

**Correspondence Between  
Staff and Applicant**



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

7447 East Indian School Road  
Scottsdale, Arizona 85251

October 19, 2015

24-DR-2015

David Wetta  
Wetta Ventures LLC  
3104 E Camelback Rd Ste 957  
Phoenix, AZ 85016

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No: 24-DR-2015 SkySong Restaurant**

The Development Review Board approved the above referenced case on October 15, 2015. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Fire Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Bryan Cluff, 480-312-2258.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Bryan Cluff  
Senior Planner  
bcluff@ScottsdaleAZ.gov

## About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Commercial, foundation, addition, tenant improvement/remodel</li> <li>Apartments/Condos</li> <li>Engineering site review</li> <li>Signs</li> <li>Plat fees</li> <li>Misc. Plan Review</li> <li>Lot Tie/Lot Split</li> <li>Pools &amp; Spas</li> <li>Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, standard plans</li> <li>Engineering site review</li> <li>Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, detached structure, standard plans</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins

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Bryan D. Cluff, LEED AP

Planner

City of Scottsdale

Planning, Neighborhood & Transportation

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bcluff@ScottsdaleAZ.gov

RE: SkySong Restaurants Building - Scottsdale Case No. 24-DR-2015  
Response to 2<sup>nd</sup> Review Comments Dated August 12, 2015

Dear Bryan:

We represent Wetta Ventures, LLC ("Wetta Ventures"), the developer of the of the 1.36 acre restaurants site at the northeast corner of N. Scottsdale Road and E. SkySong Boulevard (the "Site") within the ASU Scottsdale Innovation Center ("SkySong").

The development proposal consists of a one-story multi-tenant restaurants building consisting of 12,000 square feet of indoor space, 7,500 square feet of outdoor patio space and open area, a 3,000 square foot edible garden and 58 on-site parking spaces (the Project"). The goal of the Project is to provide additional food and beverage opportunities for people working and/or residing within SkySong, as well as people residing and/or working in the surrounding neighborhoods. The Project will activate SkySong's Scottsdale Road with a functional and timeless modern designed building, shaded pedestrian access from Scottsdale Road and public gathering spaces.

This letter serves as our official response to your August 12, 2015 second review comments pertaining to the Project and satisfies all general comments related to the Project plans for Case No. 24-DR-2015. Our responses to the comments listed below are shown in blue.

1. Regarding comment #3 from the 1<sup>st</sup> review letter – It appears that the open space requirements used on the site plan worksheet do not correspond with the requirements that were approved with the Skysong zoning. Per the amended standards, a minimum of 20% of the site shall be open space (increasing if building heights go above 90'). The submitted worksheet uses a 10% base with an additional amount based on heights above 10'. Please revise these calculations to correspond with the correct requirements.

Response:

The open space requirements on the revised site plan worksheet and open space plan included the resubmittal packet have been revised to correspond with the correct requirements.

2. The site lighting plan does not identify any building mounted light fixtures. Please clarify if there are any building mounted light fixtures proposed on the building, specifically on the west side of the building over the service doors and walkway. If any lights are proposed, please add those fixtures to the site lighting plan and show them on the building elevations.

Response:

The preliminary landscape plan included in the resubmittal packet depicts the locations of pole-mounted and bollard fixtures. The project design does not include any traditional building-mounted lighting fixtures. Lighting on the west elevation's service doors will be integrated into the door frames to minimize the impact on the building's narrative design elements.

3. Please update the building elevations to clearly identify which patterns of cast concrete will be located on each portion of the building. Patterns or photos may be used and tied to a key for better readability of the elevation materials and colors.

Response:

The building elevations have been updated to include photographs of the respective concrete colors and patterns which are tied to a key.

4. Please update or provide a new material and samples board that includes the cast concrete patterns and colors (may be photos if necessary). Please update the notations on the building elevations to correspond with those shown on the material board.

Response:

Photographs of the respective concrete patterns and colors have been placed on a separate materials sample board for the building's west elevation. The notations on the building elevations have been updated accordingly to correspond with those shown on the materials sample boards.

5. Please extend the sidewalk along the north side of the building so that it connects with the sidewalk on Scottsdale Road.

Response:

As reflected by the detail provided within the resubmittal packet, the sidewalk along the north side of the building has been extended to connect with Scottsdale Road.

6. The driveway from Skysong Boulevard has angle on the wrong side of the driveway making entering movements from the east more difficult. Provide angle on the east



side of the driveway (COS DS&PM Sec 5-3.205), or if necessary for emergency vehicle access, provide angle on both sides of driveway.

Response:

As reflected by the revised site plan provided within the resubmittal packet, both sides of the driveway have now been tapered.

7. Please expand the scope of the circulation plan to show the future driveway connections to the north and east of the subject site. What is shown of the driveway to the north appears to have a substantial reduction in width. Please provide clarification.

Response:

The driveway width for the connection to the north (future phase not a part of this project) is shown on the site plan at 24'-0" wide, consistent with the balance of the drive aisles throughout the site. Both the connection to the north and east (also future phase, not a part of this project) will have temporary 'end of road' barriers placed similar to the photograph in response to comment #8, below.

8. Comment #27 in the 1<sup>st</sup> review letter is not referring to the interim construction period, but the interim period of when the restaurant building is completed and the future buildings to the north and east are not completed. Please provide clarification of any temporary driveway connections north or east that may help with circulation. How will the edge condition be handled?

Response:

There will not be any temporary driveway connections provided to the north or east. Until the adjoining property to the north and/or south is developed and permanent driveway connections are established, the interim edge condition will be a flush curb at the edge of the pavement with a barricade (similar to the barricade depicted in the below photograph) to prevent vehicles from maneuvering on adjoining non-dustproofed surfaces.



9. Although the proposed trash pick-up is proposed to be private, it still requires approval of the design and methods by our solid waste department. Please provide additional information as to how the pick-up is supposed to function (who is

responsible for rolling out the bins), what are the dimensions of the containers, and how the truck accesses and picks up the containers.

Response:

An enlarged site plan detail depicting container size and arrangement has been included in the resubmittal packet. All trash collection will be by private contract. Trash enclosure has been sized to allow for all wash out and storage of any ancillary refuse-related items within the trash enclosure walls. Trash will be wheeled out on hand-carts from the west service doors along the walkway to the north into the man-gate at the south west corner of the refuse enclosure area. Each tenant will be supplied with no less than one 4-CuY trash and one 4-CuY recycle container into which their refuse will be placed. Collection will take place on a daily basis, according to a schedule that provides minimal interruption to the day-to-day operations of the rest of the project. Containers will be pushed out for collection by the private refuse contractor, and then pushed back into the refuse enclosure area after collection. A hose bib will be provided inside of the refuse enclosure area to enable the concrete apron and floor of the area(s) to be washed down daily. The floor drain(s) in this area will be routed through the grease interceptor system in accordance with all City of Scottsdale regulations.

Thank you for bringing these comments to our attention, as well as for the opportunity to address them. If you have any questions, please do not hesitate to contact myself at (602) 256-4461 or mvaz@gblaw.com or Rob Lane at (602) 256-4439 or rlane@gblaw.com.

Sincerely,  
GAMMAGE & BURNHAM



By

Manjula M. Vaz

MMV/rl  
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RE: SkySong Restaurants Building - Scottsdale Case No. 24-DR-2015  
Response to 1<sup>st</sup> Review Comments Dated June 11, 2015

Dear Bryan:

We represent Wetta Ventures, LLC ("Wetta Ventures"), the developer of the of the 1.36 acre restaurants site at the northeast corner of N. Scottsdale Road and E. SkySong Boulevard (the "Site") within the ASU Scottsdale Innovation Center ("SkySong").

The development proposal consists of a one-story multi-tenant restaurants building consisting of 12,000 square feet of indoor space, 7,500 square feet of outdoor patio space and open area, a 3,000 square foot edible garden and 58 on-site parking spaces (the Project"). The goal of the Project is to provide additional food and beverage opportunities for people working and/or residing within SkySong, as well as people residing and/or working in the surrounding neighborhoods. The Project will activate SkySong's Scottsdale Road with a functional and timeless modern designed building, shaded pedestrian access from Scottsdale Road and public gathering spaces.

This letter serves as our official response to your June 11, 2015 first review comments pertaining to the Project and satisfies all general comments related to the Project plans and narrative for Case No. 24-DR-2015. Our responses to the comments listed below are shown in blue.

**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. Within the "Open Spaces and Active Places" section of the Development Plan for Skysong, (pages 43-46 of Resolution No. 10057) as approved by City Council with zoning case 26-ZN-2004#2, the plan specifically describes a major plaza next to the proposed restaurant/retail building. Multiple sections within the plan describe this plaza as an "open space anchor" for the Skysong development that it is "visible from Scottsdale Road". The covered outdoor open space that is proposed on the east side of the building is not visible from Scottsdale Road, and appears to fall short of "The Plaza" that is described in the Development plan. In addition, the Development Plan identifies Scottsdale Road as the "front" of the Skysong development and states that most of the buildings will front on Scottsdale Road and McDowell Road, however, this proposed building appears to be turning its back on Scottsdale Road. To better achieve consistency with the Development Plan as described above, please rotate the building 90-degrees clockwise, so that the restaurant patio area and the public outdoor space are oriented to Skysong Boulevard. This will help activate the Scottsdale Road frontage by allowing the public outdoor space (The Plaza) to be visible from Scottsdale Road, and shifting the back-of-house to the north side of the building near the trash enclosure. This orientation can also allow for interaction between the covered outdoor area and the proposed working garden, thereby producing a larger and more active plaza space.

Response:

The siting of the Restaurants Building, visibility from Scottsdale Road and the role played by the proposed public plaza as an element of the Open Space Concept Plan's west "Plaza" anchor are addressed in detail in Section III.B of the revised Project Narrative.

2. Please update the project narrative to describe how the proposed development is in compliance with the Character and Design Element of the Southern Scottsdale Character Area Plan and include analysis that describes how the proposed development is in compliance with the SkySong Design Guidelines and Supplement.

Response:

A section has been added to the Project Narrative (Section III) describing compliance of the Restaurants Building project with:

- Zoning Ordinance Section 1.904 - Development Review Board Criteria
- SkySong Development Plan
- SkySong Design Guidelines Supplement
- Scottsdale Sensitive Design Principles
- Southern Scottsdale Character Area Plan – Character and Design Element
- City of Scottsdale Restaurant Design Guidelines

3. To demonstrate compliance with the amended development standard requirements of the approved Development Plan (26-ZN-2004#2), please provide an updated master site plan and master site plan worksheet that includes the entire existing development of Skysong, with site data and development standard tabulations. Please see the attached master site plan and site plan worksheet from Skysong 3 & 4 for reference. The submitted plans may be an update/revision to those existing plans.

Response:

The requested updated master site plan and worksheet are included as part of the resubmittal packet.

4. Please update the site plan to provide bicycle parking in conformance with Section 9.103.C of the Zoning Ordinance. Please 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 as required by the Design Standards & Policies Manual Section 2-1.808.B.

Response:

The Project will provide bicycle parking in accordance with Section 9.103.C of the Zoning Ordinance. Conceptual locations for bicycle parking depicted on the revised site plan do not conflict with site fixtures, landscape, equipment, or ADA accessibility routes.

5. The project narrative states that mechanical equipment will be screened by parapet walls and/or rooftop mechanical screens. Since the type, method, and material of any mechanical screening is subject to the Development Review Board approval, please provide additional information and details related to screening devices that will be utilized to screen any mechanical equipment in conformance with Section 7.105 of the Zoning Ordinance.

Response:

All rooftop mechanical equipment, including future restaurant tenant equipment such as makeup air and kitchen exhaust fans, will be located on the flat roof area of the building above the lease spaces and will be completely screened from view (full horizontal cutoff) by the parapet wall on all sides. As detailed on Sheets A201, A502 and A902 included in the resubmittal packet, the parapet wall will be integrated into the overall building design.

6. Please provide information and details related to the roof drainage system to demonstrate compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and

constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations per Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

Response:

The project will utilize internal roof drain leaders except for, as required by applicable building codes, overflow scuppers. If provided, the scuppers will conform to the criteria set forth in Scottsdale Design Standards & Policies Manual Section 2-1.401.4. In addition, the development will contemplate the harvesting of rainwater for use in on-site irrigation.

7. The Development Plan for Skysong requires that all buildings be constructed according to LEED requirements. Please update the project narrative to specify construction to a LEED standard.

Response:

All buildings at SkySong are required to be designed to achieve LEED certification. The building will be BD+C LEED 'Certified' for the Core & Shell according to the LEED certification requirements currently in effect. Text has been added to the Project Narrative (Section III.C) stating that the Restaurants Building will be LEED certified.

Fire:

8. Please update the site plan to include delineation of minimum driveway widths of 24' in conformance with Ord. 4045, 503.2.1.

Response:

All on-site driveways and drive-aisles are a minimum of 24'-0" wide. This information is delineated on the master site plan and detail site plan. The design is in conformance with Ord. 4045, 503.2.1.

9. Please update the site plan to demonstrate compliance with the minimum hydrant spacing requirements of Ord. 4045, 507.5.1.2. Include existing and proposed hydrants.

Response:

All existing and proposed hydrants are delineated and called out on the master site plan. The project's design is in conformance with Ord. 4045, 507.2.1.2.

10. Please update the site plan to demonstrate the minimum commercial turning radii (49' and 55') as required by the Design Standards & Policies Manual Section 2-1.801(5)

Response:

The site plan has been updated to demonstrate the minimum commercial turning radii of 49' and 55' and is in conformance with the Scottsdale Design Standards & Policies Manual Section 2-1.801(5).

**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:**

11. Please update the site plan so that all proposed sidewalks are a minimum of six (6) feet wide, in conformance with the Design Standards & policies Manual Section 2-1.808.

Response:

All sidewalks will have a minimum width of 6'-0". Major sidewalks are shown at 8'-0" wide, and the primary pedestrian connections provided to Scottsdale Road at the Breezeway and SkySong Boulevard sidewalk are 15'-4" and 12'-4" in width respectively.

12. Please update the site plan to show striping, a raised crosswalk, or some form of specialty paving where the sidewalk along Skysong Boulevard crosses over the new driveway into the proposed site, in conformance with the Design Standards & policies Manual Section 2-1.808.

Response:

In conformance with Scottsdale Design Standards & Policies Manual Section 2-1.808, enhanced paving is delineated and called out at the pedestrian crossing at SkySong Boulevard and the primary site entrance into the Project's parking lot.

13. Please provide section drawings of the proposed shade trellis and provide information that describes the shadow/shade that will be accomplished by the proposed shade trellis, given the horizontal dimensions of the walkway. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the following internet link:  
<http://www.scottsdaleaz.gov/design/Shading>

Response:

The proposed shade trellis draws on vertical elements found on existing office buildings within SkySong. Red steel is incorporated into the design of the shade trellis and the expanded metal mesh covering will have a minimum density of



75%. Details (Sheet A202) are included as part of the re-submittal packet. Scottsdale Sensitive Design Principle 9 is discussed within Section III.D of the Project Narrative.

14. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces to be 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 Sections 9.106.A.1.b. and 10.501.F.c.

Response:

In conformance with Zoning Ordinance Sections 9.106.a.1.b and 10.501.F.c and, as delineated on the site plan, all parking spaces that are perpendicular to hardscape or landscape areas have been adjusted to be 16'-0" in length with a 2'-0" vehicle overhang.

Landscape Design:

15. Please revise the preliminary landscape plan so that it indicates the quantity of each plant that is proposed for the project, in conformance with Zoning Ordinance Section 10.200, and the Plan & Report Requirements for Development Applications.

Response:

The revised preliminary landscape plan indicates the quantity of each plant proposed for the Project.

16. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

Response:

The planting density and layout on the revised preliminary landscape plan has been modified to represent the mature size of the proposed species in order to minimize maintenance, as well as to ensure the overall health of the plants.

17. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.

Response:

The placement of plants located near paved areas on the revised preliminary landscape plan has been modified to reduce the need to excessively trim or shear plants adjacent to pedestrian areas, parking spaces or other paved surfaces.

18. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and shrubs, and lights, specifically the S4 light fixture. Please refer to Section 7.600 of the Zoning Ordinance.

Response:

The revised preliminary landscape plan has been coordinated with the lighting plan to avoid conflicts between mature-size trees and shrubs and lights. The goal is to employ CPTED safety strategies to ensure that proper lighting levels are achieved.

19. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principle 13.

Response:

The revised preliminary landscape plan includes the locations of all fixtures, including building mounted and free standing fixtures. The plan is coordinated with the lighting layout to achieve at least 20 feet separation between tree trunks and light pole fixtures.

20. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that this plant will be at least five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas, in conformance with Section 2-1.1001.13 of the Design Standards & Policies Manual.

Response:

The placement of the Red Yucca on the revised preliminary landscape plan has been modified so that it is a minimum of five feet on-center from the edge of any parking spaces or pedestrian pathways or areas.

21. Due to the thorny spines of the *Echinocactus grusonii* Golden Barrel Cactus and *Fouquieria splendens* Ocotillo, please revise the landscape plan so that there will be a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, in conformance with Section 2-1.1001.13 of the Design Standards & Policies Manual.

Response:

The placement of the Golden Barrel Cactus and Ocotillo on the revised preliminary landscape plan has been modified so that there is a minimum of four feet between the edge of walkway and pedestrian areas and the edge of the mature plant.

Elevation Design:

22. Please provide clarification regarding the proposed roof structure and the proposed use of polycarbonate cladding. The building elevation drawings indicate a construction that appears to be markedly different from the perspective drawings. Please refer to the Plan & Report Requirements for Development Applications.

Response:

The proposed roof structure is a steel truss design necessary to cantilever the +/- 50' overhang that shades the building's public outdoor space. Revised renderings have been supplied to clarify the design intent for this building element. The primary structural elements (steel trusses) will be clad on all sides with a polycarbonate panel material, of which a sample is supplied with the materials board.

23. The proposed gradation in paint colors and the large text graphics that are applied to the wall surface on the west elevation of the building do not comply with the recommendations of the Scottsdale Restaurant Design Guidelines. Please provide an alternative design for the west elevation that complies with the City of Scottsdale Restaurant Design Guidelines, as well as the architectural design guidelines within the Development Plan for SkySong.

Response:

Coloring, textures and overall design of the west elevation wall surface are key elements in the Restaurants Building's "Garden to Table" concept. Additional architectural and site elements have been incorporated into other building walls, walkways and open spaces. The Project Narrative has been revised to include a description of this concept, as well as how it is expressed on the west elevation. The patterns and colors are derived from the site's agricultural heritage. They are subtle, conform to Scottsdale Sensitive Design Principles, and will not read as an "applied" treatment. See Sections II.B, II.C.1 and III.F of the Project Narrative.

24. Please revise the design of the building, trellis, and refuse enclosure so that they will utilize similar colors, materials, and textures that are found on the other buildings at SkySong. The proportion and massing as well as the use of details and special features found on the existing SkySong buildings should be appropriate to the smaller scale of the proposal. Please refer to the Scottsdale Restaurant Design Guidelines and guidelines within the Development Plan for Skysong.

Response:

The proposed Restaurants Building utilizes design elements found throughout SkySong. These include the large shade canopy on the east side of the building, steel used in the south shaded pedestrian walkway, paving details, hardscape design, landscape materials and lighting elements. The Project Narrative has been expanded to include a discussion (see Section III. C) with regard to how the building fits within SkySong's design context. Four-foot by four-foot samples of the concrete colors and patterns used on the west elevation are also being constructed and will be provided for the City's review.

25. Please revise the building colors scheme so that muted desert colors are utilized. Please refer to the Scottsdale Sensitive Design Principle 9, and the Scottsdale Restaurant Design Guidelines, Architecture section.

Response:

The building's color scheme draws directly from colors found in the desert and specifically relates to crops grown on the site from Hohokam times to the modern era. Discussion of these colors in the context of Scottsdale Sensitive Design Principle 9 and the Scottsdale Restaurant Design Guidelines, Architecture section have been added to Section III of the Project Narrative.

Lighting Design:

26. Please provide additional information on the proposed "luminous canopy" that is identified on the lighting site plan to demonstrate compliance with the City's Lighting Design Guidelines.

Response:

The polycarbonate cladding at the shade canopy will, like the fabric shade structure at the heart of the SkySong campus, allow the transmittance of light through its surface. The canopy will not, in fact, be illuminated by any direct or artificial means, and as such will simply produce an ambient glow by virtue of sunlight and other ambient light (such as the light from within the tenant spaces) passing through the translucent polycarbonate surfaces.

Circulation:

27. Please provide clarification as to how the proposed site will function with regard to vehicular and emergency & service vehicle access in the interim period prior to completion of the building and driveway improvements to the north and east of the proposed pad. The minimum requirements outlined in Section 2-1.800 of the Design Standards & Policies Manual apply.

Response:

Vehicular access for construction traffic will be accommodated along SkySong Boulevard as shown on the construction and emergency access plan provided. Vehicles will enter at a gate positioned in the approximate location of the future driveway entrance into the site's parking lot where an operable fence-panel will



be placed. The construction fire/rescue area will be immediately to the left of that entrance. A turn-around area at the north end of the site will be provided as shown.

### **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:**

28. Please eliminate the landscape symbols from the site plan. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Refer to the Plan & Report Requirements for Development Applications.

#### **Response:**

The landscape symbols have been removed from the site plans.

29. Please provide a black line circulation plan that has pathway/route symbols that will be easily readable when copied. Please refer to the Plan & Report Requirements for Development Applications.

#### **Response:**

A black-line circulation plan is included as part of the resubmittal packet.

30. On Sheet A401 Site Details, please clarify the details that are identified as No. 2 and No.3. Please refer to the Plan & Report Requirements for Development Applications.

#### **Response:**

All details have been updated and clarified.

31. Please update the site plan to clearly identify the existing public sidewalk along Scottsdale Road. Please refer to the Plan & Report Requirements for Development Applications.

#### **Response:**

The public sidewalk within the City ROW has been shaded and called out with notes. No work will be done within the City of Scottsdale ROW as part of the project with the exception of the 'breezeway' hardscape that runs to the back of curb at Scottsdale Road (shown on the site plan).

32. The proposed site plan identifies construction of a new sidewalk along Skysong Boulevard where there appears to be an existing sidewalk. Please provide

clarification on whether the existing sidewalk will remain or be replaced. Please refer to the Plan & Report Requirements for Development Applications.

Response:

A portion of new sidewalk will be constructed (as shown on the revised site plan) to effectively widen the existing sidewalk north of SkySong Boulevard.

---

Elevation:

33. Please provide building elevations that are black line drawings. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications.

Response:

Building elevations in 'black line' format are included as part of the resubmittal packet.

34. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications.

Response:

All materials are noted with keynotes on the elevations that accompany this resubmittal.

35. Please provide paint color drawdowns and revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models.

Response:

All materials samples have been provided on the revised materials boards included as part of the resubmittal packet.

Lighting:

36. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications.

Response:

All building-mounted lighting is shown on the building elevations. [Note: lighting on the west elevation's service doors is integrated into the door frame to minimize the impact on the building's narrative design elements]

Other:

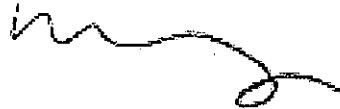
37. Please identify the registered architect that will be preparing the plans for this project. Please refer to Arizona Revised Statutes R4-30-304. Use of Seals.

Response:

Hayes R. McNeil AZ Registration # 43675.

Thank you for bringing these comments to our attention, as well as for the opportunity to address them. If you have any questions, please do not hesitate to contact myself at (602) 256-4461 or [mvaz@gblaw.com](mailto:mvaz@gblaw.com) or Rob Lane at (602) 256-4439 or [rlane@gblaw.com](mailto:rlane@gblaw.com).

Sincerely,  
GAMMAGE & BURNHAM



By

Manjula M. Vaz

MMV/rl  
Enclosures



9/4/15

David Wetta

Wetta Ventures LLC  
3104 E Camelback Rd Ste 957  
Phoenix, AZ 85016

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Mr. Wetta:

Your case 24-DR-2015, SkySong Restaurant is scheduled for the October 15, 2015 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on October 1<sup>st</sup>, to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
- 11 – 11"x17" collated and staple copies into packets
- and 1 - 8 ½"x11" copy of the following not stapled

- ☒ Combined context aerial and Site Plan (color)
- ☒ Site Plan (black and white) also include master site plan
- ☒ Master Site Plan worksheet
- ☒ Elevations (color)
- ☒ Elevations (black and white)
- ☒ Perspective (color)
- ☒ Streetscape Elevations (color)
- ☒ Material and Color Board (color)
- ☒ Landscape Plans (black and white)
- ☒ Electrical Site Plan (black and white)
- ☒ Exterior Lighting Cutsheets (black and white)
- ☐

- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov) to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, the electronic file shall be submitted to me by 1:00 p.m. on Monday October 12<sup>th</sup>. Please limit the presentation to the application. Your presentation is limited to a maximum of 10 minutes.

Thank you,

Bryan Cluff  
Planner

A handwritten signature in black ink, appearing to be "Bryan Cluff", is written over the printed name.



**GAMMAGE & BURNHAM**

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

July 27, 2015

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mvaz@gbllaw.com

Bryan D. Cluff, LEED AP  
Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation  
7447 E. Indian School Road, Suite 105  
Scottsdale, Arizona 85251  
(480) 312-2258  
bcluff@ScottsdaleAZ.gov

RE: SkySong Restaurants Building - Scottsdale Case No. 24-DR-2015  
Response to 1<sup>st</sup> Review Comments Dated June 11, 2015

Dear Bryan:

We represent Wetta Ventures, LLC ("Wetta Ventures"), the developer of the of the 1.36 acre restaurants site at the northeast corner of N. Scottsdale Road and E. SkySong Boulevard (the "Site") within the ASU Scottsdale Innovation Center ("SkySong").

The development proposal consists of a one-story multi-tenant restaurants building consisting of 12,000 square feet of indoor space, 7,500 square feet of outdoor patio space and open area, a 3,000 square foot edible garden and 58 on-site parking spaces (the Project"). The goal of the Project is to provide additional food and beverage opportunities for people working and/or residing within SkySong, as well as people residing and/or working in the surrounding neighborhoods. The Project will activate SkySong's Scottsdale Road with a functional and timeless modern designed building, shaded pedestrian access from Scottsdale Road and public gathering spaces.

This letter serves as our official response to your June 11, 2015 first review comments pertaining to the Project and satisfies all general comments related to the Project plans and narrative for Case No. 24-DR-2015. Our responses to the comments listed below are shown in blue.

**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. Within the "Open Spaces and Active Places" section of the Development Plan for Skysong, (pages 43-46 of Resolution No. 10057) as approved by City Council with zoning case 26-ZN-2004#2, the plan specifically describes a major plaza next to the proposed restaurant/retail building. Multiple sections within the plan describe this plaza as an "open space anchor" for the Skysong development that it is "visible from Scottsdale Road". The covered outdoor open space that is proposed on the east side of the building is not visible from Scottsdale Road, and appears to fall short of "The Plaza" that is described in the Development plan. In addition, the Development Plan identifies Scottsdale Road as the "front" of the Skysong development and states that most of the buildings will front on Scottsdale Road and McDowell Road, however, this proposed building appears to be turning its back on Scottsdale Road. To better achieve consistency with the Development Plan as described above, please rotate the building 90-degrees clockwise, so that the restaurant patio area and the public outdoor space are oriented to Skysong Boulevard. This will help activate the Scottsdale Road frontage by allowing the public outdoor space (The Plaza) to be visible from Scottsdale Road, and shifting the back-of-house to the north side of the building near the trash enclosure. This orientation can also allow for interaction between the covered outdoor area and the proposed working garden, thereby producing a larger and more active plaza space.

Response:

The siting of the Restaurants Building, visibility from Scottsdale Road and the role played by the proposed public plaza as an element of the Open Space Concept Plan's west "Plaza" anchor are addressed in detail in Section III.B of the revised Project Narrative.

2. Please update the project narrative to describe how the proposed development is in compliance with the Character and Design Element of the Southern Scottsdale Character Area Plan and include analysis that describes how the proposed development is in compliance with the SkySong Design Guidelines and Supplement.

Response:

A section has been added to the Project Narrative (Section III) describing compliance of the Restaurants Building project with:

- Zoning Ordinance Section 1.904 - Development Review Board Criteria
- SkySong Development Plan
- SkySong Design Guidelines Supplement
- Scottsdale Sensitive Design Principles
- Southern Scottsdale Character Area Plan – Character and Design Element
- City of Scottsdale Restaurant Design Guidelines

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3. To demonstrate compliance with the amended development standard requirements of the approved Development Plan (26-ZN-2004#2), please provide an updated master site plan and master site plan worksheet that includes the entire existing development of Skysong, with site data and development standard tabulations. Please see the attached master site plan and site plan worksheet from Skysong 3 & 4 for reference. The submitted plans may be an update/revision to those existing plans.

Response:

The requested updated master site plan and worksheet are included as part of the resubmittal packet.

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4. Please update the site plan to provide bicycle parking in conformance with Section 9.103.C of the Zoning Ordinance. Please 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 as required by the Design Standards & Policies Manual Section 2-1.808.B.

Response:

The Project will provide bicycle parking in accordance with Section 9.103.C of the Zoning Ordinance. Conceptual locations for bicycle parking depicted on the revised site plan do not conflict with site fixtures, landscape, equipment, or ADA accessibility routes.

5. The project narrative states that mechanical equipment will be screened by parapet walls and/or rooftop mechanical screens. Since the type, method, and material of any mechanical screening is subject to the Development Review Board approval, please provide additional information and details related to screening devices that will be utilized to screen any mechanical equipment in conformance with Section 7.105 of the Zoning Ordinance.

Response:

All rooftop mechanical equipment, including future restaurant tenant equipment such as makeup air and kitchen exhaust fans, will be located on the flat roof area of the building above the lease spaces and will be completely screened from view (full horizontal cutoff) by the parapet wall on all sides. As detailed on Sheets A201, A502 and A902 included in the resubmittal packet, the parapet wall will be integrated into the overall building design.

7

6. Please provide information and details related to the roof drainage system to demonstrate compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and

constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations per Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

Response:

The project will utilize internal roof drain leaders except for, as required by applicable building codes, overflow scuppers. If provided, the scuppers will conform to the criteria set forth in Scottsdale Design Standards & Policies Manual Section 2-1.401.4. In addition, the development will contemplate the harvesting of rainwater for use in on-site irrigation.

- ✓ 7. The Development Plan for Skysong requires that all buildings be constructed according to LEED requirements. Please update the project narrative to specify construction to a LEED standard.

Response:

All buildings at SkySong are required to be designed to achieve LEED certification. The building will be BD+C LEED 'Certified' for the Core & Shell according to the LEED certification requirements currently in effect. Text has been added to the Project Narrative (Section III.C) stating that the Restaurants Building will be LEED certified.

Fire:

- ✓ 8. Please update the site plan to include delineation of minimum driveway widths of 24' in conformance with Ord. 4045, 503.2.1.

Response:

All on-site driveways and drive-aisles are a minimum of 24'-0" wide. This information is delineated on the master site plan and detail site plan. The design is in conformance with Ord. 4045, 503.2.1.

- ✓ 9. Please update the site plan to demonstrate compliance with the minimum hydrant spacing requirements of Ord. 4045, 507.5.1.2. Include existing and proposed hydrants.

Response:

All existing and proposed hydrants are delineated and called out on the master site plan. The project's design is in conformance with Ord. 4045, 507.2.1.2.

- ✓ 10. Please update the site plan to demonstrate the minimum commercial turning radii (49' and 55') as required by the Design Standards & Policies Manual Section 2-1.801(5)



Response:

The site plan has been updated to demonstrate the minimum commercial turning radii of 49' and 55' and is in conformance with the Scottsdale Design Standards & Policies Manual Section 2-1.801(5).

**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:

11. Please update the site plan so that all proposed sidewalks are a minimum of six (6) feet wide, in conformance with the Design Standards & policies Manual Section 2-1.808.

Response:

All sidewalks will have a minimum width of 6'-0". Major sidewalks are shown at 8'-0" wide, and the primary pedestrian connections provided to Scottsdale Road at the Breezeway and SkySong Boulevard sidewalk are 15'-4" and 12'-4" in width respectively.

7. 12. Please update the site plan to show striping, a raised crosswalk, or some form of specialty paving where the sidewalk along Skysong Boulevard crosses over the new driveway into the proposed site, in conformance with the Design Standards & policies Manual Section 2-1.808.

Response:

In conformance with Scottsdale Design Standards & Policies Manual Section Section 2-1.808, enhanced paving is delineated and called out at the pedestrian crossing at SkySong Boulevard and the primary site entrance into the Project's parking lot.

- ✓ 13. Please provide section drawings of the proposed shade trellis and provide information that describes the shadow/shade that will be accomplished by the proposed shade trellis, given the horizontal dimensions of the walkway. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the following internet link:  
<http://www.scottsdaleaz.gov/design/Shading>

Response:

The proposed shade trellis draws on vertical elements found on existing office buildings within SkySong. Red steel is incorporated into the design of the shade trellis and the expanded metal mesh covering will have a minimum density of

75%. Details (Sheet A202) are included as part of the re-submittal packet. Scottsdale Sensitive Design Principle 9 is discussed within Section III.D of the Project Narrative.

- ✓ 14. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces to be 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 Sections 9.106.A.1.b. and 10.501.F.c.

Response:

In conformance with Zoning Ordinance Sections 9.106.a.1.b and 10.501.F.c and, as delineated on the site plan, all parking spaces that are perpendicular to hardscape or landscape areas have been adjusted to be 16'-0" in length with a 2'-0" vehicle overhang.

Landscape Design:

- ✓ 15. Please revise the preliminary landscape plan so that it indicates the quantity of each plant that is proposed for the project, in conformance with Zoning Ordinance Section 10.200, and the Plan & Report Requirements for Development Applications.

Response:

The revised preliminary landscape plan indicates the quantity of each plant proposed for the Project.

- ✓ 16. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

Response:

The planting density and layout on the revised preliminary landscape plan has been modified to represent the mature size of the proposed species in order to minimize maintenance, as well as to ensure the overall health of the plants.

- ✓ 17. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.



Response:

The placement of plants located near paved areas on the revised preliminary landscape plan has been modified to reduce the need to excessively trim or shear plants adjacent to pedestrian areas, parking spaces or other paved surfaces.

- ✓ 18. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and shrubs, and lights, specifically the S4 light fixture. Please refer to Section 7.600 of the Zoning Ordinance.

Response:

The revised preliminary landscape plan has been coordinated with the lighting plan to avoid conflicts between mature-size trees and shrubs and lights. The goal is to employ CPTED safety strategies to ensure that proper lighting levels are achieved.

- ✓ 19. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principle 13.

Response:

The revised preliminary landscape plan includes the locations of all fixtures, including building mounted and free standing fixtures. The plan is coordinated with the lighting layout to achieve at least 20 feet separation between tree trunks and light pole fixtures.

- ✓ 20. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that this plant will be at least five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas, in conformance with Section 2-1.1001.13 of the Design Standards & Policies Manual.

Response:

The placement of the Red Yucca on the revised preliminary landscape plan has been modified so that it is a minimum of five feet on-center from the edge of any parking spaces or pedestrian pathways or areas.

- ✓ 21. Due to the thorny spines of the *Echinocactus grusonii* Golden Barrel Cactus and *Fouquieria splendens* Ocotillo, please revise the landscape plan so that there will be a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, in conformance with Section 2-1.1001.13 of the Design Standards & Policies Manual.

Response:

The placement of the Golden Barrel Cactus and Ocotillo on the revised preliminary landscape plan has been modified so that there is a minimum of four feet between the edge of walkway and pedestrian areas and the edge of the mature plant.

Elevation Design:

- ✓ 22. Please provide clarification regarding the proposed roof structure and the proposed use of polycarbonate cladding. The building elevation drawings indicate a construction that appears to be markedly different from the perspective drawings. Please refer to the Plan & Report Requirements for Development Applications.

Response:

The proposed roof structure is a steel truss design necessary to cantilever the +/- 50' overhang that shades the building's public outdoor space. Revised renderings have been supplied to clarify the design intent for this building element. The primary structural elements (steel trusses) will be clad on all sides with a polycarbonate panel material, of which a sample is supplied with the materials board.

- ✓ 23. The proposed gradation in paint colors and the large text graphics that are applied to the wall surface on the west elevation of the building do not comply with the recommendations of the Scottsdale Restaurant Design Guidelines. Please provide an alternative design for the west elevation that complies with the City of Scottsdale Restaurant Design Guidelines, as well as the architectural design guidelines within the Development Plan for SkySong.

Response:

Coloring, textures and overall design of the west elevation wall surface are key elements in the Restaurants Building's "Garden to Table" concept. Additional architectural and site elements have been incorporated into other building walls, walkways and open spaces. The Project Narrative has been revised to include a description of this concept, as well as how it is expressed on the west elevation. The patterns and colors are derived from the site's agricultural heritage. They are subtle, conform to Scottsdale Sensitive Design Principles, and will not read as an "applied" treatment. See Sections II.B, II.C.1 and III.F of the Project Narrative.

- ✓ 24. Please revise the design of the building, trellis, and refuse enclosure so that they will utilize similar colors, materials, and textures that are found on the other buildings at SkySong. The proportion and massing as well as the use of details and special features found on the existing SkySong buildings should be appropriate to the smaller scale of the proposal. Please refer to the Scottsdale Restaurant Design Guidelines and guidelines within the Development Plan for Skysong.

Response:

The proposed Restaurants Building utilizes design elements found throughout SkySong. These include the large shade canopy on the east side of the building, steel used in the south shaded pedestrian walkway, paving details, hardscape design, landscape materials and lighting elements. The Project Narrative has been expanded to include a discussion (see Section III. C) with regard to how the building fits within SkySong's design context. Four-foot by four-foot samples of the concrete colors and patterns used on the west elevation are also being constructed and will be provided for the City's review.

- ✓ 25. Please revise the building colors scheme so that muted desert colors are utilized. Please refer to the Scottsdale Sensitive Design Principle 9, and the Scottsdale Restaurant Design Guidelines, Architecture section.

Response:

The building's color scheme draws directly from colors found in the desert and specifically relates to crops grown on the site from Hohokam times to the modern era. Discussion of these colors in the context of Scottsdale Sensitive Design Principle 9 and the Scottsdale Restaurant Design Guidelines, Architecture section have been added to Section III of the Project Narrative.

Lighting Design:

- 7 26. Please provide additional information on the proposed "luminous canopy" that is identified on the lighting site plan to demonstrate compliance with the City's Lighting Design Guidelines.

Response:

The polycarbonate cladding at the shade canopy will, like the fabric shade structure at the heart of the SkySong campus, allow the transmittance of light through its surface. The canopy will not, in fact, be illuminated by any direct or artificial means, and as such will simply produce an ambient glow by virtue of sunlight and other ambient light (such as the light from within the tenant spaces) passing through the translucent polycarbonate surfaces.

Circulation:

27. Please provide clarification as to how the proposed site will function with regard to vehicular and emergency & service vehicle access in the interim period prior to completion of the building and driveway improvements to the north and east of the proposed pad. The minimum requirements outlined in Section 2-I.800 of the Design Standards & Policies Manual apply.

Response:

Vehicular access for construction traffic will be accommodated along SkySong Boulevard as shown on the construction and emergency access plan provided. Vehicles will enter at a gate positioned in the approximate location of the future driveway entrance into the site's parking lot where an operable fence panel will

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be placed. The construction fire/rescue area will be immediately to the left of that entrance. A turn-around area at the north end of the site will be provided as shown.

### **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:

- ✓ 28. Please eliminate the landscape symbols from the site plan. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Refer to the Plan & Report Requirements for Development Applications.

#### Response:

The landscape symbols have been removed from the site plans.

- ✓ 29. Please provide a black line circulation plan that has pathway/route symbols that will be easily readable when copied. Please refer to the Plan & Report Requirements for Development Applications.

#### Response:

A black-line circulation plan is included as part of the resubmittal packet.

- ✓ 30. On Sheet A401 Site Details, please clarify the details that are identified as No. 2 and No.3. Please refer to the Plan & Report Requirements for Development Applications.

#### Response:

All details have been updated and clarified.

- ✓ 31. Please update the site plan to clearly identify the existing public sidewalk along Scottsdale Road. Please refer to the Plan & Report Requirements for Development Applications.

#### Response:

The public sidewalk within the City ROW has been shaded and called out with notes. No work will be done within the City of Scottsdale ROW as part of the project with the exception of the 'breezeway' hardscape that runs to the back of curb at Scottsdale Road (shown on the site plan).

- ✓ 32. The proposed site plan identifies construction of a new sidewalk along Skysong Boulevard where there appears to be an existing sidewalk. Please provide

clarification on whether the existing sidewalk will remain or be replaced. Please refer to the Plan & Report Requirements for Development Applications.

Response:

A portion of new sidewalk will be constructed (as shown on the revised site plan) to effectively widen the existing sidewalk north of SkySong Boulevard.

Elevation:

33. Please provide building elevations that are black line drawings. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications.

Response:

Building elevations in 'black line' format are included as part of the resubmittal packet.

34. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications.

Response:

All materials are noted with keynotes on the elevations that accompany this resubmittal.

35. Please provide paint color drawdowns and revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models.

Response:

All materials samples have been provided on the revised materials boards included as part of the resubmittal packet.

Lighting:

36. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications.

Response:

All building-mounted lighting is shown on the building elevations. [Note: lighting on the west elevation's service doors is integrated into the door frame to minimize the impact on the building's narrative design elements]

Other:

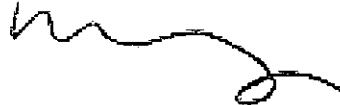
37. Please identify the registered architect that will be preparing the plans for this project. Please refer to Arizona Revised Statutes R4-30-304. Use of Seals.

Response:

Hayes R. McNeil AZ Registration # 43675.

Thank you for bringing these comments to our attention, as well as for the opportunity to address them. If you have any questions, please do not hesitate to contact myself at (602) 256-4461 or mvaz@gblaw.com or Rob Lane at (602) 256-4439 or rlane@gblaw.com.

Sincerely,  
GAMMAGE & BURNHAM



By

Manjula M. Vaz

MMV/rl  
Enclosures



## Cluff, Bryan

---

**From:** Cluff, Bryan  
**Sent:** Wednesday, August 12, 2015 3:52 PM  
**To:** 'DW@WETTAVENTURES.COM'  
**Cc:** 'Robert Lane (rlane@gblaw.com)'; 'mike@brickandwest.com'  
**Subject:** Skysong Restaurant 2nd Review

Hello Mr. Wetta,

Staff has completed the 2<sup>nd</sup> review of the above mentioned project. There are still a few outstanding items that need to be addressed, however they are fairly minor, so I have decided to address them via email. Please see the remaining concerns below:

- Regarding comment #3 from the 1<sup>st</sup> review letter – It appears that the open space requirements used on the site plan worksheet do not correspond with the requirements that were approved with the Skysong zoning. Per the amended standards, a minimum of 20% of the site shall be open space (increasing if building heights go above 90'). The submitted worksheet uses a 10% base with an additional amount based on heights above 10'. Please revise these calculations to correspond with the correct requirements.
- The site lighting plan does not identify any building mounted light fixtures. Please clarify if there are any building mounted light fixtures proposed on the building, specifically on the west side of the building over the service doors and walkway. If any lights are proposed, please add those fixtures to the site lighting plan and show them on the building elevations.
- Please update the building elevations to clearly identify which patterns of cast concrete will be located on each portion of the building. Patterns or photos may be used and tied to a key for better readability of the elevation materials and colors.
- Please update or provide a new material and samples board that includes the cast concrete patterns and colors (may be photos if necessary). Please update the notations on the building elevations to correspond with those shown on the material board.
- Please extend the sidewalk along the north side of the building so that it connects with the sidewalk on Scottsdale Road.
- The driveway from Skysong Boulevard has angle on the wrong side of the driveway making entering movements from the east more difficult. Provide angle on the east side of the driveway (COS DS&PM Sec 5-3.205), or if necessary for emergency vehicle access, provide angle on both sides of driveway.
- Please expand the scope of the circulation plan to show the future driveway connections to the north and east of the subject site. What is shown of the driveway to the north appears to have a substantial reduction in width. Please provide clarification.
- Comment #27 in the 1<sup>st</sup> review letter is not referring to the interim construction period, but the interim period of when the restaurant building is completed and the future buildings to the north and east are not completed. Please provide clarification of any temporary driveway connections north or east that may help with circulation. How will the edge condition be handled?
- Although the proposed trash pick-up is proposed to be private, it still requires approval of the design and methods by our solid waste department. Please provide additional information as to how the pick-up is supposed to function (who is responsible for rolling out the bins), what are the dimensions of the containers, and how the truck accesses and picks up the containers.

Please let me know if you have any questions.

Thanks,

**Bryan D. Cluff, LEED AP**

Planner

City of Scottsdale

Planning, Neighborhood & Transportation

Phone: 480-312-2258

Fax: 480-312-7088

[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

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6/11/15

David Wetta  
Wetta Ventures LLC  
3104 E Camelback Rd Ste 957  
Phoenix, AZ 85016

RE: 24-DR-2015  
SkySong Restaurant

Dear Mr. Wetta:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/6/15. The following **1<sup>st</sup> Review Comments** represent the review performed 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. Within the "Open Spaces and Active Places" section of the Development Plan for Skysong, (pages 43-46 of Resolution No. 10057) as approved by City Council with zoning case 26-ZN-2004#2, the plan specifically describes a major plaza next to the proposed restaurant/retail building. Multiple sections within the plan describe this plaza as an "open space anchor" for the Skysong development that it is "visible from Scottsdale Road". The covered outdoor open space that is proposed on the east side of the building is not visible from Scottsdale Road, and appears to fall short of "The Plaza" that is described in the Development plan. In addition, the Development Plan identifies Scottsdale Road as the "front" of the Skysong development and states that most of the buildings will front on Scottsdale Road and McDowell Road, however, this proposed building appears to be turning its back on Scottsdale Road.

To better achieve consistency with the Development Plan as described above, please rotate the building 90-degrees clockwise, so that the restaurant patio area and the public outdoor space are oriented to Skysong Boulevard. This will help activate the Scottsdale Road frontage by allowing the public outdoor space (The Plaza) to be visible from Scottsdale Road, and shifting the back-of-house to the north side of the building near the trash enclosure. This orientation

can also allow for interaction between the covered outdoor area and the proposed working garden, thereby producing a larger and more active plaza space.

2. Please update the project narrative to describe how the proposed development is in compliance with the Character and Design Element of the Southern Scottsdale Character Area Plan and include analysis that describes how the proposed development is in compliance with the SkySong Design Guidelines and Supplement.
3. To demonstrate compliance with the amended development standard requirements of the approved Development Plan (26-ZN-2004#2), please provide an updated master site plan and master site plan worksheet that includes the entire existing development of Skysong, with site data and development standard tabulations. Please see the attached master site plan and site plan worksheet from Skysong 3 & 4 for reference. The submitted plans may be an update/revision to those existing plans.
4. Please update the site plan to provide bicycle parking in conformance with Section 9.103.C of the Zoning Ordinance. Please 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 as required by the Design Standards & Policies Manual Section 2-1.808.B.
5. The project narrative states that mechanical equipment will be screened by parapet walls and/or rooftop mechanical screens. Since the type, method, and material of any mechanical screening is subject to the Development Review Board approval, please provide additional information and details related to screening devices that will be utilized to screen any mechanical equipment in conformance with Section 7.105 of the Zoning Ordinance.
6. Please provide information and details related to the roof drainage system to demonstrate compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations per Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
7. The Development Plan for Skysong requires that all buildings be constructed according to LEED requirements. Please update the project narrative to specify construction to a LEED standard.

Fire:

8. Please update the site plan to include delineation of minimum driveway widths of 24' in conformance with Ord. 4045, 503.2.1.
9. Please update the site plan to demonstrate compliance with the minimum hydrant spacing requirements of Ord. 4045, 507.5.1.2. Include existing and proposed hydrants.
10. Please update the site plan to demonstrate the minimum commercial turning radii (49' and 55') as required by the Design Standards & Policies Manual Section 2-1.801(5)

**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:

11. Please update the site plan so that all proposed sidewalks are a minimum of six (6) feet wide, in conformance with the Design Standards & policies Manual Section 2-1.808.
12. Please update the site plan to show striping, a raised crosswalk, or some form of specialty paving where the sidewalk along Skysong Boulevard crosses over the new driveway into the proposed site, in conformance with the Design Standards & policies Manual Section 2-1.808.
13. Please provide section drawings of the proposed shade trellis and provide information that describes the shadow/shade that will be accomplished by the proposed shade trellis, given the horizontal dimensions of the walkway. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
14. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces to be 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 Sections 9.106.A.1.b. and 10.501.F.c.

Landscape Design:

15. Please revise the preliminary landscape plan so that it indicates the quantity of each plant that is proposed for the project, in conformance with Zoning Ordinance Section 10.200, and the Plan & Report Requirements for Development Applications.
16. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.501.
17. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.
18. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and shrubs, and lights, specifically the S4 light fixture. Please refer to Section 7.600 of the Zoning Ordinance.
19. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principle 13.
20. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that this plant will be at least five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas, in conformance with Section 2-1.1001.13 of the Design Standards & Policies Manual.

21. Due to the thorny spines of the *Echinocactus grusonii* Golden Barrel Cactus and *Fouquieria splendens* Ocotillo, please revise the landscape plan so that there will be a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, in conformance with Section 2-1.1001.13 of the Design Standards & Policies Manual.

Elevation Design:

22. Please provide clarification regarding the proposed roof structure and the proposed use of polycarbonate cladding. The building elevation drawings indicate a construction that appears to be markedly different from the perspective drawings. Please refer to the Plan & Report Requirements for Development Applications.
23. The proposed gradation in paint colors and the large text graphics that are applied to the wall surface on the west elevation of the building do not comply with the recommendations of the Scottsdale Restaurant Design Guidelines. Please provide an alternative design for the west elevation that complies with the City of Scottsdale Restaurant Design Guidelines, as well as the architectural design guidelines within the Development Plan for Skysong.
24. Please revise the design of the building, trellis, and refuse enclosure so that they will utilize similar colors, materials, and textures that are found on the other buildings at SkySong. The proportion and massing as well as the use of details and special features found on the existing SkySong buildings should be appropriate to the smaller scale of the proposal. Please refer to the Scottsdale Restaurant Design Guidelines and guidelines within the Development Plan for Skysong.
25. Please revise the building colors scheme so that muted desert colors are utilized. Please refer to the Scottsdale Sensitive Design Principle 9, and the Scottsdale Restaurant Design Guidelines, Architecture section.

Lighting Design:

26. Please provide additional information on the proposed "luminous canopy" that is identified on the lighting site plan to demonstrate compliance with the City's Lighting Design Guidelines.

Circulation:

27. Please provide clarification as to how the proposed site will function with regard to vehicular and emergency & service vehicle access in the interim period prior to completion of the building and driveway improvements to the north and east of the proposed pad. The minimum requirements outlined in Section 2-1.800 of the Design Standards & Policies Manual apply.

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:

28. Please eliminate the landscape symbols from the site plan. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Refer to the Plan & Report Requirements for Development Applications.



29. Please provide a black line circulation plan that has pathway/route symbols that will be easily readable when copied. Please refer to the Plan & Report Requirements for Development Applications.
30. On Sheet A401 Site Details, please clarify the details that are identified as No. 2 and No.3. Please refer to the Plan & Report Requirements for Development Applications.
31. Please update the site plan to clearly identify the existing public sidewalk along Scottsdale Road. Please refer to the Plan & Report Requirements for Development Applications.
- ~~32. The proposed site plan identifies construction of a new sidewalk along Skysong Boulevard where there appears to be an existing sidewalk. Please provide clarification on whether the existing sidewalk will remain or be replaced. Please refer to the Plan & Report Requirements for Development Applications.~~

Elevation:

33. Please provide building elevations that are black line drawings. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications.
34. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications.
35. Please provide paint color drawdowns and revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models.

Lighting:

36. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications.

Other:

37. Please identify the registered architect that will be preparing the plans for this project. Please refer to Arizona Revised Statutes R4-30-304. Use of Seals.

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.**

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 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'Bryan Cluff', written over a horizontal line.

Bryan Cluff  
Planner

Attachments:

- 1 – Master Site Plan from Skysong 3 & 4 (for reference only)
- 2 – Master Site Plan Worksheet from Skysong 3& 4 (for reference only)

cc: ASUF Scottsdale, LLC.  
Don Couvillion  
(Owner – Via Email)

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

Case Number: **24-DR-2015**

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 (DWG or DWF format only)
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:

6	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

☒ Master Site Plan:

6	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

☒ Master Site Plan Worksheet:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

☒ Elevations:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

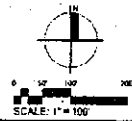
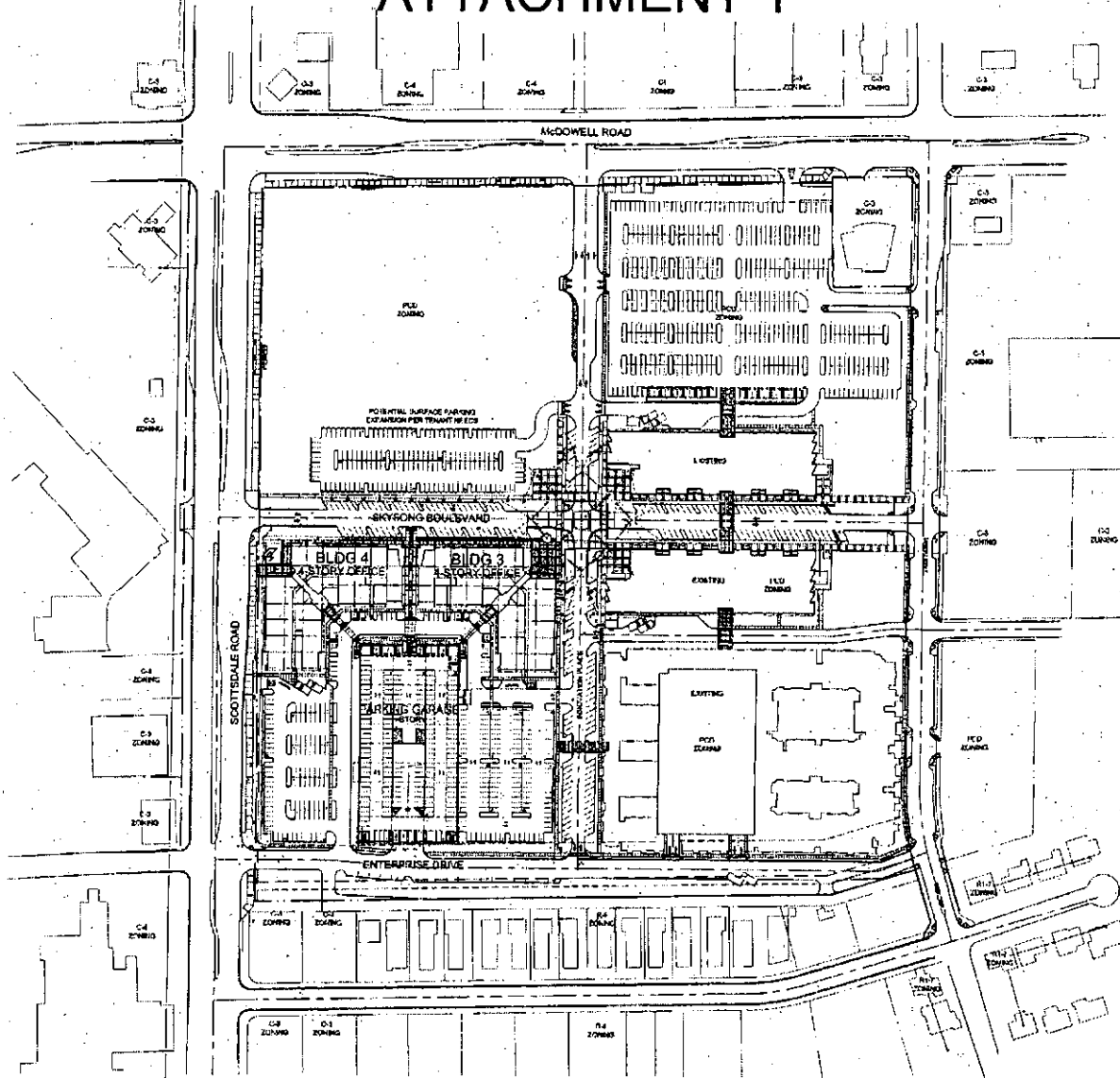
☒ Perspective(s): (if changed)

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Landscape Plan:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

# ATTACHMENT 1



## SITE PLAN DATA

### PROJECT DATA:

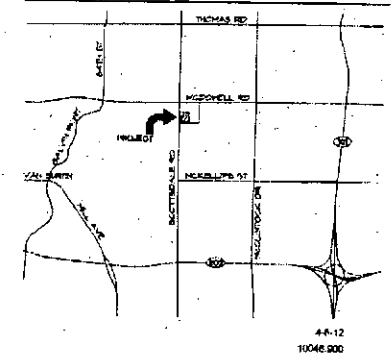
PARCEL ZONING	P-1
GROSS LOT AREA	1,970,373 SQ. FT. (45.1 AC)
TOTAL LOT AREA	1,881,879 SQ. FT. (42.8 AC)
TOTAL BUILDING FOOTPRINT	
BUILDING 1	15,000 S.F.
BUILDING 2	15,000 S.F.
BUILDING 3	15,000 S.F.
BUILDING 4	15,000 S.F.
GARAGE	15,000 S.F.
TOTAL	60,000 S.F.
TOTAL BUILDING AREA	60,000 S.F.
BUILDING 1	15,000 S.F.
BUILDING 2	15,000 S.F.
BUILDING 3	15,000 S.F.
BUILDING 4	15,000 S.F.
GARAGE	15,000 S.F.
TOTAL	60,000 S.F.
LOT COVERAGE	3.0%
BUILDING HEIGHT ALLOWED	10'
MAXIMUM HEIGHT PROPOSED	17'-6"

OWNER:  
SKYSONG PLAZA, AN ASSOCIATE OF PLAZA COMPANIES  
1421 W. THUNDERBOLT RD.  
SUITE 200  
PHOENIX, AZ 85015  
CONTACT: ARI STUBBS

DEVELOPER:  
PLAZA COMPANIES  
1421 W. THUNDERBOLT RD.  
SUITE 200  
PHOENIX, AZ 85015  
CONTACT: ARI STUBBS

ARCHITECT:  
BUREAU OF ARCHITECTURE  
1011 E. WASHINGTON ST.  
SUITE 100  
PHOENIX, AZ 85014  
CONTACT: ALI GUTENBERG  
KOREY WILKES

## VICINITY MAP



PLAZA  
COMPANIES

ASU Foundation  
for a NEW AMERICAN UNIVERSITY  
ARIZONA STATE UNIVERSITY

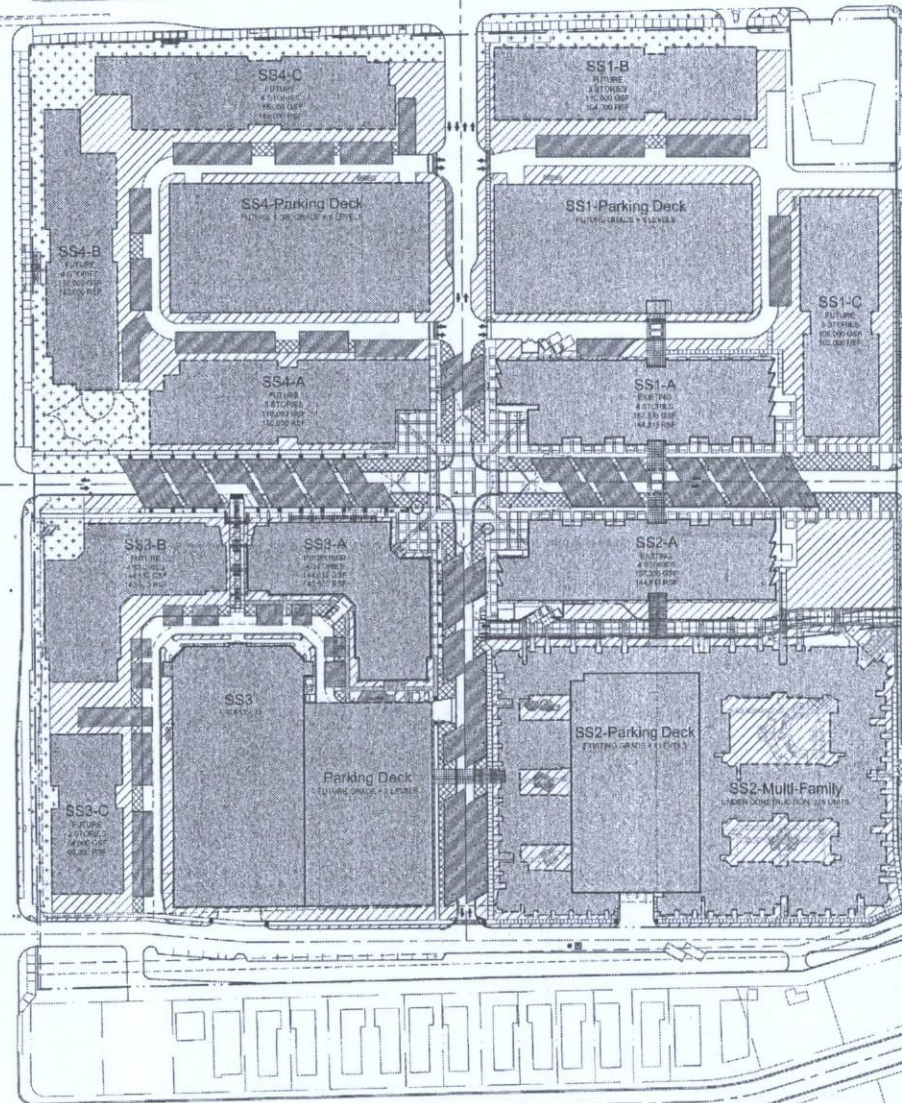
SKYSONG 3 & 4  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA

SP.1



Bd  
g  
Burley Design Group, Inc.  
1000 N. 10th St., Suite 100  
Phoenix, AZ 85004

# ATTACHMENT 2



1 SITE PLAN WORKSHEET  
SCALE: 1" = 80'-0"

## SITE PLAN WORKSHEET DATA

**PROJECT DATA:**  
PROJECT DATA ZONING: PG  
NET SITE AREA: 422,849 S.F. (9.7 ACRES)  
BUILDING HEIGHT: 61'-4" (T.O.R.)

### OPEN SPACE CALCULATIONS:

**REQUIRED OPEN SPACE:**  
MAXIMUM BUILDING HEIGHT = 61'-4" (T.O.R.) PROPOSED  
1,217.18' x 80' = 97,374.40 S.F. ALLOWED  
- SEE SHEET A02 FOR PROJECT INFO CALCS.  
FIRST 12' OF HEIGHT = 10% NET LOT AREA  
= 30' x 422,849 S.F. = 42,284.88 S.F.  
NEXT 12' OF HEIGHT = 12' x 20% x 422,849 S.F. = 10,148.38 S.F.  
OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)  
= 42,284.88 S.F. + 10,148.38 S.F. = 52,433.26 S.F.  
OPEN SPACE PROVIDED = 328,461 S.F.  
**PARKING LOT LANDSCAPING REQUIRED:**  
PARKING LOT AREA = 258  
170,825 S.F. x .15 = 25,823.75 S.F.  
PARKING LOT AREA PROVIDED = 3,141 S.F.

- DENOTES PRIORITY OPEN SPACE  
8,584 S.F. TOTAL
- DENOTES OPEN SPACE OTHER THAN  
PRIORITY OPEN SPACE  
294,241 S.F. TOTAL
- DENOTES PARKING LOT LANDSCAPING  
SURT S.F. TOTAL
- DENOTES PARKING LOT AREA  
170,825 S.F. TOTAL



Butter Design Group Inc.  
Architects & Planners  
8017 East Washington St.  
Suite 107  
Phoenix, Arizona 85034  
phone 602-957-1800  
fax 602-957-7722



RECEIVED BY THE CITY OF SCOTTSDALE  
PLANNING DEPARTMENT  
JAN 11 2011



**SKYSONG PLAZA 3**  
1365 NORTH SCOTTSDALE RD.,  
SCOTTSDALE, AZ  
**SKYSONG**

Revisions:

CITY COMMENTS 07/16/15

Title: SITE PLAN WORKSHEET  
Date: 05.22.13  
Project Number: 10046.001  
Drawn By: AM  
Checked By: KW  
CAD File: SPW  
Sheet Number:



PLAN CHECKED: 2010-10-11 CASE# 2010-0016

## **Cluff, Bryan**

---

**From:** Cluff, Bryan  
**Sent:** Thursday, June 11, 2015 5:48 PM  
**To:** 'DW@WETTAVENTURES.COM'  
**Cc:** Robert Lane (rlane@gbllaw.com); Don Couvillion <Don.Couvillion@asu.edu> (Don.Couvillion@asu.edu)  
**Subject:** 24-DR-2015 Skysong Restaurant  
**Attachments:** APPLICATION30DAYLETTER\_44955\_.pdf

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Mr. Wetta,


City staff has completed the 1<sup>st</sup> review of the above referenced Development Review Board submittal. The comments are attached. Please let me know if you have any questions. We are happy to meet with you and go over the comments if necessary.

Thank you,

**Bryan D. Cluff, LEED AP**  
Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation  
Phone: 480-312-2258  
Fax: 480-312-7088  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

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Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

5/6/15

Contact Name:

DAVID WIETTA

Firm name:

WIETTA VENTURES

Address:

City, State Zip:

RE: Application Accepted for Review.

56 - PA- 2015

Dear

MR. WIETTA

It has been determined that your Development Application for

SKYSONG RESTAURANT

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

BRYAN CLARK

Title:

PLANNING

Phone number:

480-312-2258

Email address:

bclark@scottsdaleAZ.GOV

24-DR-2015  
5/6/2015