

**Correspondence Between
Staff and Applicant**



March 19, 2015

David Freedman
Harley Ellis Devereaux
601 S. Figueroa St. #500
Los Angeles, CA. 90017

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

Mr. Freedman:

Your case 51-DR-2014, Inspire on Earll is scheduled for the 4/16/2015 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 4/9/15 in order 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)
- Elevations (color)
- Elevations (black and white)
- Perspective (color)
- Streetscape Elevations (color)
- Material and Color Board (color)
- Landscape Plans (all sheets, black and white)
- Electrical Site Plan (black and white)
- Exterior Lighting Cutsheets (black and white)
- Roof Plan (Sheet A-103)

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

Please contact me at 480-312-4306 or at gbloemberg@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 4/13/15. Please limit the presentation to the application. Your presentation is limited to a maximum of 10 minutes.

Thank you,


Greg Bloemberg
Senior Planner



January 22, 2015

Dan Erlandson
HPLA
7633 E Acoma Dr Ste 209
Scottsdale, AZ 85260

RE: 51-DR-2014
Inspire on Earll

Mr. Erlandson:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 12/30/14. The following **2nd Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

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:

1. As proposed, the route provided for refuse collection is not acceptable. The service truck cannot be forced to back out onto Earll Drive. Revise site plan, or provide separate document that graphically shows how service vehicles will enter and exit the site. Refer to Section 2-1.804 of the DS & PM.
2. The site plan indicates walls located between the building and the street. Please eliminate the screen walls and/or provide direct pedestrian access from the sidewalk on Earll Drive to the dwelling units fronting the street. Refer to Scottsdale Sensitive Design Principle 6 and Downtown Urban Design and Architectural Guideline A2.
3. As proposed, the turnaround in front of the entry gate is inadequate. Please refer to Section 2-1.806 and Figure 2.1-3 in the DS & PM and revise the site plan accordingly.

Circulation:

4. Currently, the screen wall proposed for this project blocks the drive aisle on the adjacent parcel to the east. That parcel has historically used a portion of your project site for vehicular circulation. This project cannot suddenly create a dead-end situation with providing an alternative solution. Please revise the site plan to indicate how this issue is to be resolved.

Considerations

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

Site Design:

5. The site plan indicates a "garage exhaust" vent between the building and the street at the southwest corner of the site. Please consider relocating the garage exhaust vent so that it will not be located in the street frontage area of the site.

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:

6. Although project signage is not considered as part of this project, it appears the proposed free-standing sign location will conflict with the required sight visibility triangle. Please revise the site plan by either removing the sign altogether, or confirm the sign will not be an obstacle to sight visibility for vehicles exiting the site.
7. The site plan calls out a gross lot area of 2.438 acres; however, the ALTA Survey indicates a net lot area of 2.438 acres. Please clarify and revise the site plan to indicate both the net and gross lot area so staff can do a complete analysis of the required vs. provided development standards.
8. Please revise the site plan to include the off-site improvements (existing and proposed), with dimensions, and the building frontages along the south side of Earll Drive. Refer to the Plan and Report Requirements for Development Applications.
9. Some notes on the site plan are less than 6-point font size and difficult to read. Please revise applicable notes so that they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Landscaping:

10. 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. In general, a 20-30% reduction of planting intensity should be implemented in order to avoid overcrowding of

plants, and excessive trimming or shearing of plants. Refer to Sections 10.100 and 10.501 of the Zoning Ordinance.

11. Notes on the landscape plan appear to be 6-point font size or less. Please revise notes so that they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
12. Due to the broad-arching form of the leaves and flower stems of the *Hesperaloe parviflora* (Red Yucca), please revise the landscape plan to confirm this plant will be at least five feet on-center from the edge of any parking spaces or sidewalks. Refer to Section 2-1.001.13 of the Zoning Ordinance.
13. Please coordinate the landscape plan with the site plan with regard to the 8-foot sidewalk requirement on Earll Drive.
14. On Sheet L4.4, the Key Map is difficult to read. Please revise the Key Map so that the plan is shown as a half-tone image and the key areas shown are full-tone cross-hatching.

Lighting

15. Please revise the exterior lighting so that it complies with Section 7.600-7.604 of the Zoning Ordinance.
16. Proposed light fixtures L1, L2, L4, L5, L6 and L7 are unacceptable due to the exposed light source, which will result in excessive glare. Provide alternative light fixtures that will effectively direct the light to the site areas intended to be illuminated. Refer to Section 2-1.1202.A of the Zoning Ordinance.

Elevation:

17. Please provide window sections that indicate all exterior window glazing will be recessed a minimum of 50% of the wall depth, including glass curtain walls/windows within any clerestory elements. Please demonstrate the amount of recessing by providing dimensions from the face of the exterior wall to face of glazing. Refer to Scottsdale Sensitive Design Principle 9 and the Architecture Section of the Scottsdale Commercial Design Guidelines.
18. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance. Also, please provide section drawings of the proposed shade devices.
19. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.
20. Please revise the elevations to include the locations for all external wall-mounted light fixtures. Refer to the Plan and Report Requirements for Development Applications.

Fire:

21. Please revise the site plan to demonstrate that the fire lane surface will be able to support 83,000 lbs. gross vehicle weight at the pool cabana hammerhead. Refer to Fire Ordinance 4045 and Section 2-1.802 of the DS & PM.
22. Please revise the site plan to demonstrate commercial turning radii (49' & 55') will be maintained on the site. Refer to Section 2-1.801 of the DS & PM.
23. Please revise the site plan to indicate the location of the Fire Riser Room and the Fire Department Connection (FDC). Refer to Section 6-1.504 of the DS & PM.

24. Please confirm the fire suppression system will be full NFPA 13 with standpipes.

Floor Plan:

25. Please provide dimensional information and notations on the basement/garage floor plan so that compliance with Section 9.106.A of the Zoning Ordinance can be confirmed.

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 a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

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

The Community & Economic Development Division has had this application in review for 39 Staff Review Days since the application was determined to be administratively complete.

These 2nd **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 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: file



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

April 21, 2015

51-DR-2014

Dan Erlandson

Hpla

7633 E Acoma Dr Ste 209

Scottsdale, AZ 85260

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 51-DR-2014 Inspire on Earll

The Development Review Board approved the above referenced case on April 16, 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
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- 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, Greg Bloemberg, 480-312-4306.
- 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,

Greg Bloemberg
Senior Planner

gbloemberg@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"> ▪ 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

**Stipulations for the
Development Review Board Application:
Inspire on Earl
Case Number: 51-DR-2014**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

Stipulation #6 amended by the Development Review Board. Alternative stipulation in bold print and italics after strikethrough

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Harley Ellis Devereaux, with a City staff date of 2/25/15.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Harley Ellis Devereaux, with a City staff date of 2/25/15.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Humphreys and Partners Landscape Architecture, with a City staff date of 2/25/15.
 - d. The case drainage report provided by PK Kland Engineering and accepted in concept by the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.
 - e. The water and sewer basis of design report submitted by PK Kland Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was: 25-ZN-2005

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *In accordance with the Scottsdale Sensitive Design Principles, all shade devices proposed over windows shall be designed so that the shade material has a density of 75% or greater, in order to maximize the effectiveness of the shade device.*
3. *With the final plans submittal, the applicant shall provide plans and details confirming all roof drainage components will be interior to the building, with the exception of overflow scuppers. If overflow scuppers are provided, they shall be integrated into the design of the building. Areas of the roof utilized for drainage shall be designed and constructed to minimize erosion or staining and direct water away from the building walls and foundations.*
4. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
5. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

6. ~~*With the final plans submittal, the site plan shall be revised to eliminate the six-foot tall view fence proposed between the building and the street; or the height of the wall shall be reduced from six feet to a maximum height of 45 inches, to the satisfaction of Current Planning staff.*~~
The proposed barrier between the building and the street shall not exceed six (6) feet in height, and shall consist of two (2) feet of block or stone with four (4) feet of decorative metal on top of the base, to the satisfaction of Current Planning staff.
7. *With the final plans submittal, the site plan shall be revised to show the existing off-site improvements, with dimensions, and the building frontages for the buildings on the south side of Earll Drive.*
8. *The proposed underground garage exhaust vent, located at the southwest corner of the site, shall be concealed from off-site view by a six-foot-tall wall on all four sides. The wall shall be finished with the same stone veneer and cap stone design as the other walls along Earll Drive.*

FLOOR PLAN:

Ordinance

- B. With the final plans submittal, the Parking Garage Floor Plan shall be revised to confirm that any parking spaces adjacent to a wall, column or other obstruction are increased in width a minimum of two feet on the obstructed side, per Section 9.106.A of the Zoning Ordinance.

LANDSCAPE DESIGN:

DRB Stipulations

9. *If Golden Barrel Cactus is planted adjacent to any walkways or other pedestrian areas, it shall be planted so that the distance between the edge of the walkway and the pedestrian areas to the edge of the mature cactus is at least four feet.*
10. *With the final plans submittal, the landscape plan shall be revised to eliminate the planter in front of the proposed bicycle racks, adjacent to the mail room, to improve natural surveillance.*
11. *Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.*

EXTERIOR LIGHTING:

DRB Stipulations

12. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
13. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

14. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Earll Drive	Minor Collector	None – 40 feet right-of-way (existing)	Upgrade existing curb cut at the west end of the site to meet current standards	a

- a. The existing street sidewalk on Earll Drive shall be removed and replaced with a new sidewalk, with a minimum width of eight (8) feet.
15. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct the main driveway entrance, in general conformance with City of Scottsdale's Supplement to the MAG Standard Detail #2256 for Type CL-1 driveways.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- C. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRB Stipulations

16. Before any building permit is issued for the site, the owner shall dedicate an Emergency and Service Vehicle Easement over the entire width of the drive aisle along the west edge of the property, including the maneuvering space adjacent to the common area.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

17. Before the final improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Basis of Design reports from the Water Resources Department. The Basis of Design reports shall be in conformance with the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. With the improvement plan submittal, the owner shall submit a final drainage report and civil Grading and Drainage Plan, demonstrating consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

ADDITIONAL ITEMS:

DRB Stipulations

19. *Flagpoles, if provided, shall not exceed 36 feet in height and shall be one-piece, conical tapered design.*



HARLEY ELLIS DEVEREAUX

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Date: 12/29/2014

Inspire on Earll – Deco Communities Attachment A - Design Review Board 1st Submittal Response

The following items, in conjunction with the attached documents, represent our project team's responses to the 1st submittal comments received from planning staff on 12/15/2014.

- 1** **Comment:** *Per the stipulations for zoning case 25-ZN-2005, a minimum of five commercial refuse containers are required for this project; however, a trash compactor may be utilized in lieu of the refuse containers, subject to approval from the Sanitation Division. Please revise the site plan to show the required number of containers, or propose a location for the trash compactor and indicate how access to the compactor will be provided for service vehicles.*

Response: A sequence of operation has been added to sheet A-100. Each floor of each building is to be provided with dual trash chutes that will convey solid waste down to a trash room located in the garage. The trash room will have a horizontal compactor for solid waste and a separate trash bin for recycle materials. Two backup trash bins will be situated in each trash room and used to replace the full bins. On pick-up day, the bins will be mechanically pulled out to a containment enclosure located in the southeast corner of the site, adjacent to East Earll Drive. Following pick-up, the bins will be pulled back into each garage trash room.

- 2** **Comment:** *Per both the 2005 and current Downtown Ordinances, a certain percentage of the front building facade is required to be located at the required setback line, which in this case is 20 feet from back of curb. The current requirements for building placement are as follows: 1) a minimum of 25% of the length of the building facade shall be located at the required building setback, 2) a minimum of 25% of the length of the building facade at grade and up to 30 feet in height shall be setback at least 10 additional feet (building appears to meet this requirement as a whole), and 3) a minimum of 25% of the area of the building facade at grade and up to 30 feet in height shall be located at the required building setback. Please revise the site plan and elevations as needed to demonstrate compliance. Refer to Sections 5.3006.B, 5.3006.C and 5.3006.F.1.b of the Zoning Ordinance.*

Response: This project was previously approved under Zoning Case #25-ZN-2005. As such, the designers have followed, as closely as possible, the footprint of that project (see attachment B). The previous project's set-back was 35 feet from the back of the street curb. Our requested front set-back is 30'-6" from the back of curb, in-lieu-of the COS required set-back of 20 feet. Fifty percent of the southern face of the building is set on this proposed set-back line. The remaining fifty percent of the building ranges from an additional setback of four to eight feet. Additionally, balconies are recessed a minimum of an additional six feet from the face of their adjacent outermost building faces. We believe that this provides a significant modulation of the buildings street frontage. Precedence for this set-back lies in the both the adjacent hotel which is set-back approximately 90 feet from East Earll Drive and the buildings on the southern side of East Earll Drive which range between 27 to 42 feet from the curb line.

**51-DR-2014
12/30/2014**



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- 3 **Comment:** *Please provide a preliminary landscape plan that complies with the provisions of Section 10.200 of the Zoning Ordinance, and includes all information indicated in the Plan and Report Requirements for Development Applications. There may be additional comments after the plan has been received and reviewed by staff.*

Response: Landscape Plan includes the following per Section 10.200 of the Zoning Ordinance:

1. The location and identification of all proposed landscape area (on-site, street right-of-way, parking area, buffers and others).
2. Preliminary summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping.
3. The general location of existing and proposed trees, shrubs, cacti, and other landscape materials and improvements.
4. Notes, tables, and/or graphic representations adequately showing the intent of the proposed plans, the quantity and size of the proposed plant materials and, if applicable, existing plant materials to be retained, and any other information indicating how those plans will comply with this Zoning Ordinance.
5. The location of all proposed storm water detention and retention areas.
6. No more than seven (7) feet of decomposed granite or similar material in any direction around the mature form of a specimen plant, tree canopy, or groups of plants.

Plan includes a specific schedule of trees, shrubs, & groundcovers identified by botanical and common name, and it clearly indicates the quantity and sizes of each.

- 4 **Comment:** *As provided, the site plan is incomplete. Please revise the site plan to demonstrate compliance with the Plan and Report Requirements for Development Applications. There may be additional comments after it has been received and reviewed by staff.*

Response: Please refer to Sheet A-100 for Site Plan information required per the Plan and Report Requirements for Development Applications.

- 5 **Comment:** *The site plan indicates walls that are located between the street and building. Please eliminate the screen walls that parallel Earll Drive and provide direct pedestrian access from the sidewalk on Earll Drive to the dwelling unit patios fronting the street. Refer to Scottsdale Sensitive Design Principle 6 and Urban Design and Architectural Guideline A2.*

Response: This project was previously approved under Zoning Case #25-ZN-2005. As such, the designers have followed, as closely as possible, the footprint of that project (see attachment C) which included screen walls between East Earll Drive and the building. Deco Communities strongly believes that these walls are very important in providing the ground floor tenants with security. The designers have suggested that the walls be partially solid to 6 feet above grade and the remainder be partially solid and partially in-filled with wrought iron fencing. Deco Communities prefers to not have direct street access to these units, again, for security concerns. As an amenity for these ground floor units, they will be afforded an extended area within the space between the wall and their balcony. This would not be possible without the security wall. Please refer to sheet A-501 for a proposed view of these walls.

- 6 **Comment:** *Please revise the site plan to include the off-site improvements (existing and proposed), with dimensions, and the building frontages along the south side of Earll Drive. Refer to the Plan and Report Requirements for Development Applications.*

Response: With the exception of widening the sidewalk directly in front of the property from 5 feet to 8 feet and the undergrounding of the power lines adjacent to the East Earll Drive property line, no off-site improvements are planned for this project. Please refer to sheet A-001 to see the set-back distances from the street curb to the existing structures on the south side of East Earll Drive.



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- 7 **Comment:** *The proposed gated entry does not conform to the City's design guidelines. A full turn-around must be provided for vehicles that are not able to gain access to the site so vehicles are not forced to back into Earl Drive. Please revise the site plan accordingly. Refer to Section 2-1.708 of the Design Standards & Polices Manual (DS & PM) for additional.*

Response: The designers have chosen to provide a bi-pass lane for visitors immediately east of the main entrance drive from East Earl Drive. Visitors will be directed to use this lane, and its intercom, to call residents. Residents will then remotely activate the gate for the visitor's access to the property. Should the resident fail to respond, the visitor will be able to make a U-turn from the bi-pass lane to exit out to East Earl Drive, nose first. Please refer to Sheet A-100 for a SUV maneuvering diagram.

- 8 **Comment:** *Per the stipulations from the original DRB approval for this site (reference case 33-DR-2007), the sidewalk along Earl Drive shall be a widened to a minimum width of eight feet. Please revise the site plan to demonstrate compliance with this stipulation, as this will be expected as part of this project as well.*

Response: Please refer to sheet A-100 where the plan has been revised to reflect this widening requirement.

- 9 **Comment:** *Notes on the site plan appear to be 6-point font or less. Please revise the site plan to include notes that are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.*

Response: Fonts have been revised to 12-point size.

- 10 **Comment:** *Please revise the landscape plan to eliminate unit floor plans to improve readability. Refer to the Plan and Report Requirements for Development Applications.*

Response: Unit plans have been removed from the Landscape documents for clarity purposes as requested.

- 11 **Comment:** *Notes on the landscape plan appear to be 6-point font or less. Please revise the notes so that they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.*

Response: Fonts have been revised to 12-point size.

- 12 **Comment:** *Please modify the plant legend so that plant symbols on the plan are accurately represented in the plant legend, and plants that are identified as "species" are specifically identified so staff is able to understand the landscape design concept. Refer to the Plan and Report Requirements for Development Applications.*

Response: Plant legend is updated to correspond to the planting plan in regards to specific species, sizes, and definitive locations.



HARLEY ELLIS DEVEREAUX

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- 13 **Comment:** Please provide window sections confirming all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any tower or clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of glazing. Refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.

Response: Please refer to window sill detail on sheet A-103. The exterior wall construction for this project consists of 2 x 6 studs supporting 7/8" stucco over 1/2" sheathing on the exterior and 5/8" gypsum board on the interior for a total wall thickness of 7 1/2". Fiberglass insulation will fill the cavity of the 2 x 6 studs. Due to the design of the specified Casement windows nailing flange, the exterior face of the window needs to be positioned 3" from the exterior face of the stucco. While this is not a 50% recess, we believe that it satisfies the intent of the requirement. Had the wall been designed with 2 x 4 studs the total thickness would have been 5 1/2". A 50% recess of the window in this condition would result in a recess of 2 3/4" as opposed to our 3" recess.

- 14 **Comment:** Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs or other design elements provide shade for these windows. Shade devices should be designed so that the shade material has a density of 75% or greater, in order to maximize effectiveness. Additionally, please provide section drawings of the proposed shade devices, including information that describes how shadow/shade will be accomplished, given the vertical dimension of the wall opening. Refer to Scottsdale Sensitive Design Principle 9, and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>

Response: Please refer to the elevations. Windows on the south and west sides of the southern building and the west face of the northern buildings will have a light gauge metal frame attached to the exterior building face. This frame will be covered by a louver or perforated metal panel. The depth of the frame will be +/- 18" to 24" in depth from the face of the wall.

- 15 **Comment:** Please indicate the locations of all building mounted light fixtures on the building elevations (excluding patio and balcony fixtures) and call out height from grade to bottom of fixture. Refer to the Plan and Report Requirements for Development Applications.

Response: Balcony lighting shall be mounted within the balcony envelope at 6'8" above finished floor. Wall mounted light fixtures are only located within the Courtyard and are shown on the elevations and the Electrical photometric plan. Path of travel lighting is accomplished by Dark Sky compatible bollards and recessed path lights in raised planters.

- 16 **Comment:** Please revise the building elevations to indicate the location of the electrical service entrance section (SES). The SES shall be incorporated into the building design, either in a separate utility room, or if, the SES entrance shall be flush with the building face. An externally located SES shall not be located on the side of a building that is adjacent to the public right of way. Refer to Section 2-1.402 of the OS & PM.

Response: A transformer is located within the open air structure in the southeast corner of the site. Service from this point will proceed underground into an electrical room located in the southeast corner of the garage. All SES equipment will be located in this room. No electrical equipment will be visible from the ground level.

- 17 **Comment:** The proposed L1, L2, L4, L5, L6 and L7 light fixtures are unacceptable due to exposed light sources, which will result in excessive glare. Please provide alternative light fixtures that will effectively direct light to the site areas that are intended to be illuminated. Refer to Section 2-1.1202.A of the OS &



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PM.

Response: Refer to sheet E-100 for photometric data and Attachment B for alternate light fixture cut sheets.

- 18 **Comment:** Please consider undergrounding existing overhead utility lines along the Earll Drive frontage.

Response: This request has been accepted and is noted on the Site plan sheet A-100 as well as in the photo composite view of the project.

- 19 **Comment:** Please consider adding a 2nd pedestrian connection from the project to Earll Drive near the SWC of the site. It would seem logical to provide a connection for anyone who wishes to access the street from the west end of the pool area or the pool cabana. As an alternative, consider adding a secured pedestrian gate in the wall along Earll Drive so residents in the ground floor units can access the street without having to walk all the way to the east end of the building. Please revise the Pedestrian and Vehicular Circulation plan and site plan accordingly.

Response: Deco Communities would prefer to not provide access from the courtyard down the western setback area for pedestrian use. The reason is two-fold; The first concern is security. COS Fire has restricted access to this area as a fire lane by requiring gates at the southern end adjacent to East Earll Drive and at the eastern end of the hammerhead located in the courtyard. These gates are required to be locked with Knox Box access. The second reason involves the locations of the elevators. The elevators in each building are located at the eastern end of the buildings. When residents come down to the ground level, they will already be at the eastern side of the property. The mail room is also located on the eastern side of the Southern building. The pedestrian passage from both primary entrances on the eastern side of the property are being upgraded with landscaping and hardscape to provide an elegant path-of-travel out to East Earll Drive.

- 20 **Comment:** The site plan indicates a "garage exhaust" vent between the building and the street at the southwest corner of the site. Please consider relocating the garage exhaust vent so that it will not be located in the street frontage area of the site.

Response: Due to the site design we are limited in placement of the garage exhaust in the southwestern corner of the garage to grade. In order to properly exhaust the garage it is necessary to exhaust from both the northwest and southwest corners of the garage. Because the western 25 feet of the property is designated as a Fire Lane, we are unable to place the exhaust in this area. That leaves us with only the current location, as shown on the plan. The exhaust will be at ground level and be shielded by landscaping.

- 21 **Comment:** To improve readability of the black-line building elevations, please consider adding number notations, i.e. 0.0, +1.5, -0.5, etc., that indicate the difference between planer surfaces.

Response: Please refer to the elevation sheets. This request has been implemented on all elevations.

- 22 **Comment:** To improve readability of the colored building elevations, please consider modifying the colored elevations so that the tone of the surfaces and wall planes that are nearer to the viewer will be darker tones than those portions of the building that are farther away from the street.

Response: Both the color and black & white elevations have had their graphics modified to make the various surfaces read from forward face to rear face.



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- 23 **Comment:** *The site plan and the ALTA Survey conflict with regard to the area of the project site. The site plan indicates the net lot area as 2.438 acres, while the ALTA indicates the gross site area as 2.438 acres. Please provide both the net and gross lot area on the site plan so staff can do a complete analysis of the required vs. provided development standards.*

Response: Please refer to the project data chart on sheet A-100 to see both the gross and the net site areas.

- 24 **Comment:** *Parking for multi-family projects is based on the total number of 1-bedroom units and the total number of 2-bedroom and up units. One vehicular space is required for each 1-bedroom unit and 2 spaces are required for each 2-bedroom and up unit. Please revise the parking calculations on the site plan to include the number of each unit type and the corresponding parking requirement. Refer to Table 9.103.B of the Zoning Ordinance.*

Response: Please refer to sheet A-100. The data worksheets have been revised to clarify which units are one or two bedrooms, the number of parking stalls required for each and the resulting required and provided parking count.

- 25 **Comment:** *A minimum of one bicycle parking space is required for every 10 required vehicular spaces. Bike racks are shown on the site plan, but no calculations are provided. Please revise the site plan to demonstrate compliance. Refer to Section 9.103 of the Zoning Ordinance.*

Response: Please refer to sheet A-100. The bicycle racks have been recalculated and the required vs. provided quantities are noted in a schedule.

- 26 **Comment:** *Please revise the site plan to indicate that the existing driveway at the SWC of the site will be removed and replaced with mountable curb for emergency access only. Refer to City of Scottsdale Supplement to MAG Detail #2364.*

Response: Please refer to sheet A-100 for notation of this requirement.

- 27 **Comment:** *The site plan indicates a stall width of nine feet for the at-grade ADA parking space. Per Section 9.105.F of the Zoning Ordinance, the minimum stall width for ADA spaces is 11 feet. Please revise the site plan accordingly and provide a floor plan of the underground garage that calls out the number and location of proposed ADA spaces. Note: a minimum of 8 accessible spaces is required for this project.*

Response: Please refer to sheet AP-01 where the ADA parking spaces have been revised and fully dimensioned as 11 foot wide stalls.

- 28 **Comment:** *As part of the floor plan for the underground garage, please demonstrate that the required stall dimensions will not be obstructed by a column or any other vertical obstruction greater than six inches in height. Refer to Section 9.106 of the Zoning Ordinance.*

Response: Please refer to sheet AP-01 where typical parking spaces have been fully dimensioned per the referenced Zoning section.

- 29 **Comment:** *Please revise the site plan to confirm the main driveway entrance will be in conformance with the City's Type CL-1 driveway entrance. Refer to City of Scottsdale Supplement to MAG Detail #2256.*

Response: The approach driveway from East Earll Drive contains an entry gate that is xx feet from the curb. Additionally, the designers have provided a bi-pass lane for visitors so that access to the entry



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gate will not be blocked for resident access. In the event that a visitor's resident does not respond to an intercom call, the visitor will be able to make a U-turn and exit, nose first, out to East Earl Drive. A pre-emption sensor will allow emergency vehicle access to the property.

- 30 **Comment:** *Please eliminate unit floor plans and landscape symbols from the site plan and just show the outline of the buildings to improve readability. Refer to the Plan and Report Requirements for Development Applications.*

Response: Unit floor plans have been filled in in order to improve readability of the landscape plan.

- 31 **Comment:** *Please explain how loading and unloading is going to be accommodated for this project. Is there going to be a designated "loading zone" so that parking spaces and drive aisles will not be obstructed? Please clarify in your response letter and if a loading zone is proposed, please show on the revised site plan.*

Response: At the current time, Deco Communities is not planning to provide an internal site loading area.

- 32 **Comment:** *The site plan calls out an "illuminated wall" near the NEC of the project site. Please explain what exactly is proposed and, if it is an actual "illuminated wall", provide a detail of the wall with the next submittal.*

Response: The term "illuminated wall" has been removed from the plans. The term referred to an architectural accent lighting of the wall for aesthetic reasons.

- 33 **Comment:** *Please revise the floor plan worksheet to indicate the dimensions of the provided private outdoor living space (patio/balcony) for each unit type. Per Section 5.3006.G of the Zoning Ordinance, each patio/balcony shall be a minimum of six feet in depth and have an overall area of 60 square feet (area is provided and appears to be in compliance).*

Response: Please refer to the floor plan worksheets. The heading "Outdoor Living Space" has been replaced with "Balcony". This column states the square footages of each unit's balcony. The minimum depth of the balconies is 8 feet and is noted on the Unit Plan sheet number A-401 & A-402.

- 34 **Comment:** *Please demonstrate compliance with Section 9.106.A of the Zoning Ordinance by providing dimensional information and notations on the basement/garage floor plans.*

Response: Please refer to sheet AP-01 for additional notes and dimensions.

- 35 **Comment:** *No Comment*

Response: There was no comment to respond to for this item.

- 36 **Comment:** *Both the elevations and the elevation worksheets indicate a step-back for side and rear property lines of 2:1 starting at 45 feet in height above the property line. This is incorrect. The required step-back for side and rear property lines is 1:1 starting at a point 30 feet above the property line up to 45 feet in height, and 2:1 thereafter. The building appears to meet this requirement, but the 1:1 step-back is not shown on the plans. Please revise the elevations and worksheets accordingly to show the correct step back. Refer to Section 5.3006.H.3 of the Zoning Ordinance.*

Response: Please refer to the elevation sheets where the corrected step-back envelope has been provided.



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- 37 **Comment:** *The project site is located at the edge of the Downtown area. As such, additional step-backs are required but not indicated on the elevations or worksheets. The step-back required at the Downtown boundary is 1:1 beginning at a point 45 feet above the required building setback line and 1:3 thereafter. The building appears to meet this requirement but the 1:3 is not shown on the plans. Please revise both the elevations and worksheets accordingly to confirm compliance. Refer to Section 5.3006.H.5 of the Zoning Ordinance.*

Response: Please refer to the elevation sheets where the corrected step-back envelope has been provided.

- 38 **Comment:** *The elevations appear to show the required step-back along the street frontage beginning at the property line instead of the building setback line. Please revise as needed. (Worksheets appear to be correct). Refer to Section 5.3006.H.3 of the Zoning Ordinance.*

Response: Please refer to the elevations and worksheets for the corrected buildable envelope.

- 39 **Comment:** *Please provide information and details for screening devices that will be utilized to screen any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.*

Response: Rooftop equipment will consist of individual HVAC compressor units anticipated to be 38" tall. The parapet screening walls are anticipated to be 44 inches high, but may vary somewhat depending on the final design of the HVAC units, mounting curb and rooftop insulation. In all cases, the parapet screen wall will be sized to hide all rooftop equipment. Refer to detail on sheet A-103 for typical detail.

- 40 **Comment:** *Please provide information and details for the proposed roof drainage system. Exposed downspouts are not permitted. All roof drainage must be integrated into the design of the building and located internal to the building wall. If overflow scuppers are provided, they shall be integrated into the building design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of building walls, and directs water away from the building foundations. Refer to Section 7.105 of the Zoning Ordinance and Section 2 1.401 of the DS & PM.*

Response: The roofs will be sloped to drains located at the perimeter of the roof. Drains will be conveyed through the exterior walls and connect to a piping system below the top deck of the garage and then out to the storm drain system in East Earl Drive. Each perimeter roof drain location will be accompanied by a roof scupper as indicated in the elevations. There will be no exposed downspouts in the project.

- 41 **Comment:** *Please indicate the location of any exterior roof ladders. Exposed roof ladders, if proposed, must not be visible from off-site. Refer to Section 2-1.401 of the DS & PM.*

Response: No exterior ladders are proposed on this project. Roof access will be provided via internal ladders located in stairwells leading to a roof hatch.

- 42 **Comment:** *Please confirm on the site plan that all drive aisles will be a minimum of 24 feet in width. Refer to Fire Code 4045, 503.2.1.*

Response: All drive aisles are a minimum of 24 feet in width. Please refer to dimensions on sheet A-100.



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- 43 **Comment:** Please confirm a minimum vertical clearance of 13 feet 6 inches will be provided at the pool cabana adjacent to the hammer-head turnaround, and where the building cantilevers over the drive aisle along the east side of the project. Refer to Fire Code 4045, 503.2.1.

Response: The referenced item has been deleted from the project.

- 44 **Comment:** Please revise the site plan to indicate the location of the required key switch/pre-emption sensor at the gated entrance to the project. Refer to Fire Code 4045, 503.6.1.

Response: Please refer to sheet A-100 for the location and description of the required key switch/pre-emption sensor at the main entrance gate.

- 45 **Comment:** Please revise the site plan to confirm the proposed fire lane surface for the hammer-head turn-around will support a gross vehicle weight of 83,000 lbs. Refer to Fire Code 4045, 2-1.803.

Response: Please refer to sheet A-100 for a note stating that all structures supporting the fire access lanes, including hammer-heads, shall support a gross vehicle weight of 83,000 lbs.

- 46 **Comment:** Please revise the site plan to indicate commercial turning radii {49' and 55'} will be maintained throughout the site. Refer to Section 2-1.801 of the DS & PM.

Response: Please refer to sheet A-100 for commercial turning radii of 49' and 55' will be maintained throughout the site.

- 47 **Comment:** Please revise the site plan and/or floor plans to indicate the location of the Fire Riser room and the FDC. Refer to Section 6-1.504 of the DS & PM.

Response: Please refer to sheet A-101-1 for the location of the fire riser room. This room is located at the ground level immediately north of the mail room in the southern building and south of the garage ramp.

- 48 **Comment:** NOTE: Knox key box access will be required for both the Phase 1 and Phase 2 main entries. Additionally, the cabana gate shall be equipped with a Knox lock system for emergency access. Confirm these requirements will be met in your response letter.

Response: Please refer to sheet A-100 for locations of Knox Boxes. These boxes are located at the south face of the western fire access gate at East Earl Drive; the southern face of the gate located at the southwest corner of the northern building and on both sides of the western hammer-head gate adjacent to the courtyard.

- 49 **Comment:** Please confirm proposed landscape pots are a minimum of 36 inches in diameter and have sufficient depth to support the root system of the proposed plantings. Refer to Scottsdale Sensitive Design Principle 11.

Response: All proposed 24" landscape pots have been eliminated from the landscape plan and other pots (36" dia. & above) are confirmed to have sufficient depth to support the root system of the proposed plantings.

- 50 **Comment:** On Sheet L3.4, there are notes that indicate artificial turf will be utilized. Please confirm compliance with Section 10.302 of the Zoning Ordinance and revise the plan as needed.

Response: Artificial turf on landscape plan is in compliance with Section 10.302 of the Zoning Ordinance because the property wall & gates(s) conceal it from view along Earl Drive.



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51 **Comment:** *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. In general, a 20-30% reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so there will be no need to shear or trim plants excessively. Please refer to Sections 10.100 and 10.501 of the Zoning Ordinance.*

Response: Planting density on the landscape plan has been reduced by 20-30%, and modified to reflect the mature sizes of proposed species, in order to prevent overcrowding upon plant growth.

52 **Comment:** *Please show the location of building mounted and freestanding external light fixtures on the landscape plan. Refer to the Plan and Report Requirements for Development Applications.*

Response: Building mounted and freestanding external light fixtures are delineated on the hardscape plan (sheet L3.4).

53 **Comment:** *Please utilize a dashed line to indicate the sight visibility triangles on the landscape plan. Refer to the Plan and Report Requirements for Development Applications, and Section 5-3.119 of the DS & PM.*

Response: Sight visibility triangle is indicated with a dashed line & label on landscape plans.

54 **Comment:** *Due to the stout terminal spines of the Agave desmettiana (Smooth Leaf Agave), please revise the landscape plan to indicate a minimum distance of five feet on center from the edge of any parking spaces or pedestrian pathways. Refer to Section 2 1.1001.13 of the DS & PM.*

Response: Agave desmettiana (Smooth Leaf Agave) has been removed from the planting schedule on the landscape plan and replaced with Dasylirion wheeleri (Desert Spoon) to eliminate the issue of terminal spines encroaching on pedestrian areas.

55 **Comment:** *Due to the broad arching form of the leaves and flower stems of the Hespera foe parviflora (Red Yucca), please revise the landscape plan to indicate a minimum distance of five feet on center from any parking spaces or pedestrian pathways. Refer to Section 2-1.1001.13 of the DS & PM.*

Response: Hesperaloe parviflora (Red Yucca) has been revised within the landscape plan to reflect the above requirements.

56 **Comment:** *Please revise exterior lighting to demonstrate compliance with Sections 7.600-7.604 of the Zoning Ordinance.*

Response: External spotlights in the landscape plan are to be low voltage and hooded to eliminate visibility from adjacent properties. All other lighting (i.e. bollards & louvered wall lights) shall be hooded in order to cast the light downward and eliminate glare and light leak into any adjacent real property.



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- 57 **Comment:** *There are minor corrections on the Basis of Design Reports for water and sewer. Prior to submittal of the final civil improvement plans for the project, submit three revised BOD's, with the original redlined copies, to the project coordinator. Revised BOD's are not required with the DRB resubmittal. 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.*

Response: BOD documents will be re-submitted prior to submittal of the final civil improvement plans for the project. For other comments, please refer to revised documents included in this submittal.

---End of Comments---



December 15, 2014

Dan Erlandson
HPLA

7633 E Acoma Dr Ste 209
Scottsdale, AZ 85260

RE: 51-DR-2005
7300 Earll

Mr. Erlandson:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 11/11/14. The following **1st Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Per the stipulations for zoning case 25-ZN-2005, a minimum of five commercial refuse containers are required for this project; however, a trash compactor may be utilized in lieu of the refuse containers, subject to approval from the Sanitation Division. Please revise the site plan to show the required number of containers, or propose a location for the trash compactor and indicate how access to the compactor will be provided for service vehicles.
2. Per both the 2005 and current Downtown Ordinances, a certain percentage of the front building façade is required to be located at the required setback line, which in this case is 20 feet from back of curb. The current requirements for building placement are as follows: 1) a minimum of 25% of the length of the building façade shall be located at the required building setback, 2) a minimum of 25% of the length of the building façade at grade and up to 30 feet in height shall be setback at least 10 additional feet (building appears to meet this requirement as a whole), and 3) a minimum of 25% of the area of the building façade at grade and up to 30 feet in height shall be located at the required building setback. Please revise the site plan and elevations as needed to demonstrate compliance. Refer to Sections 5.3006.B, 5.3006.C and 5.3006.F.1.b of the Zoning Ordinance.

Landscape Design

3. Please provide a preliminary landscape plan that complies with the provisions of Section 10.200 of the Zoning Ordinance, and includes all information indicated in the Plan and Report Requirements for Development Applications. There may be additional comments after the plan has been received and reviewed by staff.

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:

4. As provided, the site plan is incomplete. Please revise the site plan to demonstrate compliance with the Plan and Report Requirements for Development Applications. There may be additional comments after it has been received and reviewed by staff.
5. The site plan indicates walls that are located between the street and building. Please eliminate the screen walls that parallel Earll Drive and provide direct pedestrian access from the sidewalk on Earll Drive to the dwelling unit patios fronting the street. Refer to Scottsdale Sensitive Design Principle 6 and Urban Design and Architectural Guideline A2.
6. Please revise the site plan to include the off-site improvements (existing and proposed), with dimensions, and the building frontages along the south side of Earll Drive. Refer to the Plan and Report Requirements for Development Applications.
7. The proposed gated entry does not conform to the City's design guidelines. A full turn-around must be provided for vehicles that are not able to gain access to the site so vehicles are not forced to back into Earll Drive. Please revise the site plan accordingly. Refer to Section 2-1.708 of the Design Standards & Polices Manual (DS & PM) for additional guidance.
8. Per the stipulations from the original DRB approval for this site (reference case 33-DR-2007), the sidewalk along Earll Drive shall be a widened to a minimum width of eight feet. Please revise the site plan to demonstrate compliance with this stipulation, as this will be expected as part of this project as well.
9. Notes on the site plan appear to be 6-point font or less. Please revise the site plan to include notes that are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Landscape Design:

10. Please revise the landscape plan to eliminate unit floor plans to improve readability. Refer to the Plan and Report Requirements for Development Applications.
11. Notes on the landscape plan appear to be 6-point font or less. Please revise the notes so that they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
12. Please modify the plant legend so that plant symbols on the plan are accurately represented in the plant legend, and plants that are identified as "species" are specifically identified so staff is able to understand the landscape design concept. Refer to the Plan and Report Requirements for Development Applications.

Elevation Design:

13. Please provide window sections confirming all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any tower or clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of glazing. Refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.
14. Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs or other design elements provide shade for these windows. Shade devices should be designed so that the shade material has a density of 75% or greater, in order to maximize effectiveness. Additionally, please provide section drawings of the proposed shade devices, including information that describes how shadow/shade will be accomplished, given the vertical dimension of the wall opening. Refer to Scottsdale Sensitive Design Principle 9, and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>
15. Please indicate the locations of all building mounted light fixtures on the building elevations (excluding patio and balcony fixtures) and call out height from grade to bottom of fixture. Refer to the Plan and Report Requirements for Development Applications.
16. Please revise the building elevations to indicate the location of the electrical service entrance section (SES). The SES shall be incorporated into the building design, either in a separate utility room, or if external, the SES entrance shall be flush with the building face. An externally located SES shall not be located on the side of a building that is adjacent to the public right of way. Refer to Section 2-1.402 of the DS & PM.

Lighting Design:

17. The proposed L1, L2, L4, L5, L6 and L7 light fixtures are unacceptable due to exposed light sources, which will result in excessive glare. Please provide alternative light fixtures that will effectively direct light to the site areas that are intended to be illuminated. Refer to Section 2-1.1202.A of the DS & PM.

Considerations

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

Site Design:

18. Please consider undergrounding existing overhead utility lines along the Earll Drive frontage.
19. Please consider adding a 2nd pedestrian connection from the project to Earll Drive near the SWC of the site. It would seem logical to provide a connection for anyone who wishes to access the street from the west end of the pool area or the pool cabana. As an alternative, consider adding a secured pedestrian gate in the wall along Earll Drive so residents in the ground floor units can access the street without having to walk all the way to the east end of the building. Please revise the Pedestrian and Vehicular Circulation plan and site plan accordingly.

20. The site plan indicates a "garage exhaust" vent between the building and the street at the southwest corner of the site. Please consider relocating the garage exhaust vent so that it will not be located in the street frontage area of the site.

Elevation Design:

21. To improve readability of the black-line building elevations, please consider adding number notations, i.e. 0.0, +1.5, -0.5, etc., that indicate the difference between planer surfaces.
22. To improve readability of the colored building elevations, please consider modifying the colored elevations so that the tone of the surfaces and wall planes that are nearer to the viewer will be darker tones than those portions of the building that are farther away from the street.

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:

23. The site plan and the ALTA Survey conflict with regard to the area of the project site. The site plan indicates the net lot area as 2.438 acres, while the ALTA indicates the gross site area as 2.438 acres. Please provide both the net and gross lot area on the site plan so staff can do a complete analysis of the required vs. provided development standards.
24. Parking for multi-family projects is based on the total number of 1-bedroom units and the total number of 2-bedroom and up units. One vehicular space is required for each 1-bedroom unit and 2 spaces are required for each 2-bedroom and up unit. Please revise the parking calculations on the site plan to include the number of each unit type and the corresponding parking requirement. Refer to Table 9.103.B of the Zoning Ordinance.
25. A minimum of one bicycle parking space is required for every 10 required vehicular spaces. Bike racks are shown on the site plan, but no calculations are provided. Please revise the site plan to demonstrate compliance. Refer to Section 9.103 of the Zoning Ordinance.
26. Please revise the site plan to indicate that the existing driveway at the SWC of the site will be removed and replaced with mountable curb for emergency access only. Refer to City of Scottsdale Supplement to MAG Detail #2364.
27. The site plan indicates a stall width of nine feet for the at-grade ADA parking space. Per Section 9.105.F of the Zoning Ordinance, the minimum stall width for all ADA spaces is 11 feet. Please revise the site plan accordingly and provide a floor plan of the underground garage that calls out the number and location of proposed ADA spaces. Note: a minimum of 8 accessible spaces is required for this project.
28. As part of the floor plan for the underground garage, please demonstrate that the required stall dimensions will not be obstructed by a column or any other vertical obstruction greater than six inches in height. Refer to Section 9.106 of the Zoning Ordinance.
29. Please revise the site plan to confirm the main driveway entrance will be in conformance with the City's Type CL-1 driveway entrance. Refer to City of Scottsdale Supplement to MAG Detail #2256.

30. Please eliminate unit floor plans and landscape symbols from the site plan and just show the outline of the buildings to improve readability. Refer to the Plan and Report Requirements for Development Applications.

31. Please explain how loading and unloading is going to be accommodated for this project. IS there going to be a designated "loading zone" so that parking spaces and drive aisles will not be obstructed?? Please clarify in your response letter and if a loading zone is proposed, please show on the revised site plan.

32. The site plan calls out an "illuminated wall" near the NEC of the project site. Please explain what exactly is proposed and, if it is an actual "illuminated wall", provide a detail of the wall with the next submittal.

Floor Plan/Floor Plan Worksheet

33. Please revise the floor plan worksheet to indicate the dimensions of the provided private outdoor living space (patio/balcony) for each unit type. Per Section 5.3006.G of the Zoning Ordinance, each patio/balcony shall be a minimum of six feet in depth and have an overall area of 60 square feet (area is provided and appears to be in compliance).

34. Please demonstrate compliance with Section 9.106.A of the Zoning Ordinance by providing dimensional information and notations on the basement/garage floor plans.

35.

Elevations/Elevation Worksheets

36. Both the elevations and the elevation worksheets indicate a stepback for side and rear property lines of 2:1 starting at 45 feet in height above the property line. This is incorrect. The required stepback for side and rear property lines is 1:1 starting at a point 30 feet above the property line up to 45 feet in height, and 2:1 thereafter. The building appears to meet this requirement, but the 1:1 stepback is not shown on the plans. Please revise the elevations and worksheets accordingly to show the correct stepback. Refer to Section 5.3006.H.3 of the Zoning Ordinance.

37. The project site is located at the edge of the Downtown area. As such, additional stepbacks are required but not indicated on the elevations or worksheets. The stepback required at the Downtown boundary is 1:1 beginning at a point 45 feet above the required building setback line and 1:3 thereafter. The building appears to meet this requirement but the 1:3 is not shown on the plans. Please revise both the elevations and worksheets accordingly to confirm compliance. Refer to Section 5.3006.H.5 of the Zoning Ordinance.

38. The elevations appear to show the required stepback along the street frontage beginning at the property line instead of the building setback line. Please revise as needed. (Worksheets appear to be correct). Refer to Section 5.3006.H.3 of the Zoning Ordinance.

39. Please provide information and details for screening devices that will be utilized to screen any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.

40. Please provide information and details for the proposed roof drainage system. Exposed downspouts are not permitted. All roof drainage must be integrated into the design of the building and located internal to the building wall. If overflow scuppers are provided, they shall be integrated into the building design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of building walls, and directs water away from the building foundations. Refer to Section 7.105 of the Zoning Ordinance and Section 2-1.401 of the DS & PM.

41. Please indicate the location of any exterior roof ladders. Exposed roof ladders, if proposed, must not be visible from off-site. Refer to Section 2-1.401 of the DS & PM.

Fire

42. Please confirm on the site plan that all drive aisles will be a minimum of 24 feet in width. Refer to Fire Code 4045, 503.2.1.

43. Please confirm a minimum vertical clearance of 13 feet 6 inches will be provided at the pool cabana adjacent to the hammer-head turnaround, and where the building cantilevers over the drive aisle along the east side of the project. Refer to Fire Code 4045, 503.2.1.

44. Please revise the site plan to indicate the location of the required key switch/pre-emption sensor at the gated entrance to the project. Refer to Fire Code 4045, 503.6.1.

45. Please revise the site plan to confirm the proposed fire lane surface for the hammer-head turnaround will support a gross vehicle weight of 83,000 lbs. Refer to Fire Code 4045, 2-1.803.

46. Please revise the site plan to indicate commercial turning radii (49' and 55') will be maintained throughout the site. Refer to Section 2-1.801 of the DS & PM.

47. Please revise the site plan and/or floor plans to indicate the location of the Fire Riser room and the FDC. Refer to Section 6-1.504 of the DS & PM.

48. NOTE: Knox key box access will be required for both the Phase 1 and Phase 2 main entries. Additionally, the cabana gate shall be equipped with a Knox lock system for emergency access. Confirm these requirements will be met in your response letter.

Landscape Design:

49. Please confirm proposed landscape pots are a minimum of 36 inches in diameter and have sufficient depth to support the root system of the proposed plantings. Refer to Scottsdale Sensitive Design Principle 11.

50. On Sheet L3.4, there are notes that indicate artificial turf will be utilized. Please confirm compliance with Section 10.302 of the Zoning Ordinance and revise the plan as needed.

51. 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. In general, a 20-30% reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so there will be no need to shear or trim plants excessively. Please refer to Sections 10.100 and 10.501 of the Zoning Ordinance.

52. Please show the location of building mounted and freestanding external light fixtures on the landscape plan. Refer to the Plan and Report Requirements for Development Applications.

53. Please utilize a dashed line to indicate the sight visibility triangles on the landscape plan. Refer to the Plan and Report Requirements for Development Applications, and Section 5-3.119 of the DS & PM.

54. Due to the stout terminal spines of the *Agave desmettiana* (Smooth Leaf Agave), please revise the landscape plan to indicate a minimum distance of five feet on center from the edge of any parking spaces or pedestrian pathways. Refer to Section 2-1.1001.13 of the DS & PM.

55. Due to the broad arching form of the leaves and flower stems of the *Hesperaloe parviflora* (Red Yucca), please revise the landscape plan to indicate a minimum distance of five feet on center from any parking spaces or pedestrian pathways. Refer to Section 2-1.1001.13 of the DS & PM.

Lighting:

56. Please revise exterior lighting to demonstrate compliance with Sections 7.600-7.604 of the Zoning Ordinance.

Water and Waste Water:

57. There are minor corrections on the Basis of Design Reports for water and sewer. Prior to submittal of the final civil improvement plans for the project, submit three revised BOD's, with the original red-lined copies, to the project coordinator. Revised BOD's are not required with the DRB resubmittal.

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

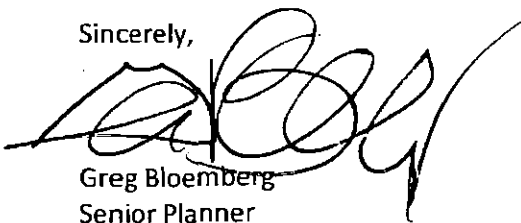
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Community & Economic Development Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

These 1st 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 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 51-DR-2014

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 original: Letter of Authorization-actual owner of record

Context Aerial with the revised Site Plan superimposed

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

Site Plan:

5 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"

Elevation Worksheet(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Perspective(s) (if design has changed):

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

Streetscape Elevation(s) (if the design has changed):

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

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"

Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Garage Floor Plan(s):

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan worksheet(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 11/10/14
Contact Name: DAN ERLANDSON
Firm name: HPLA
Address: 7633 E ACOMA DR, STE 209
City, State Zip: SCOTTSDALE, AZ

RE: Application Accepted for Review.

Dear MR ERLANDSON:

It has been determined that your Development Application for 880-PA-2014 has been accepted for review.

Upon completion of the Staff's review of the application material, you will be informed 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: GREG BLOEMBERG
Title: PLANNER
Phone number: _____
Email address: gbloemberg@scottsdaleaz.gov