehicular traffic as slow as possible.
- Consider some form of grade separation at this location.
- Consider using a roundabout at the intersection of the cross lane in front of the place of worship and the entry drive in order to handle more capacity and ease of traffic flow.

Circulation:

26. Please explore vehicular connection to the Home Depot driveway on the adjacent property to improve site access. (DSPM 5-3.201)

**Technical Corrections**

The following technical ordinance or policy related 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 a decision on the final plans submittal (construction and improvement documents) 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:

Site:

27. Please revise the site plan to provide lane striping on main site driveway at Hayden Road intersection – inbound, left, right/through. (Zoning Ordinance, Sec. 1.303.)
28. Please revise the site plan to eliminate “Y” intersection at internal intersection near main driveway entrance (near western corner of church building).
29. In accordance with the Zoning Ordinance Sec. 9.106, *“The entire required width and length of a parking space(s) shall not be obstructed by a column, or obstruction that is greater than six (6) inches in height....”* Please submit a revised site plan that conforms to this requirement.
30. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b. and Section 10.501.F.c.
31. Please increase the length of the parking screen wall that is at the northeast corner of the site so that it extends to the east property line and southwestward to the secondary entry drive. Please refer to Zoning Ordinance Sec. 9.106.F.
32. Please provide a screen wall that will be parallel to the drive aisle that is at northern edge of the parking area that is on the western portion of the site. Please refer to Zoning Ordinance Sec. 9.106.F.
33. Please revise the site plan so that it clearly indicates the location of the ingress/egress drives for the proposed parking structure. (Zoning Ordinance, Sec. 1.303.)

34. Utilize a dashed or dotted line to indicate the site area that will be allocated as bicycle parking spaces. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building. Please refer to the Plan & Report Requirements for Development Applications and DSPM Sec. 2-1.808 B.
35. There is a sidewalk that extends from Hayden Road to a building area that is noted as "Leasing". However, there are no dimensions for the width of the sidewalk and abutting landscape areas and parking areas. Please revise the design and dimensions of this sidewalk so that it complies with the Design Standards & Policies Manual Section 2-1.808.A.
36. Please indicate the location of above ground utility equipment. Utility equipment shall be placed so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. Please refer to the Plan & Report Requirements for Development Applications.
37. Please revise the site plan so that there will be landscape area, at least 15 feet wide, between the 'Sunrise Commons' and the adjacent commercial developments, along the eastern and southern property lines and the edge of the fire lane, in order that this portion of the site can be utilized as a landscape buffer that will be wide enough so that it will not interfere with horizontal and vertical clearances that will be needed for emergency vehicles and apparatus which may need to traverse this portion of the site. Please refer to the Scottsdale Design Standards & Policies Manual, Section 2-1.702.2 and Section 2-1.802.

Other:

38. Notes on the site plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.
39. Please revise the site plan to include the location of all right-of-way, utility, drainage, site visibility easements. Please labeled and dimension all easements on plan. (Zoning Ordinance, Sec. 1.303.)

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**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. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Community & Economic Development Division has had this application in review for 27 Staff Review Days since the application was determined to be administratively complete.



These 1<sup>st</sup> Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7713 or at [bcarr@ScottsdaleAZ.gov](mailto:bcarr@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr". The signature is written in a cursive, flowing style.

Brad Carr, AICP  
Senior Planner

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **10-GP-2013 & 19-ZN-2013**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 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 (PDF format)
- 4 copies: Revised Narrative for Project
- One copy: Revised General Plan graphics
- 2 copies: Updated Citizen Involvement Report
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

Context Aerial with the proposed Site Plan superimposed

Color            1    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Site Plan:

11    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Open Space Plan:

1    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Elevations:

Color            1    24" x 36"            1    11" x 17"            1    8 ½" x 11"  
B/W              1    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Elevation Worksheet(s):

1    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Landscape Plan:

Color            1    24" x 36"            1    11" x 17"            1    8 ½" x 11"  
B/W              1    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Site Cross Sections:

1    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Technical Reports:

- 2 copies of Revised Drainage Report
- 3 copies of Traffic Impact Mitigation Analysis (TIMA)
- 3 copies of Revised Water Design Report
- 3 copies of Revised Waste Water Design Report

Resubmit the revised Drainage Report, TIMA and Water and Waste Water Reports to your Project Coordinator with any prior City mark-up documents.

GPA #17

**Michele Hammond**

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**From:** Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Sent:** Friday, December 06, 2013 12:37 PM  
**To:** Michele Hammond  
**Cc:** Carr, Brad  
**Subject:** RE: 870-PA-2013 Sunrise/Impact

Michele,

Please use this correspondence as a documentation that staff will provide the required land use model for the above mentioned pre-application and its associated case submittal.

ADAM YARON | **PLANNER**

**CITY OF SCOTTSDALE**

Community & Economic Development Division  
Long Range Planning Services  
7506 E Indian School Rd | Scottsdale, Arizona  
T: 480.-312-2761

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**From:** Michele Hammond [<mailto:mh@brrlawaz.com>]  
**Sent:** Friday, December 06, 2013 12:27 PM  
**To:** Yaron, Adam  
**Subject:** 870-PA-2013 Sunrise/Impact

Adam:

Can City Staff run the model for GPA checklist item #17? We are submitting today at 4pm.

*Michele Hammond*

Principal Planner  
BERRY RIDDELL & ROSENSTEEL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
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**PLEASE NOTE OUR NEW FIRM NAME AND EMAIL ADDRESSES AS OF 1/1/2013.**

This message and any of the attached documents contain information from Berry Riddell & Rosensteel LLC that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message. Thank you.

10-GP-2013  
12/6/2013