

**Correspondence Between
Staff and Applicant**



January 8, 2016

Brian Krob
Aline Architecture
7340 East Main Street, Suite 220
Scottsdale, Arizona 85251

RE: 22-ZN-2015
Parkview Mixed Use

Dear Mr. Krob:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on December 2, 2015. The following **1st 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:

Legal:

1. Please be advised that the patio and terrace that are proposed on and project over City's Scottsdale Civic Center Mall property require a separate application for a license agreement, and is not considered part of this application review and subsequent City Council decision. Please revise the Site Plan and Building Elevation to indicate that these are indicated for reference and require a separate City Council decision and the approval of a license application agreement.
2. Prior to a receiving a decision from the Development Review Board that include an proposed encroachment on to City's Scottsdale Civic Center Mall property, please be advised that the property owner shall obtain approval of a separate lease agreement for the proposed patio and terrace that in proposed to encroachment. Please contact Bob Hults or Martha West of the City's Asset Management department to begin this process.
3. Please submit a revise ALTA survey that includes the gross and net lot areas. The gross lot area is area of the lot, and the east three (3) feet six (6) inch of the alley to the east. The net lot area is the area of the lot, not including any existing right-of-way dedications.

4. The proposed Building Elevation Worksheet indicates that portions of the north elevation encroach past the north property line into the air space of the property to the north (7353 E Scottsdale Mall, AZ 88). Please revise the building elevations so that no portion of the proposed building encroaches past the north property line.

Zoning:

5. Please be advised that the property currently has Conditional Use Permits for Live Entertainment and Patron Dancing. Unless it is requested to maintain these Conditional Use Permits as part of this Zoning District Map Amendment application, they will be terminated upon City Council approval this application.
6. Please revise the application narrative to address the General Plan and Downtown Plan Goals, Approaches, and Policies specified in Attachment A (Section 1.607.A. of the Zoning Ordinance).
7. Please revise the application narrative to include a justification for each proposed amended development standard. In addition, provide a narrative explanation as it pertains to how each proposed amended development standard complies with the Downtown Plan and the Downtown Urban Design and Architectural Guidelines.
8. The application narrative and the proposed amended development standard stepback plane conflicts. The narrative indicates a stepback ratio of 1:2, and the proposed amended development standard indicates a stepback ratio of 2:1. The proposed amended development standard is consistent with the information on the Building Elevation Worksheet. Please be advised that all stepback ratios are rise or run. Please revise the application narrative.
9. Please revise the site plan to include the correct net and gross lot areas specified on the revised ALTA survey.
10. Please revise the Gross Floor Area Ratio (GFAR) calculations on that Site Plan to reflect the correct gross lot area specified on the revised ALTA.
11. In accordance with Section 5.3006 and 5.3008 of the Zoning Ordinance, please revise the reference on the Site Plan of "site coverage allowed (f.a.r.)" to GFAR. In addition, please specify on the Site Plan in the project data the allowed GFAR as follows:

GFAR Allowed

Base = $1.3 * 6391.2^a = 8,308.56$ square feet

Residential Bonus = 1 square foot of non-residential floor area for each 1 square foot of residential floor area (6,440 residential square feet provided) , not to exceed 0.5 GFAR * $6163.5^a = 3,081.75$ square feet

Total GFAR Allowed = $1.8 * 6391.2^a = 11,504.16$ square feet

Total provided Non-residential Floor Area = 11,000 square feet

Note: a. Please utilize the gross lot area indicated on the ALTA survey.

12. Provide revise the project data on the Site Plan to include the number of dwelling units proposed (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)).

13. Provide revise the project data on the Site Plan to include the Maximum Allowed Density of 50 dwelling units per acre. (Section 1.204 and Table 5.3006.B. of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)).
14. Provide revise the project data on the Site Plan to include the Maximum Proposed Density of 22 dwelling units per acre. (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)).
15. Provide revise the project data on the Site Plan to include the square footage of open space provided on the site (Section 1.204 of the Zoning ordinance, and the PRRDA).
16. Please revise the parking calculation in project data on the Site Plan to comply with Sections and Subsections of 9.103. and 9.104. of the Zoning Ordinance. The required and provided parking calculation data information are on the Site Plan shall be revised in according with the following:

Parking Required:

Residential Dwelling Units: 3 Three-bedroom units = 0 parking required pursuant to Section 9.104.H.3.d. of the Zoning Ordinance.

Office and Retail space: 11,000 square feet – 2,000 (square foot wavier per Section 9.104.H.3.c.iii. of the Zoning Ordinance) / 350 = 25.71

Total Parking Required: 0 + 25.71 = 25.71 or 26 spaces

Accessible Parking Required = 5 * 0.04 = 0.24 or 1 space

Parking Provided:

Total Parking Provided: 5 garage spaces + 53 Improvement District credits (12 of which are a lease agreement) = 58 Spaces

Total Accessible Parking Provided = 1 space

Bike Parking Required: 2 spaces (1 rung)

Bike Parking Provided: 8 spaces (4 rungs)

17. Please dimension the length and width of the parking spaces on the Site Plan (Section 1.204 of the Zoning ordinance, PRRDA). In accordance with Section 9.106.A.1.a. and 9.106.A.1.a.iii. of the Zoning Ordinance, all standard parking stalls shall have an unobstructed width of nine (9) feet and length of eighteen (18) feet – except that standard parking spaces adjacent to a wall shall have a width of eleven (11) feet.
18. Please revise the Site Plan to note that the proposed bike racks are provided in accordance with City of Scottsdale Supplements to MAG Specifications and Details, detail 2285 (Section 9.103.D. of the Zoning Ordinance).
19. The maximum allowed building height, inclusive of roof top appurtenances, is sixty-six (66) feet measure from the average top of curb. The Building Elevation indicates a height of sixty-eight (68) feet. Please revise the building elevation to demonstrate compliance with the Zoning Ordinance (Section 1.204, 3.100. Table 5.3006.B. of the Zoning ordinance, and the PRRDA). Please be advised that the Building Elevation Worksheet has different building height elevation indicated.

20. Please revise or propose a modification to the development standards so that the North, East and South Building Elevations to comply with the length and area of a segment of a building elevation that encroaches beyond the stepback plane. In accordance with Section 5.3006.1.3. and subsections there in, projections beyond the proposed stepback plan shall be less than fifty (50) percent of the length, and less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur. The projections façade of the top floor of the building appears to exceed these requirements. Please contact me to schedule a meeting to discuss these projections, and potential modifications.
21. Please dimension all projections beyond the stepback plane on the Building Elevation Worksheet (Section 1.204 of the Zoning ordinance, and the PRRDA). Please ensure that all projections beyond the stepback plan comply with Section 5.3006.1 of the Zoning Ordinance.

Other:

22. Please provide a written and graphic bar scale on the site plan (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)).

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:

23. Please identify the location of all above ground utility equipment on the site plan (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)). In accordance with Section 2-1807 of the DSPM, utility cabinets shall be placed underground or integrated into the site and the architectural design of the development and screened. Screening of the utility cabinets shall be an intricate part of the building architecture, site design, and/or dense landscaping.
24. Please utilize a dashed or dotted line to indicate the site area that will be allocated as bicycle parking spaces. City of Scottsdale Standard Detail No. 2285 requires 6.5 feet by 9.5 feet of site area. In addition, Site Plan indicates that the bike parking spaces, which are shown at the southeast corner of the building, will conflict with a pedestrian path and circulation that leads to the building entry of the adjacent building. Please revise the proposed location of the bike racks so that they do not obstruct the pedestrian path.

Elevation Design:

25. Please be advised that with the Development Review Board application, the application shall demonstrate that the face of the SES is flush with the building façade (Section 2-1.402 of the DSPM).
26. Please contact me to schedule a meeting to discuss the proposed building materials and colors. Even though the proposed material and colors do not need to be revised for this application, staff has concerns and desires additional information to determine whether the future Development Review application would comply with the City's Downtown Urban

Design and Architectural Guidelines, Design Guidelines for Office Development, Commercial Design Guidelines and the Scottsdale Sensitive Design Program.

Circulation:

27. Please submit a trip generation comparison prepared by a Arizona Registered Engineer Section 5-1.1103 of the DSPM)

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:

28. Please revise the garage face location adjacent to the alley so that a minimum of twenty-four (24) foot clear drive area is provided to allow for vehicle maneuvering out of the proposed garages, or another configuration acceptable to the Transportation Director or designee.

Circulation:

29. The existing four foot wide sidewalk on the east side alley drive shall be maintained, except adjacent to the proposed building and garages. Adjacent to the proposed building and garages the minimum four foot wide concrete sidewalk at grade provided between the alley drive and the building. The property owner shall provide accessible ramps were the raised sidewalk transitions to the grade sidewalk.

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:

Other:

30. Please revise the site plan so that only black lines are utilized – gray line work hinders the readability of the plans (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA))
31. 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 (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)).

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment B, 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/supplemental 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 RETURNED TO THE APPLICANT.

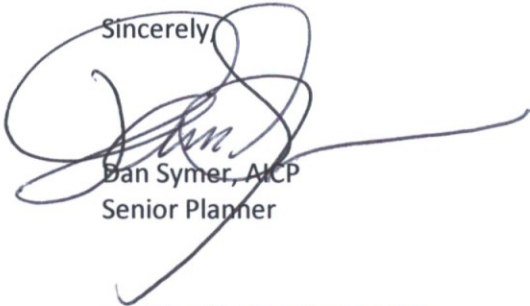
In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, City staff has identified the following potential schedules (read schedule left to right):

The Planning & Development Services Division has had this application in review for twenty-six (26) Staff Review Days since the application was determined to have the minimal information to be reviewed.

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 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Dan Symer', is written over the word 'Sincerely,'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dan Symer, AICP
Senior Planner

cc: The Clayton Companies
7340 East MAIN Street, Suite 200
Scottsdale, Arizona 85251
Contact: Tom Frenkel

ATTACHMENT A

Please revise the application narrative to address the following General Plan and Downtown Plan Goals, Approaches, and Policies:

1. General Plan

- Character and Design Element, Goal 1, Bullets 2, 3, and 4 including how the proposed project will provide context compatible development, respond to the natural environment, and ensure that the development contributes to the character of the area.
- Character and Design Element, Goal 2, Bullets 2, 3, 5, and 6 regarding the design of the proposed project and how it enhances Scottsdale as a unique southwestern desert community.
- Character and Design Element, Goal 6 and related bullets regarding the landscaping for the proposed project and how it is context sensitive in terms of the established character of the Civic Center Mall.
- Land Use Element, Goal 3, and Bullets 1 and 6 regarding how the proposed project transitions to the adjacent land uses and development patterns.
- Land Use Element – Goal 4 and related bullets regarding a balance of uses and diverse housing opportunities.
- Land Use Element, Goal 5 and related bullets to provide information on how the proposed project will encourage non-motorized transportation access.
- Land Use Element, Goal 7 and related bullets to address how the proposed project will integrate with the surrounding physical and natural environments and the neighborhood.
- Land Use Element, Goal 9 and related bullets to address how the range of proposed uses will create synergy in mixed-use neighborhoods.
- Growth Areas Element, Goal 7, Bullet 5 regarding the dedication of additional right-of-way for public facilities.

2. Downtown Plan

- Goal LU 1 and related policies providing information on how the proposed project will have a vibrant mix of mutually supportive land uses.
- Goal LU 2 and Policies LU 2.1, 2.2, and 2.4 detailing how the proposed project includes pedestrian areas and a mix of uses.
- Goal LU 5 and related policies detailing how the project relates and adds to the public realm and nearby open spaces.
- Goal LU 7 and related policies on how the proposed project supports Downtown sustainability and provides a broader mix of uses.
- Goal CD 8 and related policies detailing how the proposed project will implement high quality architecture in the Downtown.
- Goal M 2 and related policies on how the proposed project will provide complete, comfortable, and attractive pedestrian circulation spaces and areas.
- Policies LU 2.4, LU 5.5, AC 1.4 and its importance as an open space, civic, and arts and cultural center. This acknowledgment, coupled with the recent Civic Center Mall Master Plan project illustrates how important this area is to the City and its citizens. With a resubmittal, please provide dialogue and/or graphics depicting the further activation of Civic Center Mall, including visual and physical access provided, and enhanced public spaces.

ATTACHMENT B
Resubmittal Checklist

Case Number: **22-ZN-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 original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- One copy: Results of Alta Survey
- Two copies of the Revised Trip Generation Comparison

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

 8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

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

Elevation Worksheet(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Perspective(s):

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

RESPONSE LETTER

Wednesday, February 10, 2016

China Mist Mixed Use
#862-PA-2015
#22-ZN-2015
7363 East Scottsdale Mall
Scottsdale, Arizona 85251

RE: city zoning review comments

Legal:

1. Please be advised that the patio and terrace that are proposed on and project over City's Scottsdale Civic Center Mall property require a separate application for a license agreement, and is not considered part of this application review and subsequent City Council decision. Please revise the Site Plan and Building Elevation to indicate that these are indicated for reference and require a separate City Council decision and the approval of a license application agreement. - **Per conversation with city staff, we will note it as future with the expectation that the lease agreement will be worked prior to City Council.**
2. Prior to a receiving a decision from the Development Review Board that include an proposed encroachment on to City's Scottsdale Civic Center Mall property, please be advised that the property owner shall obtain approval of a separate lease agreement for the proposed patio and terrace that in proposed to encroachment. Please contact Bob Hults or Martha West of the City's Asset Management department to begin this process. - **Initial steps have been made with Martha West.**
3. Please submit a revise ALTA survey that includes the gross and net lot areas. The gross lot area is area of the lot and the east three (3) feet six (6) inch of the alley to the east. The net lot area is the area of the lot not including any existing right-of-way dedications. - **ALTA updated.**
4. The proposed Building Elevation Worksheet indicates that portions of the north elevation encroach past the north property line into the air space of the property to the north (7353 E Scottsdale Mall, AZ 88). Please revise the building elevations so that no portion of the proposed building encroaches past the north property line. - **Corrected.**

Zoning:

5. Please be advised that the property currently has Conditional Use Permits for Live Entertainment and Patron Dancing. Unless it is requested to maintain these Conditional Use

22-ZN-2015
2/12/16

Permits as part of this Zoning District Map Amendment application, they will be terminated upon City Council approval this application. – **Owner chooses to maintain existing Conditional Use Permits.**

6. Please revise the application narrative to address the General Plan and Downtown Plan Goals, Approaches and Policies specified in Attachment A (Section 1.607.A. of the Zoning Ordinance). – **Provided.**

7. Please revise the application narrative to include a justification for each proposed amended development standard. In addition provide a narrative explanation as it pertains to how each proposed amended development standard complies with the Downtown Plan and the Downtown Urban Design and Architectural Guidelines. - **Justified.**

8. The application narrative and the proposed amended development standard stepback plane conflicts. The narrative indicates a stepback ratio of 1:2, and the proposed amended development standard indicates a stepback ratio of 2:1. The proposed amended development standard is consistent with the information on the Building Elevation Worksheet. Please be advised that all stepback ratios are rise or run. Please revise the application narrative. - **Corrected**

9. Please revise the site plan to include the correct net and gross lot areas specified on the revised ALTA survey. - **Updated**

10. Please revise the Gross Floor Area Ratio (GFAR) calculations on that Site Plan to reflect the correct gross lot area specified on the revised ALTA. - **Updated**

11. In accordance with Section 5.3006 and 5.3008 of the Zoning Ordinance, please revise the reference on the Site Plan of "site coverage allowed (f.a.r.)" to GFAR. In addition, please specify on the Site Plan in the project data the allowed GFAR as follows:

GFAR Allowed

Base = $1.3 * 6391.2' = 8,308.56$ square feet

Residential Bonus= **1** square foot of non-residential floor area for each **1** square foot of residential floor area (6,440 residential square feet provided), not to exceed 0.5 GFAR * $6163.5' = 3,081.75$ square feet

Total GFAR Allowed= $1.8 * 6391.2' = 11,504.16$ square feet

Total provided Non-residential Floor Area= 11,000 square feet

Note: a. Please utilize the gross lot area indicated on the ALTA survey.

-Updated GFAR

12. Revise the project data on the Site Plan to include the number of dwelling units proposed (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications [PRRDA]). – **Noted in Building Data.**

13. Revise the project data on the Site Plan to include the Maximum Allowed Density of 50 dwelling units per acre. (Section 1.204 and Table 5.3006.B. of the Zoning ordinance, and the Plan and Report Requirements for Development Applications [PRRDA]). – **Noted in Building Data.**

14. Revise the project data on the Site Plan to include the Maximum Proposed Density of 22 dwelling units per acre. [Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)]. – **Noted in Building Data.**

15. Revise the project data on the Site Plan to include the square footage of open space provided on the site [Section 1.204 of the Zoning ordinance, and the PRRDA]. – **Noted 0 s.f.**

16. Please revise the parking calculation in project data on the Site Plan to comply with Sections and Subsections of 9.103, and 9.104, of the Zoning Ordinance. The required and provided parking calculation data information are on the Site Plan shall be revised in according with the following:

Parking Required:

Residential Dwelling Units: 3 Three-bedroom units= 0 parking required pursuant to Section 9.104.H.3.d. of the Zoning Ordinance.

Office and Retail space: 11,000 square feet-2,000 (square foot wavier per Section 9.104.H.3.c.iii. of the Zoning Ordinance) /350 = 25.71

Total Parking Required: 0 + 25.71 = 25.71 or 26 spaces

Accessible Parking Required = 5 * 0.04 = 0.24 or 1 space

Parking Provided:

Total Parking Provided: 5 garage spaces+ 53 Improvement District credits (12 of which are a lease agreement) =58 Spaces

Total Accessible Parking Provided= 1 space

Bike Parking Required: 2 spaces (1 rung) Bike Parking Provided: 8 spaces (4 rungs)

-Located above text verbatim and updated the site data.

17. Please dimension the length and width of the parking spaces on the Site Plan [Section 1.204 of the Zoning ordinance, PRRDA]. In accordance with Section 9.106.A.1.a. and 9.106.A.1.a.iii. of the Zoning Ordinance, all standard parking stalls shall have an unobstructed width of nine (9) feet and length of eighteen (18) feet- except that standard parking spaces adjacent to a wall shall have a width of eleven (11) feet. – **Per agreement worked out with Phil Kercher, the garages are shown as single car garages to accommodate turning radius into alley. Dimensions shown on site plan.**

18. Please revise the Site Plan to note that the proposed bike racks are provided in accordance with City of Scottsdale Supplements to MAG Specifications and Details, detail 2285 [Section 9.103.D. of the Zoning Ordinance]. - **Noted**

19. The maximum allowed building height, inclusive of rooftop appurtenances, is sixty-six (66) feet measure from the average top of curb. The Building Elevation indicates a height of sixty-eight (68) feet. Please revise the building elevation to demonstrate compliance with the Zoning Ordinance [Section 1.204, 3.100, Table 5.3006.B. of the Zoning ordinance, and the PRRDA]. Please be advised that the Building Elevation Worksheet has different building height elevation indicated. – **Corrected erroneous note.**

20. Please revise or propose a modification to the development standards so that the North, East and South Building Elevations to comply with the length and area of a segment of a building elevation that encroaches beyond the setback plane. In accordance with Section 5.3006.1.3. and subsections there in, projections beyond the proposed setback plan shall be less than fifty (50) percent of the length, and less than thirty-three (33) percent of the surface area of the segment of the building facade where the projections occur. The projections facade of the top floor of the building appears to exceed these requirements. Please contact me to schedule a meeting to discuss these projections, and potential modifications. – **Elevation worksheet updated per conversation with Dan Symer.**

21. Please dimension all projections beyond the setback plane on the Building Elevation Worksheet (Section 1.204 of the Zoning ordinance, and the PRRDA). Please ensure that all projections beyond the setback plan comply with Section 5.3006.1 of the Zoning Ordinance. – **Dimensioned shade devices.**

Other:

22. Please provide a written and graphic bar scale on the site plan (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)). – **Provided**

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:

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24. Please utilize a dashed or dotted line to indicate the site area that will be allocated as bicycle parking spaces. City of Scottsdale Standard Detail No. 2285 requires 6.5 feet by 9.5 feet of site area. In addition, Site Plan indicates that the bike parking spaces which are shown at the southeast corner of the building will conflict with a pedestrian path and circulation that leads to the building entry of the adjacent building. Please revise the proposed location of the bike racks so that they do not obstruct the pedestrian path. – **Clear area shown.**

Elevation Design:

25. Please be advised that with the Development Review Board application, the application shall demonstrate that the face of the SES is flush with the building facade (Section 2-1.402 of the DSPM). – **SES is flush.**

26. Please contact me to schedule a meeting to discuss the proposed building materials and colors. Even though the proposed material and colors do not need to be revised for this application, staff has concerns and desires additional information to determine whether the

future Development Review application would comply with the City's Downtown Urban Design and Architectural Guidelines, Design Guidelines for Office Development Commercial Design Guidelines and the Scottsdale Sensitive Design Program. – **Aline A . C to schedule a meeting with Dan Symer to submit and review proposed material selections.**

Circulation:

27. Please submit a trip generation comparison prepared by a Arizona Registered Engineer Section 5-1.1103 of the DSPM). - **Provided**

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:

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28. Please revise the garage face location adjacent to the alley so that a minimum of twenty-four (24) foot clear drive area is provided to allow for vehicle maneuvering out of the proposed garages, or another configuration acceptable to the Transportation Director or designee. – **Per agreement worked out with Phil Kercher, the garages are shown as single car garages to accommodate turning radius into alley.**

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29. The existing four foot wide sidewalk on the east side alley drive shall be maintained, except adjacent to the proposed building and garages. Adjacent to the proposed building and garages the minimum four foot wide concrete sidewalk at grade provided between the alley drive and the building. The property owner shall provide accessible ramps were the raised sidewalk transitions to the grade sidewalk. – **New ramps shown on each side of drives.**

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:

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30. Please revise the site plan so that only black lines are utilized-gray line work hinders the readability of the plans (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications (PRRDA)) – **Site plan information is in black and white.**

31. 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 (Section 1.204 of the Zoning ordinance and the Plan and Report Requirements for Development Applications (PRRDA)). – **Eliminated.**



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

March 1, 2016

Brian Krob
Aline Architecture
7340 East Main Street, Suite 220
Scottsdale, Arizona 85251

RE: Determination of a Planning Commission hearing

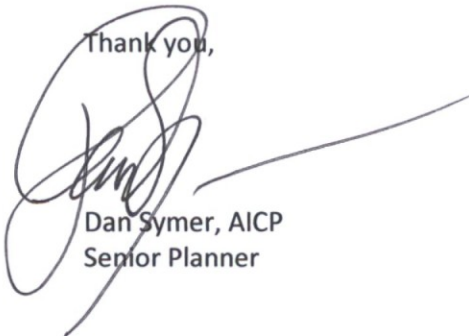
Dear Mr. Krob:

Your Development Application 22-ZN-2015, Parkview Mixed Use, is scheduled on the April 13, 2016 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday April 11, 2016. Please limit your presentation to a maximum of 10 minutes.

The Community & Economic Development Division has had this application in review for twelve (12) Staff Review Days.

Thank you,



Dan Symer, AICP
Senior Planner

C: Case File

SCHOOL DISTRICT NOTIFICATION

Monday, November 16, 2015

China Mist Mixed Use
#862-PA-2015
7363 East Scottsdale Mall
Scottsdale, Arizona 85251

Superintendent Peterson
Scottsdale School District
Phoenix, AZ 85018

Dear Mr. Peterson,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration And Procedures, Section 1.1500, Collaborative City And School Planning. Please be advised that we are applying for a rezoning application that changes the zoning classification(s) from non-residential to residential classifications, and/or changes the residential zoning or stipulation(s) resulting in greater residential densities allowed on the subject property. The property is currently zoned for zero (0) residential units; our application will result in a total of (3) units allowed, an increase of 300%.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. Please review the attached form and return to Planning and Development Services.

Respectfully,



Brian Krob, NCARB
Aline Architecture Concepts
7340 E. Main St. #220
Scottsdale, AZ 85251



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12-02-15
Contact Name: BRIAN KRCB
Firm name: LAINÉ ARCHITECTURE CONCEPTS
Address: 7340 E. MAIN ST. #220
City, State Zip: SCOTTSDALE, AZ 85251

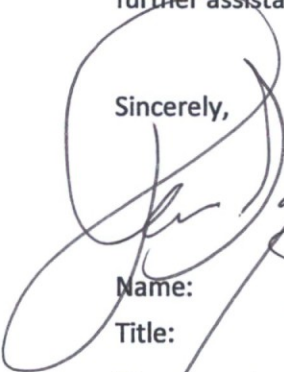
RE: Application Accepted for Review.
862 - PA-245

Dear Mr Krcb:

It has been determined that your Development Application for Chris MIXER USE
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: DAN SYNER
Title: Senior Planner
Phone number: 4803124218
Email address: dsyner@scottsdaleaz.gov

22-ZN-2015
12/02/15



FILE COPY

May 18, 2016

Brian Krob
Aline Architecture
7340 E Main St 220
Scottsdale, AZ 85251

Re: 22-ZN-2015
Parkview Mixed Use

Dear Brian Krob,

This is to advise you that the case referenced above was approved at the May 17, 2016 City Council meeting. The ordinance number 4254 may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-4218.

Sincerely,



Dan Symer
Senior Planner

Enclosure

March 30, 2005

Tom Frenkel
The Clayton Companies
8339 E Indian School Rd Ste 202
Scottsdale, AZ 85251

RE: Peppin Site

Dear Mr. Frenkel,

This letter is being sent to you attention to clarify any uncertainty regarding the parking supply credited to run with the land in perpetuity at the Park at the Mall site (7363 Scottsdale Mall). As you know, the City calculates parking demand and then requires all development to provide the required parking on site. In situations where a parcel in the Downtown area can not provide adequate parking, there are programs available to provide this parking.

In 1974, the parcel of land generally referred to today as the Peppin property, purchased through lease agreement in the form of an Improvement District (ID), 12 parking stalls. There is no record of any other supply of parking, either on site or through other City program at that time. Common logic would assume that no one would purchase 12 parking stalls unless such a purchase was the difference between what was required and what was provided for or credited through other means. However, there is no record of any such credit which would run with the land at the above mentioned parcel, either at that time, or now.

The City is prepared to recognize that in 1974, there must have been a credit granted when the parking structure was built, but not properly recorded, which would account for the differential in parking supply at the time of the purchase of the 12 Improvement District stalls. This credit, in addition to the 12 stalls previously purchased will represent the sum total of the parking "credit" which exists on the site and will run in perpetuity on the site.

This is clearly out of the norm for the City of Scottsdale, and does not represent the usual situation in calculating parking demand and supply. The City's General Plan clearly suggests that all new development must "pay it's own way" and the zoning ordinance enforces this philosophy by requiring all parcels to create their "own" parking onsite. The City can neither prove nor disprove that a "credit" or on site supply existed at the time of the purchase of the 12 stalls. Therefor, the City will recognize that a credit of some type must have been granted on this parcel. This same logic will not hold true on **all** downtown parking calculations and should not be considered to be a universal approach. In general, parcels must

22-ZN-2015
12/02/15

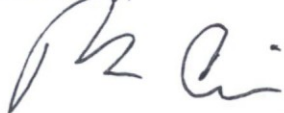
provide for their own supply to meet the demand they are creating; and the onus of proof rests with the property owner.

Parking Credit

At this time, the City is prepared to grant you a credit for a grand total of 53 parking stalls; 16 through Improvement District and the remaining 37 through "credit" granted as part of the unclear nature of the construction of the garage. These credits are based on old, historical staff reports which indicate that various projects through the years on the Mall meet parking demand and assigns a credit for parking to each site. To reiterate the point made above, while the City recognizes a credit for parking in this situation, it should not be considered to a uniform approach to parking calculation in the Downtown Area, and projects outside the scope of the Mall must be able to show how their supply meets the demand of the proposed land use.

If you would like any further explanation or information regarding this information, please do not hesitate to contact me at (480) 312-7059 or by email at mcummins@scottsdaleaz.gov.

Sincerely,



Mac Cummins, AICP
Senior Planner
City of Scottsdale

Cc: Randy Grant, Chief Planning Officer
Madeline Clemann, Downtown Group
Kurt Jones, AICP, Director of Current Planning