

**Correspondence Between
Staff and Applicant
Approval Letter**



July 20, 2016

Paul Devers
Cawley Architects
730 N 52Nd St Ste 203
Phoenix, AZ 85008

RE: Case Number: 27-DR-2016
Case Name: 14950 N. 83rd Place

Dear Mr. Devers,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 06/16/16. 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 City Staff's recommendation: Please address the following:

Zoning:

1. Please revise the Project Narrative to address all of the applicable Development Review Board criteria set forth in Section 1.904 of the Zoning Ordinance.
2. Parking spaces and drive aisles appear to be non-compliant in size at several locations on the site. Please verify existing dimensions and provide modifications accordingly. Please refer to Scottsdale Zoning Ordinance Section 9.103.

Fire:

3. Demonstrate compliance with the fire truck turning radii at both driveway entry points from N. 83rd place for commercial developments (25' inner, 49' outside, and 55' bucket swing), in accordance with Scottsdale Revised Code Chapter 36, Section 503, and the Scottsdale Design Standards & Policies Manual (DSPM), Section 2-1.802.

Airport:

4. At final construction plans submittal, the applicant will be required to submit a Scottsdale Airport Vicinity Development Short Form with Scottsdale Airport (Aviation) approval. Per the Scottsdale Airport Vicinity Development Short Form, the owner will be required to dedicate an Avigation Easement prior to building permit issuance. Please refer to Scottsdale Revised Code Chapter 5 – Aviation, Article III.I – Airport Vicinity Development Regulations.

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they may affect the City Staff's recommendation to the Development Review Board pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

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5. Notes on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
6. Please revise the layout of the proposed new parking screen walls so that the screen wall ends will be extended in order to overlap at least two feet so that the parking spaces will be screened from view along the North 83rd Place frontage. Please refer to Zoning Ordinance Section 9.106.F.1.
7. For developments located in the General Commercial District (C-4), a landscape area at least thirty-five (35) feet deep shall be provided where parking occurs between a building and a street line. However, parking may occur in the required 35-foot landscape area if the parking is setback at least twenty (20) feet from any street line and screened by a landscape screen wall. Please label the dimension between the edges of the parking spaces to the street (property) line, to verify compliance with Zoning Ordinance Section 10.402.A.4.c.

Landscape Design:

8. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
9. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole and fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.
10. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20%–30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
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23. Please label and indicate the locations of all building mounted lighting fixtures on the building elevation drawings, along with the mounting height from the fixtures to grade. Please refer to the Plan & Report Requirements for Development Applications, and Zoning Ordinance Section 1.303 and Section 7.600.

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30. Relocate the required bicycle parking spaces so that they are nearer to the individual tenant suite entrances/public entrances to the building in order that the bicycle parking spaces will be in locations that will be utilized by bicycle commuters and benefit from natural surveillance, rather than locating all the racks at the street frontage of the site. Please refer to Scottsdale Zoning Ordinance Section 9.106.C.2, DSPM Section 2-1.808, and City of Scottsdale Standard Detail No. 2285.
31. Since the site data indicates 16 extra vehicle parking spaces, please convert at least one vehicle parking space that is near an entry to the building so that the respective parking space can be utilized as bicycle parking spaces. Increase the size of an adjacent landscape island, pedestrian pathway, or accessible pathway so that it absorbs the former vehicle parking space. Shift the bicycle racks from their current location and place them in the former vehicle parking space. This will provide enough site area for bicycle parking spaces and eliminate conflicts between pedestrian pathways and bicycles, accessible pathways and bicycles, as well as storefronts and bicycles. Please refer to DSPM Section 2-1.808 and City of Scottsdale Standard Detail No. 2285.

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PLEASE CALL 480-312-7828 OR EMAIL ME AT ACHI@SCOTTSDALEAZ.GOV 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 24 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 (Zoning Ordinance Section 1.305).

If you have any questions, or need further assistance please contact me at 480-312-7828 or at achi@ScottsdaleAZ.gov.

Sincerely,



Andrew Chi
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 27-DR-2016

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded). Refer to the Plan Report Requirements for Development Applications for a detailed checklist of the requirements outlined below.

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Perspectives:

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Exterior Lighting Plan & Photometric Analysis:

2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Manufacturer Cut Sheets:

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Building Wall Existing & Proposed Wall Sections:

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July 19, 2016

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B&W	2	24" x 36"	2	11" x 17"	2	8 ½" x 11"

Streetscape Elevations:

Color	2	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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Perspectives:

Color 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Landscape Plan:

B&W 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Exterior Lighting Plan & Photometric Analysis:

2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Manufacturer Cut Sheets:

2 24" x 36" - 11" x 17" 2 8 ½" x 11"

Building Wall Existing & Proposed Wall Sections:

2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

To: Andrew Chi, City of Scottsdale-
Planning and Development Services

From: Jeff Ducay, Project Manager
Paul Devers, Vice President / Design
Director

Subject: DR Resubmittal
Case Number: **27-DR-2016**
Case Name: **14950 N. 83rd Place**

Date: August 09, 2016

Design Review Response to City Comments

Zoning

1. The Project Narrative has been updated and revised to address the applicable Development Review Board criteria set forth in Section 1.904 of the Zoning Ordinance. Please see the revised Project Narrative attachment.
2. Parking spaces and drive aisles are now in compliant in size. Please see the revised Site Plan sheet A1.1

Fire

3. Please see the revised Site Plan sheet A1.1 for the demonstration of the fire truck turning radii at both driveway entry points from N. 83rd Place.

Airport

4. At final construction plans submittal, we will submit all the required documents per Scottsdale Airport Vicinity Development forms with Scottsdale Airport (Aviation) approval.

Site Design

5. All notes on the Site Plan A1.1 are now a 10-point in font size.
6. The parking screen walls has been revised and with extended ends in order to overlap 24" for proper screening for view. Please see the revised Site Plan sheet A1.1 and for the Streetscape Elevation see sheet A1.2

7. Please see the revised Site Plan sheet A1.1 for the required dimension between edges of the parking spaces to the property line.

Landscape Design

8. Please see the preliminary Landscape Plan sheet La.01 provided that complies with the provisions on Scottsdale Zoning Ordinance.
9. The Landscape Plan and Lighting Plan are coordinated to avoid conflicts between the mature-size trees and light pole and fixtures. See Landscape Plan sheet La.01 and Photometrics Plan sheet PH.
10. Please see the revised Landscape Plan sheet La.01 for layout and planting density provided to avoid overcrowding of plants.
11. The Landscape Plan and Lighting Plan are coordinated to avoid conflicts between the mature-size trees and light pole and fixtures. See Landscape Plan sheet La.01 and Photometrics Plan sheet PH.
12. Please see the revised Landscape Plan sheet La.01 and Site Plan sheet A1.1 demonstrating the sight distance visibility triangles.
13. Please see the revised Landscape Plan La.01 for the spiky leaves location being four (4) feet away from the edge of any parking space when mature in size.
14. Please see the revised Landscape Plan La.01 for the Hesperaloe parviflora Red Yucca location being four (4) feet away from the edge of any parking space when mature in size.

Building Elevation Design

15. Please see the revised Exterior Elevations sheet A7.1 under color key indicating the Light Reflective Value (LRV) of each paint color. Also refer to the attached 8 1/2"x11" product spec on the metal panel finish solar reflective index.
16. Please see the revised Exterior Elevations sheet A7.1 showing the proper screening of the future mechanical units.
17. Please see the Exterior Elevation sheets A7.0 & A7.1 showing the screening of the mechanical units.
18. All notes on the Exterior Elevations sheet A7.1 are now a 10-point in font size.
19. Please see the revised Exterior Elevations sheet A7.1 indicating the number notations in relation to different surface elevations.
20. Please see details 2 & 3 sheet A6.1, detail 2 sheet A6.2, and sheet A2.1 for demonstrating the exterior window glazing being recessed more than 50%.

21. Please see details 2 & 3 sheet A6.1, detail 2 sheet A6.2, and sheet A2.1 for demonstrating the exterior door being recessed more than 30% of the wall depth.
22. Please see the revised Wall Section sheets A6.1 & A6.2 and Exterior Colored Elevations A7.1 for the shade structures. The shade structure techniques include solid horizontal canopies extending 4' beyond the face of the glass and building overhang extending up to 5' beyond the glass that create deeper shadows protecting the glass from intense direct sunlight. Other shade structure techniques include vertical fins formed from the building façade providing additional solar protection.
23. Please see the revised Exterior Elevations sheet A7.1 for the locations of the wall mounted lighting fixture locations and heights.

Lighting Design

24. The Lighting Plan and Landscape Plan are coordinated to avoid conflicts between the mature-size trees and light pole/fixtures. See Photometrics Plan sheet PH and Landscape Plan sheet La.01.
25. All notes on the Photometrics Plan are now a 10-point in font size.
26. The Lighting Plan (PH) and Landscape Plan (La.01) are coordinated to avoid conflicts between the mature-size trees and light pole/fixtures. The light fixture has been shifted so that there is a 20' distance in between them.
27. Please see the Site Plan sheet A1.1 detail 3 for the light pole installation detail.
28. Please see the revised Photometrics Plan sheet PH for the updated Lumen output of each lighting fixture.
29. Please see the revised Photometrics Plan sheet PH for the increase on font size of the fixture labels.

Circulation

30. Please see the revised Site Plan sheet A1.1 for the new bicycle location. Detail 1 sheet A1.1 is also provided per City of Scottsdale Standard Detail 2285.
31. Please see the revised Site Plan sheet A1.1 for the new bicycle location. The new bicycle location is now near the entry of the building.

Should you have any questions or concerns please contact Paul Devers or myself at our office.

Thank you,


Jeff Ducey, Project Manager, Cawley Architects, Inc.

To: Andrew Chi, City of Scottsdale-
Planning and Development Services

From: Jeff Ducay, Project Manager
Paul Devers, Vice President / Design
Director

Subject: DR Re-Submittal
Case Number: **27-DR-2016**
Case Name: **14950 N. 83rd Place**

Date: August 11, 2016

TRANSMITTAL

Andrew,

We are pleased to submit the items included herewith for Design Review re-submittal with the City of Scottsdale.

- 2 – Copies Design Review response letter
- 2 – Copies Revised/Updated Narrative
- 1 – CD copy of all required Re-submittal items (in PDF format)
- 2 – Copies of A1.1 Architectural Site Plan in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A1.2 Streetscape Elevations (Color) in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A2.0 Existing Floor Plan in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of D2.1 Demo Plan in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A2.1 Overall Floor Plan in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A2.2 Overall Roof Plan in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A6.1 Wall Sections in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A6.2 Wall Sections in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A7.0 Existing Exterior Elevations in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A7.1 Exterior Elevations (color) in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of A7.1 Exterior Elevations in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of Perspectives (color) in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of La.01 Landscape Plan in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of PH Photometrics Plan in paper sizes 24"x36", 11"x17" and 8 ½"x11"
- 2 – Copies of PH Cutsheets in paper sizes 24"x36" and 8 ½"x11"
- 2 – Copies of the Metal Panel solar reflective index spec sheet in 8 ½"x11" paper

Thank you,


Jeff Ducay, Project Manager, Cawley Architects, Inc.

Chi, Andrew

From: Ruenger, Jeffrey
Sent: Friday, July 08, 2016 5:39 PM
To: Chi, Andrew; Perone, Steve
Subject: FW: 27-DR-2016

From: Bob Patoni [<mailto:BPatoni@azdot.gov>]
Sent: Wednesday, July 06, 2016 12:28 PM
To: Projectinput
Cc: Vanessa Nunez
Subject: 27-DR-2016

RE: 27-DR-2016
14950 N. 83rd Pl.
Site Plan, etc.

Attn: Paul Devers

Thank you for the notice of request for approval of site plan, landscape plan and building elevations for the above-referenced development.

After review, we have determined that the referenced development will have no impact upon existing highway facilities. We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV

ADOT

Intermodal Transportation

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Perone, Steve

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Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 06-16-2016
Contact Name: PAUL DEVERS
Firm name: CAWLEY ARCHITECTS
Address: 730 N. 52ND STREET #203
City, State Zip: PHOENIX, AZ 85008

RE: Application Accepted for Review.
993-PA-2015

Dear PAUL DEVERS:

It has been determined that your Development Application for SCOTTSDALE AUTOMOTIVE 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: Andrew Chi
Title: Andrew Chi
Phone number: 480.312.7828
Email address: achi@scottsdaleaz.gov

27-DR-2016
06/16/16



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

October 21, 2016

27-DR-2016

Paul Devers

Cawley Architects

730 N 52nd St Ste 203

Phoenix, AZ 85008

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 27-DR-2016 14950 N. 83rd Place

The Development Review Board approved the above referenced case on October 20, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- 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, **Andrew Chi, 480-312-7828**.
 - If you have specific questions on any of the Engineering, Stormwater, Fire and/or Building submittal requirements, please contact the **One Stop Shop at 480-312-2500** and ask to speak to a staff member from Engineering, Stormwater, Fire and/or Building.
- 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,

Andrew Chi

Planner

achi@ScottsdaleAZ.gov

About Fees

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

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