

**Correspondence Between
Staff and Applicant**



March 25, 2016

George Pasquel III
Withey Morris, PLC - George Pasquel III
2525 East Arizona Biltmore Cir
Phoenix, AZ 85016

RE: 2-GP-2016, 4-ZN-2016 (8-DR-2016, 2-PP-2016)
Paseo De Las Flores

George Pasquel:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 02/02/2016. 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.

Many of the following comments relate mostly to the site plan layout, and the request of land use change may be supported with further discussion of the implementation of the General Plan. These comments may want to also be addressed on the Development Review Board site plan as some of the comments will likely modify the site plan. Please refer to the attached site plan options, specifically option #1 which reflects a similar layout as the preapplication site plan. This option is preferred as buildings are oriented toward the existing commercial center, Paseo Village.

General Plan

1. Please further respond to Land Use Goal 8. Also, please respond to the Neighborhoods (Goal 4, bullet 7), Open Space (Goal 1, bullets 11, 14), and Community Mobility (Goal 10, bullet 2, and Goal 11, bullets 2 and 10) Elements of the General Plan. These goals encourage development that creates and/or maintains linkages to common open space areas. This ultimately adds to an area's sense of place and exemplifies a neighborhood's character. Also see site plan comments below.
2. With the next submittal, please respond to the noted goals and policies, and consider adjusting the site layout by situating the buildings and their outdoor spaces closer to the pocket park— as opposed to cutting off these connections via parking/drive aisle. Making this adjustment may be more appropriate in terms of reinforcing the sense of community by creating further opportunities for interaction resulting from the proposal and will better connect the proposed development with the existing pocket park and the Hayden frontage. Buildings 'A' and 'B' should also have their front door face north east toward the other existing Neighborhood Center.
3. Please respond to Character and Design Goal 5 regarding public art. The applicant states several times in the narrative that this development is intended to create "a sense of community while reinforcing the area's character". Although the addition of public art is not required, the integration

would solidify the applicant's intent of creating sense of place and community. Furthermore, the subject site is located at a prominent entry point to a neighborhood commercial area where people tend to gather. Please consider the addition of public art adjacent to the pocket park.

4. Character & Design Goals 4 (particularly bullet 13) and Goal 6 (particularly bullet 6) both reiterate the community's desire to save mature trees and landscaping as they add to an area's visual significance and character. Although the applicant's narrative discusses reusing existing trees "which can be salvaged", the submitted site plan does not note which trees this would affect. The subject site houses several mature trees that are adjacent to Hayden Road. These mature trees are similar in type, size, and maturity to what exists along this stretch of Hayden Road on both sides of the right-of-way and are integral to maintaining this area's visual significance and character. As such, please consider a site plan and landscape plan that both maintain these mature trees along Hayden Road in their current locations.

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:

5. Please revise the narrative request to rezone from R1-7 PCD to C-1 PCD by including the PCD findings as outlined in Zoning Ordinance Section 5.2104.
6. With the resubmittal, please provide an updated Citizen Review Report detailing the most recent public outreach efforts, including any additional public comment that may have been received. Please refer to Zoning Ordinance Section 1.305.C.2.b. Within this report, please provide a copy of the McCormick Ranch Homeowner's Association Approval letter.

Circulation:

7. There shall be no direct site access to N. Hayden Road. Please revise plans accordingly to no longer show access to N. Hayden Rd. This section of McCormick Ranch was master planned to have access for these parcels to Via Paseo del Sur and Via Paseo del Norte frontage roads. In addition, the minimum driveway spacing along major arterial streets is 500 feet per the DSPM 5-3.201. Please revise the site plan accordingly to demonstrate compliance. This will likely require the lot layout to be modified, please see attached Site Plan Options #1 and #2.
8. Please submit three (3) copies of the revised Transportation Impact and Mitigation Analysis with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please see comments outlined in the Report Review comment letter dated January 29, 2016, reviewed by John Bartlett and Phillip Kercher.

Site Plan:

9. On a revised site plan, please demonstrate compliance with the required setbacks as outlined in Zoning Ordinance Section 5.1304 by identifying and dimensioning the required yard setbacks. Where a C-1 district is on the same side of the street and is located within one hundred (100) feet of a residential lot zoned single-family residential then the required front yard of that single family residential district shall apply. The adjacent lot to the north, APN 177-03-226 is zoned Single-family Residential District, Planned Community Development (R1-7 PCD). In result, a required front yard of twenty (20) feet is required along N. Hayden Road and N. Via Paseo Del Sur. Additionally, there shall

be a fifty (50) foot side yard setback from a Single-family Residential district and a twenty-five (25) yard setback from a multiple-family residential district. Please revise the site plan and open space plan accordingly to demonstrate compliance. This will likely require the lot layout to be amended.

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 Plan:

10. According to the City of Scottsdale Commercial Design Guidelines (On-site Amenities and Special Features) commercial centers should feature pedestrian spaces that incorporate landscaping, shaded areas and seating opportunities for customers and employees. On a revise site plan, please provide and identify the location of all on-site amenities.
11. Please eliminate the deceleration lane and driveway access from the Hayden Road frontage. The deceleration lane and right turn will be redundant with the existing intersection of Hayden Road and McCormick Parkway, which is located approximately 175 feet to the north. The existing landscape area should remain unchanged along the Hayden Road frontage. Please refer to the Scottsdale Design Guidelines for Office Development, Site Design and Planning Section; the Scottsdale Commercial Design Guidelines, Site Design Section.

Circulation

12. Please remove the middle site driveway on Via Paseo del Sur as the minimum driveway spacing is 165 feet. DSPM Sec. 5-3.201.
13. Please dedicate a 1-foot wide vehicular non-access easement along the site frontage. DSPM Sec. 5-3.203.
14. Please dedicate a 10-foot wide motorized public access easement along the Hayden Road frontage for future right turn lane at McCormick Parkway and for future sidewalk widening. Transportation Master Plan: Ch. 7, Sec. 8; DSPM Sec. 5-3.100.
15. Site driveways on Via Paseo del Sur shall be designed in general conformance with COS Type CL-1, COS Standard Detail #2256. DSPM Sec. 5-3.205A. Please revise the site plan to demonstrate compliance with the standard detail.
16. Please widen the sidewalk along the Hayden Road frontage to a minimum width of eight (8) feet. DSPM Sec. 2.1-808; DSPM Sec. 5-3.100
17. Pursuant to the Design Standard and Policy Manual (DSPM) 2-1808A.1. Pedestrian Facilities, a 6-foot wide sidewalk should be provided for all walkways that connect main building entrances to sidewalks on adjacent streets. Please submit a revised site plan that shows a 6-foot wide sidewalk or walkway from the N. Hayden Road and Via Paseo Sur to the main entrance of each building.

Landscape:

18. Please revise the open space plan so that the site area that is within the parking space overhang area is not included in the calculation of parking lot landscape area, per Zoning Ordinance Section 10.501(H)(2)(c).
19. Please revise the site plan and the open space plan so that the required 10-foot-wide landscape buffer will be provided in compliance with Zoning Ordinance Section 10.602(A)(3)(b).

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:

20. The subject site is unique and adjacent to a McCormick Ranch-owned pocket park. The applicant's narrative speaks to the creation and/or reinforcement of a sense of community stating that the pathways and courtyards are "natural extensions to the existing network of pathways and the adjacent pocket park". However, the pedestrian place that surrounds Buildings 'A' and 'B' distances itself from Hayden road frontage and the nearby pocket park, being separated by parking spaces and drive aisles. The existing neighborhood commercial center, Paseo Village currently provides linkages to common open space areas. In addition, the commercial developments north of McCormick Parkway and the subject site take advantage of the open spaces along Hayden as well as the pocket parks adjacent to McCormick Parkway and may be better examples of a natural extension of this communal space. In these instances, buildings and parking placement should ensure open space linkages and connections to reduce the amount of vehicular parking adjacent to N. Hayden Road. Currently, most of the parking along N. Hayden Road is situated to the shortest side of the parking lot along Hayden. Separation from Hayden reduces Buildings 'A' and 'B' exposure and relationship to Hayden Road. For alternative site plan options, please refer to the attached Option #1 site plan or refer to the site plan that was submitted with the preapplication.
21. General Plan Land Use Goal 9 (specifically bullet 4) discusses the community's desire to limit the demand for parking by creating a more pedestrian-oriented environment. Please strongly consider the actual parking demand so necessary parking and open space can be balance. By reducing parking spaces, the applicant can adjust the site layout to address concerns related to integrating the development with the existing commercial center, pedestrian linkages, open space, and pocket park. In addition, the City of Scottsdale Commercial Design Guidelines (Parking Facilities), commercial developments are encouraged not to exceed parking requirements and should incorporated features intended to reduce the dependence of the automobile. Please revise the site plan to show pedestrian amenities or landscaping in replace of the excessive number of parking stalls. Please refer to the attached alternatives, Option #1 which is similar to the Preapplication Site Plan, however Building 'A' is rotated to enhance pedestrian amenities, courtyards and patio space next to the open space Tract.

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:

Circulation:

22. Please relocate the refuse containers to be accessed from the main internal drive, and away from pedestrian space such as patios.
23. Please align the southern driveway with the existing driveway on the south side of Via Paseo del Sur.
24. Please revise the site plan to show all on-site sidewalks a minimum six (6) feet wide. DSPM Sec. 2-1.808.

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. In an effort to get this Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 41 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 480-312-4211 or at mtessier@ScottsdaleAZ.gov.

Sincerely,



Meredith Tessier
Planner

Cc: McCormick Retail Partners, LLC
140 E. Rio Salado Pkwy Ste 219
Tempe, Arizona 85281

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-ZN-2016, 2-GP-2016**

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 1st Review Comment Letter
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Updated Citizen Involvement Report.

☒ Site Plan:

12	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Open Space Plan:

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

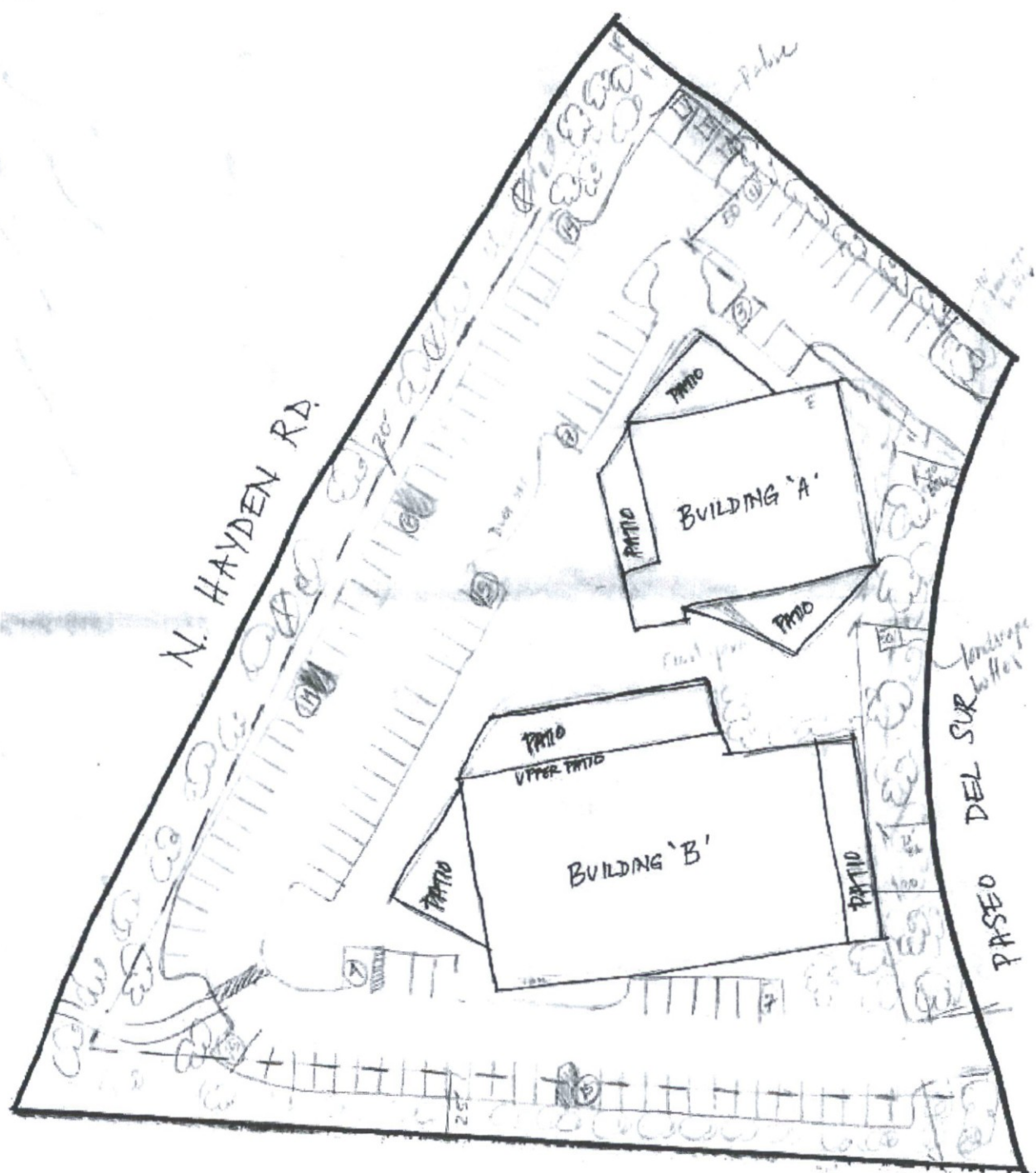
Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Technical Reports:

- ☒ 3 copies of Tima Reports



OPTION #1



OPTION #2



September 6, 2016

George Pasquel III
Withey Morris, PLC - George Pasquel III
2525 East Arizona Biltmore Cir
Phoenix, AZ 85016

Re: 2-GP-2016
4-ZN-2016
Paseo De Las Flores

George Pasquel III,

This is to advise you that the case referenced above was approved at the August 31, 2016 City Council meeting. Resolution No. 10547 and Ordinance No. 4272 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 480-312-4211.

Sincerely,

Meredith Tessier
Planner



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 2-02-2016
Contact Name: GEORGE PASQUEL III
Firm name: WITHER MORRIS, PLLC
Address: 2525 E. ARIZONA BILTMORE CIRCLE #A-212
City, State Zip: PHOENIX, AZ 85016

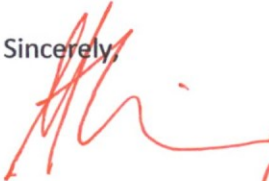
RE: Application Accepted for Review.
1041 - PA- 295 (GP, ZH, PP, DRB)

Dear GEORGE PASQUEL II:

It has been determined that your Development Application for PASEO DE LAS FLORES 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: Meredith Tessier
Title: Planner
Phone number: 480-312-4211
Email address: mtessier@scottsdaleaz.gov

2-GP-2016
02/02/16



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm name: _____
Address: _____
City, State Zip: _____

RE: Minimal Submittal Comments

_____ - PA- _____

Dear _____:

It has been determined that your Development Application for _____
does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

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.

These **Minimal Submittal 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).

Sincerely,

Name: _____
Title: _____
Phone number: _____
Email address: _____