

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

November 18, 2016

20-DR-2016

William Reilly

Apmi

8300 N Hayden Rd A-209

Scottsdale, AZ 85258

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 20-DR-2016 Mercado Del Lago Exterior Remodel and Addition

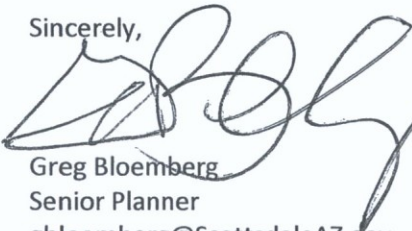
The Development Review Board approved the above referenced case on November 17, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, 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"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Commercial, foundation, addition, tenant improvement/remodel</li> <li>Apartments/Condos</li> <li>Engineering site review</li> <li>Signs</li> <li>Plat fees</li> <li>Misc. Plan Review</li> <li>Lot Tie/Lot Split</li> <li>Pools &amp; Spas</li> <li>Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, standard plans</li> <li>Engineering site review</li> <li>Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, detached structure, standard plans</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins



June 6, 2016

William Reilly  
APMI  
8300 N. Hayden Road #A-209  
Scottsdale, AZ 85258

RE: 20-DR-2016  
Mercado Del Lago

Mr. Reilly:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 5/6/16. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and are 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:

**Site Design:**

1. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so they are 16 feet in length with a two-foot overhang. Convert the remaining space into sidewalk and/or landscaping. Refer to Sections 9.106.A.a.1 and 10.501.F.c of the Zoning Ordinance.
2. Please revise the open space plan so that the site area within the parking space overhang(s) is not included in the calculation for parking lot landscape area. Refer to Section 10.501.H.2.c of the Zoning Ordinance.
3. Please revise the plans so that parking lot landscape islands are a minimum width of seven feet, and a minimum area of 120 square feet. Refer to Section 10.501.H.2.a of the Zoning Ordinance.
4. Please revise the plans to indicate the location of all existing and proposed screen walls. Refer to Sections 5.2406.F, 7.105, 9.106.F and 10.501.H of the Zoning Ordinance.
5. The site plan incorrectly calls out an ADA parking requirement of 4% of the total required parking for the development. The correct ratio is 4% of total provided parking. Please revise the site plan

accordingly to indicate the correct ratio and number of spaces provided. Refer to Section 9.105.B.4 of the Zoning Ordinance.

#### Building Elevation Design

6. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Refer to Section 1.904.A.4 of the Zoning Ordinance.
7. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

#### Fire:

8. Please revise the plans to demonstrate the following:
  - Minimum drive aisle width of 24 feet (Refer to Fire Ordinance 4045, 503.2.1)
  - FDC meets spacing requirements (Refer to Fire Ordinance #4045, 912)

#### Drainage:

9. As indicated on the City's LIS system, a noticeable (if not significant) existing landscape area is proposed to be converted into impervious area with the addition of a new building and parking area. This is not allowed unless an equivalent landscape area is provided on-site for storm water storage is provided to store the increased runoff volume from the 100-year, 2-hour storm event. Please revise the Grading & Drainage plan and Drainage Report to demonstrate compliance with this requirement. Refer to Section 37-32.c and 37-43 of the Scottsdale Storm water Ordinance, as well as Sections 4-1.402 and 4-1.800 of the DSPM.

#### Landscape Design:

10. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.
11. Please provide a landscape plan that complies with the Section 10.306 of the Zoning Ordinance.
12. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species; relative to the planting area. In general, a 20-30% reduction of planting intensity should be implemented in order to prevent overcrowding of plants; and so there will be no need to excessively trim or shear the plants. This will result in more sustainable landscape improvements. Refer to Sections 10.100 and 10.700 of the Zoning Ordinance.
13. Please coordinate the landscape plan with the lighting plan to ensure there will be no conflicts between mature-size trees and shrubs and lights, specifically the P1 and P2 pole-mounted fixtures. Refer to Section 7.600 of the Zoning Ordinance.

#### 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:

14. Please provide a site plan that complies with the Plan and Report Requirements for Development Applications. There may be comments regarding the revised site plan once staff has had the opportunity to review it. Please add the following:
  - Zoning for all adjacent and abutting parcels
  - Gross and net lot area in square feet and acreage
  - Allowed/provided floor area ratio, with supportive calculations
  - Required/provided bicycle parking
  - Number of consecutive vehicle parking spaces in each row
  - Dimensions between each building/structure
  - Dimensions from each building to property lines
  - Typical dimensions of parking spaces and drive aisles
  - Location of above ground utility equipment
  - Location of street lights, traffic signals and overhead utility poles
15. Notes on the site plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size (1/6<sup>th</sup> of an inch). Refer to the Plan and Report Requirements for Development Applications.
16. Please utilize a dashed line to indicate the location and dimensions of bicycle parking areas. Areas devoted to bicycle parking shall have a minimum area of 6.5 feet by 9.5 feet. Refer to COS Supplement to MAG Specifications Detail #2285 and the Plan and Report Requirements for Development Applications.
17. Please increase the width of the pedestrian walkway from the public sidewalk on Hayden Road to each of the tenant entry areas, so that it will be a minimum clear width of six feet. Refer to Sensitive Design Principle 6 and Section 2-1.808 of the DSPM.
18. Please revise the site plan to indicate the location of building mounted and freestanding exterior light fixtures. Refer to the Plan and Report Requirements for Development Applications.
19. Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry blocks, 8-inch wide brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments and/or heights and/or piers or buttresses for walls in excess of 200 feet in length. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1.401.5 of the DSPM.
20. Please revise the finish of the proposed accessible path and ramps so that the surface is in compliance with ADA guidelines. Refer to Section 12-1.300 of the DSPM.

#### Drainage

21. Related to Comment #7 on Page 1, please revise the Drainage Report to include an 11 X 17 color Pre-Development Land Use Map and an 11 X 17 Post-Development Land Use Map, on which all existing landscape areas must be delineated, and be quantified (in square feet) on the aerial map. A

Runoff Coefficient ('C') value of 0.45 should be used to compute the storm water storage volume requirement using the  $V = CRA$  equation. Refer to Sections 4-1.402 and 4-1.900 of the DSPM.

22. If it turns out the landscape areas provided on the Post-Development Land Use Map are less than the landscape areas on the Pre-Development Land Use Map, the differential storm water storage volume requirement must be calculated in the Drainage Report using the  $V = CRA$  equation, where a 'C' value of 0.95 should be used for the proposed paved areas (buildings and parking areas). Refer to Sections 4-1.402 and 4-1.800 of the DSPM.
23. On-site storm water storage volume must be provided for the 100-year, 2-hour storm event by means of surface and/or subsurface retention/detention basins for the differential storm water storage volume requirement ( $V = CRA$ ). Alternatively, the engineer may request a Storm Water Storage Waiver by filling out the request form, provided the development meets one of the waiver criterion, i.e. if runoff historically went to the existing lake behind the project or to the nearby street gutter system. The appropriate In-Lieu fee must be calculated as part of the Storm Water Storage Waiver application. Depending on the runoff volume being waived, the Floodplain Administrator or designee may choose to charge the In-Lieu fee, or may waive it at his discretion. Refer to Sections 4-1.402 and 4-1.800 of the DSPM.
24. If on-site retention/detention basins for the differential volume are provided on-site, please note the basins must be drained out within 36 hours by means of bleed off pipes, natural percolation or drywells. This condition should be indicated in the revised Drainage Report. Additionally, Drainage Easements will be required around all on-site retention/detention basins. Drainage Easements must be called out on the 11 X 17 and 24 X 36 Conceptual Site Plans. Refer to Sections 4-1.402 and 4-1.800 of the DSPM.

#### Fire

25. Please revise the plans to demonstrate the following:

- Commercial turning radii (25' inner/49' outer/55' bucket swing) (Refer to Section 2-1.802.5 of the DSPM)
- Fire lane surface will support 83,000 lbs. gross vehicle weight (GVW) (Refer to Section 2-1.802.3 of the DSPM)
- Location of fire riser room(s) (Refer to Section 6-1.504 of the DSPM)

#### Landscape Design:

26. Notes on Sheets L1 and L2 of the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size ( $1/6^{\text{th}}$  of an inch). Refer to the Plan and Report Requirements for Development Applications.
27. Please show the locations of street lights, traffic signals, and above ground utility equipment on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 2-1.401.1 of the DSPM.
28. To avoid conflicts between mature sized trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is a minimum of 20 feet between the tree trunk and the light fixture. Refer to Sensitive Design Principle 13.
29. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 5-3.119 of the DSPM.

30. Please utilize a dashed line to indicate the site area to be devoted to bicycle parking. Modify the location of the landscape improvements and/or bicycle parking as needed if there is a conflict between landscape plantings and bicycle parking. Refer to Section 2-1.808.B of the DSPM.
31. Where Golden Barrel cacti (*echinocactus grusonii*), Desert Spoon (*Dasyliirion wheeleri*), Red Yucca (*Hesperaloe parviflora*), or Ocotillo (*Fouquieria splendens*) are planted adjacent to any walkways or other pedestrian areas, a minimum distance of four feet shall be maintained between the mature-sized cactus and the edge of the walkway or pedestrian area, due to the thorny spines on this cactus. Please revise the landscape plan as needed to demonstrate compliance. Refer to Section 2-1.1001.13 of the DSPM.
32. Please revise the landscape plan to replace the Mexican Fan Palm (*Washingtonia robusta*) trees proposed at the northeast and northwest corners of Building 4 with shade trees for the proposed pedestrian path from Hayden Road into the new development. Refer to Sensitive Design Principle 7.
33. The landscape plan appears to indicate an orthogonal arrangement of Golden Barrel cacti in various locations throughout the proposed development. The uniformity of the original layout and installation is not sustainable due to the growth habit of Golden Barrels, which tend to elongate and lean towards the sun or develop multiple heads of varying size. If the desired effect is a balanced and/or symmetrical design, then please propose a different plant to achieve the desired result. Refer to Sensitive Design Principles 5 and 11.

Building Elevation Design:

34. Building elevations on Sheets A3.1 and A9.1 do not match. Please provide building elevations that comply with the Plan and Report Requirements for Development Applications. There may be additional comments regarding the building elevations once staff has the opportunity to review the revised elevations.
35. Please revise the building elevations on Sheet A9.1 so that they incorporate red tile roof elements that relate to the existing red tile roof element in the center. Refer to Character and Design in the Architecture Section of the Scottsdale Commercial Design Guidelines.
36. Notes on the building elevations appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size (1/6<sup>th</sup> of an inch). Refer to the Plan and Report Requirements for Development Applications.
37. Please revise the Color and Material Board to comply with the Development Review Board Application Checklist, Part III – Samples & Models.
38. Please provide window sections that indicate all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of detailing. Refer to Sensitive Design Principle 9 and the Architecture Section (Climatic Response) of the Scottsdale Commercial Design Guidelines.
39. Please provide door sections that indicate all exterior doors will be recessed a minimum of 30% of the wall depth. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of detailing. Refer to Sensitive Design Principle 9 and the Architecture Section (Climatic Response) of the Scottsdale Commercial Design Guidelines.

Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the devices, given the vertical dimension of the wall openings. All shade devices should be designed so that the material has a minimum density of 75% in order to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9 and the following link: <http://www.scottsdaleaz.gov/design/shading>

40. Please indicate the location of all building mounted light fixtures on the building elevation drawings. Refer to the Plan and Report Requirements for Development Applications.
41. Roof drainage systems shall be internal to the building, except for necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated into the design of the building. Areas of the roof that are devoted to rooftop drainage shall be designed and constructed to minimize erosion and staining if nearby walls; and directs water away from the building foundations. Refer to Section 2-1.401.4 of the DSPM.

#### Floor Plans:

42. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.

#### Circulation:

43. Please revise the plans to include the locations of existing and proposed bike racks. Refer to Section 2-1.808 of the DSPM
44. Please revise the plans to include an improved bike path connection on the north side of the project to the bike path along the lake. The path should be easily accessible by bike without stairs or obstructions. Coordinate with Susan Conklu, Transportation Planner, at 480-312-2308. Refer to Section 5-7.200 of the DSPM.
45. Please revise the plans to include a minimum 5-foot wide sidewalk connection from the bike path along Hayden Road to the main parking lot along the north side of the existing site driveway. Refer to Section 2-1.808 of the DSPM.
46. Please revise the plans to indicate a 25' X 25' Corner Safety Triangle Easement at the Hayden & Royal Palm intersection. Refer to Section 5-3.119.D and Fig. 5.3-27 of the DSPM.
47. Please revise the plans to include a minimum 18-foot wide Motorized Public Access Easement over the portion of Royal Palm Lane on this site that is along the site frontage.

#### 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:

#### Building Elevation Design:

48. In order to approve readability, please consider adding number notations (0.0, +1.5, -0.5) that indicate the differences between planer surfaces; or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view.

#### 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:

49. Please revise the site plan to include the locations for all existing and proposed refuse enclosures.
50. PLEASE NOTE: the proposed refuse enclosure location does not appear to be conducive to easy pick-up by service vehicles. Staff has forwarded the site plan to Solid Waste for additional review and feedback. Comments may follow.

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 RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 20 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

Greg Bloemberg  
Senior Planner

cc: file

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

Case Number: **20-DR-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)

- ☒ Context Aerial with the proposed Site Plan superimposed

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

- ☒ Site Plan:

7        24" x 36"        1        11" x 17"        1        8 ½" x 11"

- ☒ Open Space Plan:

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

- ☒ Elevations:

Color        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"

- ☒ 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"

- ☒ Floor Plan/Roof Plan:

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

Technical Reports:

- ☒ 2 Revised Drainage Reports, including CD copy

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



September 14, 2016

William Reilly  
APMI  
8300 N. Hayden Road #A-209  
Scottsdale, Az. 85258

RE: 20-DR-2016  
Mercado Del Lago Exterior Remodel

Mr. Reilly:

The Planning & Development Services Division has completed review of the above referenced development application resubmitted on 8/25/16. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. NOTE: Most comments are second requests for comments that either were not addressed or were not sufficiently addressed.

**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:

**Building Elevation Design:**

1. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

**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:**

2. There are still some items missing from the Project Data portion of the site plan. Please revise the site plan to include the following information:
  - Zoning of all adjacent and abutting parcels
  - Floor area ratio; allowed, provided and supporting calculations

- Bicycle parking; required, provided and supporting calculations
- Location of street lights, traffic signals and overhead utility poles

Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

3. Please use a dashed or dotted line on the site plan to indicate the locations and dimensions of bicycle parking spaces and rack design; demonstrating conformance to the City of Scottsdale Supplement to MAG Standard Detail #2285. Detail #2285 requires a minimum site area of 6.5 feet X 9.5 feet. Refer to Section 2-1.808 of the DSPM and Section 1.303 of the Zoning Ordinance.
4. Please revise the finish of the proposed accessible path and ramps so that the surfaces will comply with ADA Guidelines. Refer to Section 12-1.300 of the DSPM.

#### Landscape Design:

5. Please revise the landscape plan to indicate the locations of traffic signals and street lights. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.
6. Please revise the landscape plan to indicate the location of above-ground utility equipment and vaults. Refer to Section 2-1.401.1 of the DSPM and Section 1.303 of the Zoning Ordinance.
7. Please revise the landscape plan, utilizing a dashed line, to indicate the required sight distance visibility triangle. Refer to the Plan and Report Requirements for Development Applications and Section 5-3.119 of the DSPM.
8. Due to the broad arching form of the leaves and flower stems of the *Hesperaloe parviflora* (Red Yucca), please revise the landscape plan so that the mature size of this plant will be at least four feet from the edge of any parking spaces or pedestrian areas. Refer to Section 2-1.1001.13 of the DSPM.
9. Due to the thorny spines on the *Fouquieria splendens* (Ocotillo), please revise the landscape plan so that these plantings will be installed a minimum distance of four feet from the edge of pedestrian areas, measured to the edge of the mature plant. Refer to Section 2-1.1001.13 of the DSPM.

#### Building Elevation Design:

10. Please provide a revised Color & Material Sample Board that is consistent with the requirements of the Development Application Checklist, Part III. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so the heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.
11. Please provide door sections that indicate all exterior doors will be recessed a minimum of 30% of the exterior wall depth. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Architecture Section of the Commercial Design Guidelines (Climatic Response).
12. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimension of the wall opening. All shade devices should be designed so that the material has a minimum density of 75%, in order to maximize the effectiveness of the

shade device. Refer to Sensitive Design Principle 9 and the following link:  
<http://www.scottsdaleaz.gov/design/shading>.

13. Please revise the elevations to indicate the locations for all building mounted light fixtures. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.
14. Roof drainage systems shall be interior to the building, with the exception of necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and shall direct water away from the building foundation. Refer to Section 2-1.401.4 of the DSPM.

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.

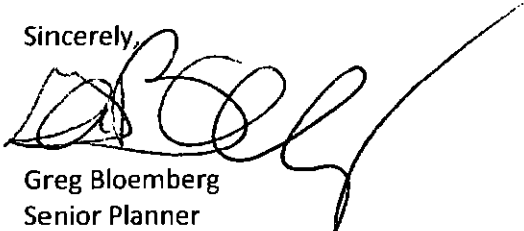
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL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

The Planning & Development Services Division has had this application in review for 34 Staff Review Days since the application was determined to be administratively complete.

These 2<sup>nd</sup> **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,



Greg Bloemberg  
Senior Planner

cc: case file

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

Case Number: 20-DR-2016

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

☒ Site Plan:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
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☒ Elevations:

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
B/W	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>

☒ Landscape Plan:

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
B/W	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>

☒ Other Supplemental Materials:

Sections and details for exterior doors and windows demonstrating recess requirements

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July 8<sup>th</sup>, 2016

City of Scottsdale  
7447 E. Indian School Road, Suite #105  
Scottsdale, Arizona 85251  
Attn: Greg Bloemberg, Planner

Re: 20-DR-2016 DR Plan Review  
Mercado Del Lago  
Scottsdale, Arizona 85258

Responses to City Comments, issued from City of Scottsdale by Greg Bloemberg on June 6, 2016.

**Site Design:**

1. *At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so they are 16 feet in length with a two-foot overhang. Convert the remaining space into sidewalk and/or landscaping. Refer to Sections 9.106.A.a.1 and 10.501.F.c of the Zoning Ordinance.*  
Response Parking spaces located to sidewalk or landscape have been revised/ verified to be 16-foot in length with 2-foot overhang.
2. *Please revise the open space plan so that the site area within the parking space overhang(s) is not included in the calculation for parking lot landscape area. Refer to Section 10.501.H.2.c of the Zoning Ordinance.*  
Response Parking landscape calculations have been revised to not include 2-foot overhang, please see AS2.3.
3. *Please revise the plans so that parking lot landscape islands are a minimum width of seven feet, and a minimum area of 120 square feet. Refer to Section 10.501.H.2.a of the Zoning Ordinance.*  
Response All new parking landscape islands have been revised to be a minimum 7'-0" with 120 square feet minimum.
4. *Please revise the plans to indicate the location of all existing and proposed screen walls. Refer to Sections 5.2406.F, 7.105, 9.106.F and 10.501.H of the Zoning Ordinance.*  
Response Existing screen walls have been noted accordingly, please see AS2.0. The existing center has existing screen walls to remain. No New screen walls are proposed.
5. *The site plan incorrectly calls out an ADA parking requirement of 4% of the total required parking for the development. The correct ratio is 4% of total provided parking. Please revise the site plan*  
Response Sheet AS2.0 has been revised to show ADA parking ratio taken from the total provided parking in lieu of required parking.

**Building Elevation Design:**

6. *Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Refer to Section 1.904.A.4 of the Zoning Ordinance.*

Response All HVAC equipment will be fully screened by existing parapets. Please see exterior elevations.

7. *Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.*

Response All roof drainage will be internally drained in building walls, and will route to daylight through curb, for roof drains, and overflow drains.

**Fire:**

8. *Please revise the plans to demonstrate the following:  
Minimum drive aisle width of 24 feet (Refer to Fire Ordinance 4045, 503.2.1)  
FDC meets spacing requirements (Refer to Fire Ordinance #4045, 912)*

Response Drive aisles have been revised to obtain proper 24 foot at new construction along with FDC placements, please see added AS2.6.

**Drainage:**

9. *As indicated on the City's LIS system, a noticeable (if not significant) existing landscape area is proposed to be converted into impervious area with the addition of a new building and parking area. This is not allowed unless an equivalent landscape area is provided on-site for storm water storage is provided to store the increased runoff volume from the 100-year, 2-hour storm event Please revise the Grading & Drainage plan and Drainage Report to demonstrate compliance with this requirement. Refer to Section 37-32.c and 37-43 of the Scottsdale Storm water Ordinance, as well as Sections 4-1.402 and 4-1.800 of the DSPM.*

Response The attached aerial provided with drainage comments shows tree canopies, that are existing to remain. The actual existing site landscape areas for these trees is limited to the area around the tree trunks. A pre and post development exhibit has been included in this response, showing new and existing impervious areas on site. The proposed impervious area on site will be less than the existing area and an equivalent landscape area is provided in this proposal. No increased runoff will be generated.

**Landscape Design:**

For Comments 10 – 13 and 26-33: See Landscape Comment Response Letter Attached.

**Site Design:**

14. *Please provide a site plan that complies with the Plan and Report Requirements for Development Applications. There may be comments regarding the revised site plan once staff has had the opportunity to review it. Please add the following:*

- *Zoning for all adjacent and abutting parcels*
- *Gross and net lot area in square feet and acreage*
- *Allowed/provided floor area ratio, with supportive calculations*
- *Required/provided bicycle parking*
- *Number of consecutive vehicle parking spaces in each row*
- *Dimensions between each building/structure*
- *Dimensions from each building to property lines*
- *Typical dimensions of parking spaces and drive aisles*
- *Location of above ground utility equipment*
- *Location of street lights, traffic signals and overhead utility poles*

Response Site plans have been updated to show the above requirement. Enlarged site plan has been added to submittal. Zoning of adjacent and abutting parcels is shown on AS1.0 Aerial Context Site Plan

15. *Notes on the site plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size (1/6<sup>th</sup> of an inch). Refer to the Plan and Report Requirements for Development Applications.*

Response Site plan text has been adjusted and verified to be 12-point font size.

16. *Please utilize a dashed line to indicate the location and dimensions of bicycle parking areas. Areas devoted to bicycle parking shall have a minimum area of 6.5 feet by 9.5 feet. Refer to COS Supplement to MAG Specifications Detail #2285 and the Plan and Report Requirements for Development Applications.*

Response Site plan revised to show bicycle parking areas, please see AS2.0

17. *Please increase the width of the pedestrian walkway from the public sidewalk on Hayden Road to each of the tenant entry areas, so that it will be a minimum clear width of six feet. Refer to Sensitive Design Principle 6 and Section 2-1.808 of the DSPM.*

Response Pedestrian access way from Hayden Road increased to 6 foot, please see revised AS2.1.

18. *Please revise the site plan to indicate the location of building mounted and freestanding exterior light fixtures. Refer to the Plan and Report Requirements for Development Applications*

Response Site Plan and Building Elevations have been updated showing building mounted exterior light locations. All lighting is also shown on photometric provided.

19. *Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry blocks, 8-inch wide brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments and/or heights and/or piers or buttresses for walls in excess of 200 feet in length. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1.401.5 of the DSPM.*

Response All perimeter walls are existing to remain with no proposals for new site screen walls. Existing walls will be painted to match building color.

20. Please revise the finish of the proposed accessible path and ramps so that the surface is in compliance with ADA guidelines. Refer to Section 12-1.300 of the DSPM.

Response Finish of proposed accessible path and ramps will be concrete finish in compliance with ADA guidelines.

**Drainage:**

21. *Please Related to Comment #7 on Page 1, please revise the Drainage Report to include an 11 X 17 color Pre-Development Land Use Map and an 11 X 17 Post-Development Land Use Map, on which all existing landscape areas must be delineated, and be quantified (in square feet) on the aerial map. A Runoff Coefficient ('C') value of 0.45 should be used to compute the storm water storage volume requirement using the  $V = CRA$  equation. Refer to Sections 4-1.402 and 4-1.900 of the DSPM.*

Response The attached aerial provided with drainage comments shows tree canopies, that are existing to remain. The actual existing site landscape areas for these trees is limited to the area around the tree trunks. An 11x17 pre and post development land use map has been included in this response, showing new and existing impervious areas on site. The proposed impervious area on site will be less than the existing area and an equivalent landscape area is provided in this proposal. No increased runoff will be generated.

22. *If it turns out the landscape areas provided on the Post-Development Land Use Map are less than the landscape areas on the Pre-Development Land Use Map, the differential storm water storage volume requirement must be calculated in the Drainage Report using the  $V = CRA$  equation, where a 'C' value of 0.95 should be used for the proposed paved areas (buildings and parking areas). Refer to Sections 4-1.402 and 4-1.800 of the DSPM.*

Response See response to comment 21 above.

23. *On-site storm water storage volume must be provided for the 100-year, 2-hour storm event by means of surface and/or subsurface retention/detention basins for the differential storm water storage volume requirement ( $V = CRA$ ). Alternatively, the engineer may request a Storm Water Storage Waiver by filling out the request form, provided the development meets one of the waiver criterion, i.e. if runoff historically went to the existing lake behind the project or to the nearby street gutter system. The appropriate In-Lieu fee must be calculated as part of the Storm Water Storage Waiver application. Depending on the runoff volume being waived, the Floodplain Administrator or designee may choose to charge the In-Lieu fee, or may waive it at his discretion. Refer to Sections 4-1.402 and 4-1.800 of the DSPM.*

Response See response to comment 21 above.

24. *If on-site retention/detention basins for the differential volume are provided on-site, please note the basins must be drained out within 36 hours by means of bleed off pipes, natural percolation or drywells. This condition should be indicated in the revised Drainage Report. Additionally, Drainage Easements will be required around all on-site retention/detention basins. Drainage Easements must be called out on the 11 X 17 and 24 X 36 Conceptual Site Plans. Refer to Sections 4-1.402 and 4-1.800 of the DSPM.*

Response See response to comment 21 above.

**Fire:**

25. *Please revise the plans to demonstrate the following:*
- *Commercial turning radii (25' inner/49' outer/55' bucket swing) (Refer to Section 2-1.802.5 of the DSPM)*
  - *Fire lane surface will support 83,000 lbs. gross vehicle weight (GVW) (Refer to Section 2-1.802.3 of the DSPM)*
  - *Location of fire riser room(s) (Refer to Section 6-1.504 of the DSPM)*

Response Site plan has been revised to show proper commercial turning radii, see added AS2.6.  
Fire lane surface will be asphalt paving on base, per Soils Report, with paving section designed to support 83,000 lbs GVW. Location of Fire Riser rooms noted on AS2.1.

**Landscape Design:**

For Comments 10 – 13 and 26-33: See Landscape Comment Response Letter Attached.

**Building Elevation Design:**

34. *Building elevations on Sheets A3.1 and A9.1 do not match. Please provide building elevations that comply with the Plan and Report Requirements for Development Applications. There may be additional comments regarding the building elevations once staff has the opportunity to review the revised elevations.*

Response Exterior Elevations have been revised per comment.

35. *Please revise the building elevations on Sheet A9.1 so that they incorporate red tile roof elements that relate to the existing red tile roof element in the center. Refer to Character and Design in the Architecture Section of the Scottsdale Commercial Design Guidelines.*

Response Red tile roof element has been updated on building elevation Sheet A9.1 to incorporate red tile roof element. At existing building, where Jimmy Johns and Former Busters Restaurant are located, building elevation has been updated to remove some of the existing roof tile and provide new building elements to tie in with proposed new building. This proposal is to leave the existing center architecture on the residential adjacencies with predominant existing red tile roofs, to match adjacent residential character and massing, and to leave the existing approved elevations that have existed at the center. The commercial elevations, that face interior to the center parking areas, and are abutting the adjacent commercial center to the south, will have reduced red tile roof and a greater street and pedestrian presence.

36. *Notes on the building elevations appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size (1/6<sup>th</sup> of an inch). Refer to the Plan and Report Requirements for Development Applications.*

Response Elevations have been updated to 12 point font.

37. *Please revise the Color and Material Board to comply with the Development Review Board Application Checklist, Part III – Samples & Models.*

Response Please see revised Color and Material Board attached.

38. *Please provide window sections that indicate all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the*

*exterior wall to the face of glazing, exclusive of detailing. Refer to Sensitive Design Principle 9 and the Architecture Section (Climatic Response) of the Scottsdale Commercial Design Guidelines.*

Response      Windows are recessed 50% minimum as required.

39.              Please provide door sections that indicate all exterior doors will be recessed a minimum of 30% of the wall depth. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of detailing. Refer to Sensitive Design Principle 9 and the Architecture Section (Climatic Response) of the Scottsdale Commercial Design Guidelines.

Response      Doors are recessed 30% minimum as required.

40.              Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the devices, given the vertical dimension of the wall openings. All shade devices should be designed so that the material has a minimum density of 75% in order to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9 and the following link: <http://www.scottsdaleaz.gov/design/shading>

Response      Section drawing of exterior shade structures is attached.

41.              Please indicate the location of all building mounted light fixtures on the building elevation drawings. Refer to the Plan and Report Requirements for Development Applications.

Response      Building mounted light fixtures are indicated on Building Elevations.

41.              Roof drainage systems shall be internal to the building, except for necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated into the design of the building. Areas of the roof that are devoted to rooftop drainage shall be designed and constructed to minimize erosion and staining if nearby walls; and directs water away from the building foundations. Refer to Section 2-1.401.4 of the DSPM.

Response      All roof drainage will be internal to the building, including overflow drains. All roof and overflow drainage will be extended below sidewalk and through curb to paving. Existing drainage patterns will be maintained.

Floor Plans:

42. *Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.*

Response Roof access ladder is indicated on floor plan and site plan.

Circulation:

43. *Please revise the plans to include the locations of existing and proposed bike racks. Refer to Section 2-1.808 of the DSPM*

Response Bike racks are noted on site plan and landscape plans. Detail of bike rack is shown on site detail sheets.

44. *Please revise the plans to include an improved bike path connection on the north side of the project to the bike path along the lake. The path should be easily accessible by bike without stairs or obstructions. Coordinate with Susan Conklu, Transportation Planner, at 480-312-2308. Refer to Section 5-7.200 of the DSPM.*

Response Striped bike path connection to north side of project has been added, shown on overall site plan sheet AS2.0. 6'-0" minimum width.

45. *Please revise the plans to include a minimum 5-foot wide sidewalk connection from the bike path along Hayden Road to the main parking lot along the north side of the existing site driveway. Refer to Section 2-1.808 of the DSPM.*

Response Striped bike path connection to north side of project has been added, shown on overall site plan sheet AS2.0. 6'-0" minimum width

46. *Please revise the plans to indicate a 25' X 25' Corner Safety Triangle Easement at the Hayden & Royal Palm intersection. Refer to Section 5-3.119.D and Fig. 5.3-27 of the DSPM.*

Response 25'x25' Corner Safety Triangle Easement has been added, shown on overall site plan sheet AS2.0 at Hayden and Royal Palm intersection.

47. *Please revise the plans to include a minimum 18-foot wide Motorized Public Access Easement over the portion of Royal Palm Lane on this site that is along the site frontage.*

Response 18' wide public access easement has been noted on overall site plan sheet AS2.0, keynote 12.

Building Elevation Design:

48. *In order to approve readability, please consider adding number notations (0.0, +1.5, -0.5) that indicate the differences between planer surfaces; or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view.*

Response Comment has been taken into consideration.

Circulation:

49. Please revise the site plan to include the locations for all existing and proposed refuse enclosures.

Response All existing and the one new refuse enclosure are shown on plan. The existing building D-E with restaurant uses have a major refuse and delivery enclosure yard to the north of the building. This entire yard and approach to it are existing to remain, not a part of this project. The office building (two story) has its own existing refuse enclosure along the west property line. This enclosure and approach to it are existing to remain, however we will be improving the approach paths from Hayden road into the site, which will improve overall access to this enclosure as well.

50. PLEASE NOTE: the proposed refuse enclosure location does not appear to be conducive to easy pick-up by service vehicles. Staff has forwarded the site plan to Solid Waste for additional review and feedback. Comments may follow.

Response The proposed refuse enclosure location is located at 30 degrees from collection vehicle approach, with over 60' of direct line space in front of the refuse enclosure for approach and backing. The proposed enclosure is located on a fire lane, with turning radii for approach through site designed for meet fire and refuse collection vehicle. In addition, this will correct the existing bad condition that requires the refuse collection driver to exit the vehicle to roll out dumpster. The proposed design will be a major improvement over the existing condition. See fire lane site plan and site plan. See response to comment 49 as well please.

I hope this response is satisfactory for the comments provided. If there are any questions, please do not hesitate to ask.

Sincerely,



William Reilly, AIA  
APMI, Inc.

# vine maple design

July 8, 2016

## **Landscape Plan Check Comment Response - # 20-DR-2016**

Mercado Del Lago, 8300 N. Hayden Road, Scottsdale, AZ 85258

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Here are the Scottsdale 1st review comments related to the landscape plan and my responses *in italics*:

### **Landscape Design:**

10. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.

RESPONSE: *Summary data has been added to sheet L1.*

11. Please provide a landscape plan that complies with the Section 10.306 of the Zoning Ordinance.

RESPONSE: *Street trees have been added along Hayden Road.*

12. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species; relative to the planting area. In general, a 20-30% reduction of planting intensity should be implemented in order to prevent overcrowding of plants; and so there will be no need to excessively trim or shear the plants. This will result in more sustainable landscape improvements. Refer to Sections 10.100 and 10.700 of the Zoning Ordinance.

RESPONSE: *The plant density has been reduced.*

13. Please coordinate the landscape plan with the lighting plan to ensure there will be no conflicts between mature-size trees and shrubs and lights, specifically the P1 and P2 pole-mounted fixtures. Refer to Section 7.600 of the Zoning Ordinance.

RESPONSE: *The landscape & lighting have been coordinated. All trees have been moved 20' back from light poles.*

26. Notes on Sheets L1 and L2 of the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size (1/6" of an inch). Refer to the Plan and Report Requirements for Development Applications.

RESPONSE: *The font size has been increased to at least 1/6".*

27. Please show the locations of street lights, traffic signals, and above ground utility equipment on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 2-1.401.1 of the DSPM.

RESPONSE: *Streetlights & utilities have been shown on the plan.*

28. To avoid conflicts between mature sized trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is a minimum of 20 feet between the tree trunk and the light fixture. Refer to Sensitive Design Principle 13.

RESPONSE: *Trees have been moved away from light poles. See #13 above.*

29. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 5-3.119 of the DSPM.

RESPONSE: *The sight distance triangles have been shown on the plan.*

30. Please utilize a dashed line to indicate the site area to be devoted to bicycle parking. Modify the location of the landscape improvements and/or bicycle parking as needed if there is a conflict between landscape plantings and bicycle parking. Refer to Section 2-1.808.B of the DSPM.

RESPONSE: *Proposed bike parking at the NE corner of Building F has been shown. See sheet AS2.0 Overall Site Plan for other bike parking outside of the area shown on the landscape plan.*

31. Where Golden Barrel cacti (*echinocactus grusonii*), Desert Spoon (*Dasyliirion wheeleri*), Red Yucca (*Hesperaloe parviflora*), or Ocotillo (*Fouquieria splendens*) are planted adjacent to any walkways or other pedestrian areas, a minimum distance of four feet shall be maintained between the mature sized cactus and the edge of the walkway or pedestrian area, due to the thorny spines on this cactus. Please revise the landscape plan as needed to demonstrate compliance. Refer to Section 21.1001.13 of the DSPM.

RESPONSE: *These plants, as well as agaves, have been moved away from pedestrian areas.*

32. Please revise the landscape plan to replace the Mexican Fan Palm (*Washingtonia robusta*) trees proposed at the northeast and northwest corners of Building 4 with shade trees for the proposed pedestrian path from Hayden Road into the new development. Refer to Sensitive Design Principle 7.

RESPONSE: *The palms have been replaced with shade trees.*

33. The landscape plan appears to indicate an orthogonal arrangement of Golden Barrel cacti in various locations throughout the proposed development. The uniformity of the original layout and installation is not sustainable due to the growth habit of Golden Barrels, which tend to elongate and lean towards the sun or develop multiple heads of varying size. If the desired effect is a balanced and/or symmetrical design, then please propose a different plant to achieve the desired result. See Sensitive Design Principles 5 and 11.

RESPONSE: *The uniform layout of the Golden Barrels has been replaced with informal groupings that will look good as the cacti elongate with age.*



Matthew J. Reilly, RLA

**Perone, Steve**

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**From:** Ruenger, Jeffrey  
**Sent:** Tuesday, May 17, 2016 9:46 AM  
**To:** Perone, Steve; Bloemberg, Greg  
**Subject:** FW: 20-DR-2016

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**From:** Bob Patoni [<mailto:BPatoni@azdot.gov>]  
**Sent:** Tuesday, May 17, 2016 8:44 AM  
**To:** Projectinput  
**Cc:** Vanessa Nunez  
**Subject:** 20-DR-2016

RE: 20-DR-2016  
Mercado Del Lago exterior remodel  
8300 N. Hayden Rd.

Attn: Greg Bloemberg

Thank you for the notice of additions and renovations to the above-referenced development.  
After review, we have determined that the proposed development will have no impact upon existing highway facilities.  
Thank you for the opportunity to review and comment.

**Bob Patoni, SR/WA**  
**Right of Way Project Coordinator**

205 S. 17<sup>th</sup> Ave. MD: 612E  
Phoenix, AZ 85007  
602-712-6126

[WWW.AZDOT.GOV](http://WWW.AZDOT.GOV)



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Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 5-5-16  
Contact Name: Will Reilly  
Firm name: APMF  
Address: 8700 N. Hayden Rd. # A-209  
City, State Zip: Scottsdale, AZ 85258

RE: Application Accepted for Review.  
82-PA-16

Dear Mr. Reilly:

It has been determined that your Development Application for Mercado Del Lago 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: Greg Bloembergen  
Title: Senior Planner  
Phone number: 480-312-4306  
Email address: gbloembergen@scottsdaleaz.gov



## Planning, Neighborhood, & Transportation

One Civic Center  
7447 E Indian School Road  
Scottsdale, AZ 85251

---

Date: May 4, 2016

### Address Assignment

Parcel Number: 174-04-004P  
Quarter Section: 25-48

This is to advise you that the following address has been assigned for this parcel.

Address Assignment: **8340 N Hayden Rd Building F  
Suites 100, 105, 110, 115**

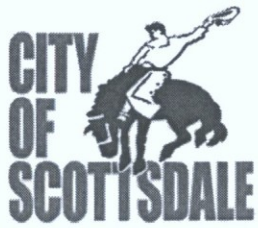
I have attached a copy of a map showing the assigned address. If you need further assistance, please feel free to contact me at (480) 312-7031.

Since municipal boundaries do not always coincide with postal boundaries, it is your responsibility to contact your local post office for **correct city and ZIP Code** mailing information to complete the assigned address.

Sincerely,

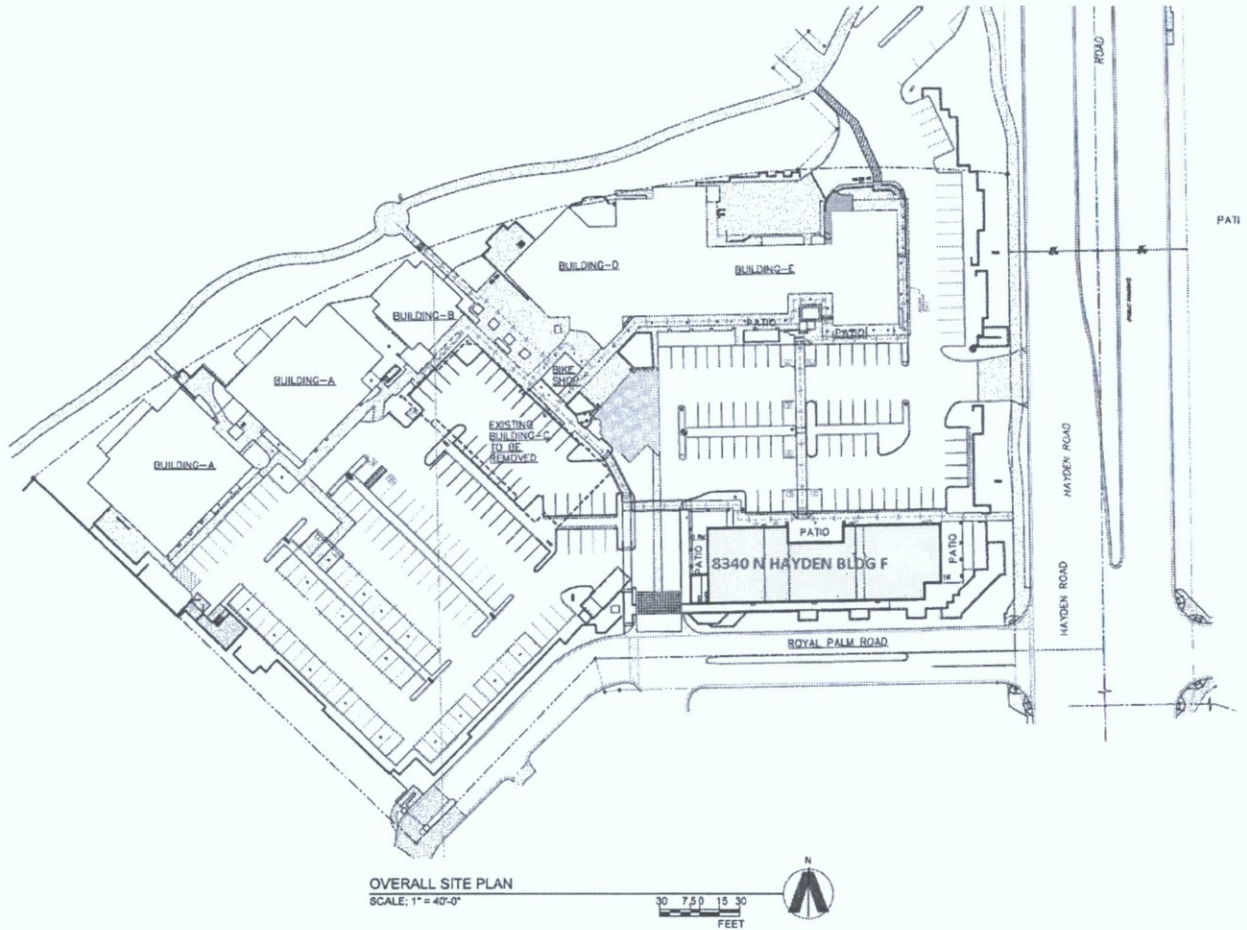
*Karen Khanas*

Development Services Rep. I  
City of Scottsdale  
Planning & Development Services  
480-312-7031  
[Khanas@ScottsdaleAZ.Gov](mailto:Khanas@ScottsdaleAZ.Gov)



# Planning, Neighborhood, & Transportation

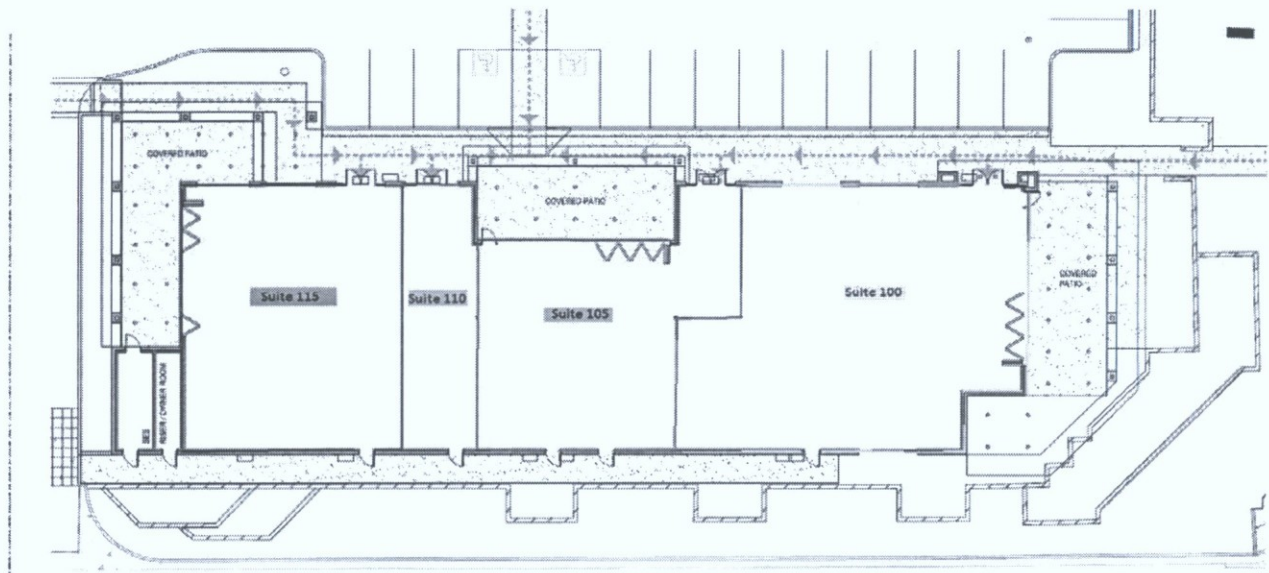
One Civic Center  
7447 E Indian School Road  
Scottsdale, AZ 85251

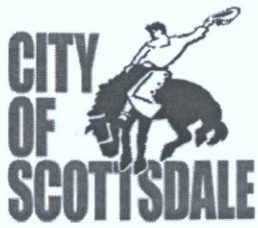




## Planning, Neighborhood, & Transportation

One Civic Center  
7447 E Indian School Road  
Scottsdale, AZ 85251





## Planning, Neighborhood, & Transportation

One Civic Center  
7447 E Indian School Road  
Scottsdale, AZ 85251

