

**Correspondence Between
Staff and Applicant
Approval Letter**



November 15, 2016

John Berry
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 12-ZN-2016
Alta Osborn

Dear John Berry,

This is to advise you that the case referenced above was approved at the November 14, 2016 City Council meeting. The Ordinance No. 4281 and Resolution No. 10572 for the Development Plan, Resolution No. 10578 for the Development Agreement and Contract No. 2016-154-COS (Development Agreement) 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 480-312-7713.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr".

Brad Carr
Senior Planner



June 22, 2016

Brad Carr, Senior Planner
City of Scottsdale – Planning
7447 E. Indian School Rd, Suite 100
Scottsdale, AZ 85251

RE: 12-ZN-2016 – Alta Osborn

Dear Brad:

Below are the written responses to the City's 1st Review Letter dated June 3, 2016.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. In the Project Overview paragraph it states that the development consists "...277+/- residences (approximately 4.84+/- acres)". Based on the allowed density of 50 dwelling units per acre, there are 242 dwelling units allowed. This results in bonus density of 35 dwelling units. However, on page 5 of the project narrative the applicant has provided a calculation for "...total cost of special improvements for 7 du/ac of bonus density". This calculation appears to be based on a bonus density for one acre instead of the 4.84 acres of the development site. The total cost of special improvements for bonus density must be based on the total number of bonus density dwelling units that will be provided in the development. Please clarify how many bonus density dwelling units are proposed with this development. Please make the appropriate adjustment to the calculation for the total cost of special improvements for bonus density.

Response: The bonus unit calculation has been updated in the Project Narrative to correctly address the cost of special improvements based on 35 units vs. 7 du/ac.

2. Please submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts, including any additional public comments that may have been received. (Zoning Ordinance, Sec. 1.305.C.2.b.)

Response: A revised copy of the Citizen Review Report summary with attachments is provided with the resubmittal

3. Provide a separate site plan (or revise the site plan) which illustrates the proposed building locations, setback, and prevailing setback, so that the Development Review Board, Planning Commission, City Council, and staff will be able to understand how this development will be in compliance with Zoning Ordinance Section 5.3006 and Section 6.1205.

Response: Revised A1.3 SITE PLAN to illustrate building location, setback, and prevailing setback as requested by the DRB. A revised copy of the Citizen Review Report summary with attachments is provided with the resubmittal.

4. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle overhang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b. and Section 10.501.F.c.

Response: Northeast parking spaces were modified to 16' long with 2' overhang as shown on A1.3 SITE PLAN and landscape and hardscape plans.

5. Please revise the northeastern portion of site plan so that a screen walls will be provided in order to screen the parking spaces from view along the Scottsdale Road frontage. Please refer to Zoning Ordinance Section 10.402.

Response: A masonry screen wall has been added for parking screen and is shown on the "Streetscape Elevations Clubhouse Enlargement" label "E" as well as the "Clubhouse Enlargement – LA 2.5" site label 35 and have been noted on A1.3 SITE PLAN.

6. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

Response: A utility & equipment screen has been added on Sheet LA2.5 which will be similar to the detail shown on the "Perimeter Wall & Utility Screen" sheet, Detail "B". Mechanical equipment will be located on the roof and screened by the 42" parapet roof edge, noted on A2.1 and A2.2 ELEVATIONS. Other screening devices for utility equipment at ground level has been noted on A1.3 SITE PLAN.

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

Response: Drainage system is internal with roof scuppers for overflow, this is illustrated on A2.1 and A2.2 ELEVATIONS.

8. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan so that compliance with Zoning Ordinance Section 9.106(A) is demonstrated.

Response: Sheet A5.6 FLOOR PLAN WORKSHEET – GARAGE has been added to the set.

Circulation:

9. Please revise the project plans to show the dedication of an additional 10 feet of right-of-way along the site's N. Scottsdale Road frontage, 65 feet total. (Scottsdale Revised Code, Sec. 47-10; DSPM ,Sec. 5-3.100)

Response: The ROW on N Scottsdale has been revised to reflect the 65' total ROW.

Fire:

10. Please revise the project plans to note that "key switch/pre-emption sensor" are required for commercial/multi-family/gated communities. (Fire Ord. 4045, 503.6.1)

Response: The note "key switch/pre-emption sensor" has been added to A1.3 SITE PLAN.

11. Please revise the project plans to demonstrate hydrant spacing, existing and proposed. (Fire Ord. 4045, 507.5.1.2)

Response: The hydrants have been added and noted on A1.3 SITE PLAN.

12. Please revise the project plans to demonstrate FDC meets spacing requirements in accordance with (Fire Ord. 4045, 912) & (I's&A's, 8.17.2.4.6.1).

Response: FDC and FIRE RISER rooms have been added and noted on A1.3 SITE PLAN.

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

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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:

13. The 2001 General Plan (Character & Design Element goal 4, bullet 2, Land Use Element Goal 5, bullet 2; Neighborhoods Element Goal 4, bullet 7; Growth Areas Element Goal 2, bullet 1; and, Community Mobility Element Goal 11, bullet 10) and Downtown Character Area Plan (Land Use Chapter policies LU 2.2 and LU 4.5, and Goal LU 5 and ancillary policies; Character & Design Chapter Goal CD 4 and CD 5 and their ancillary policies; and, Mobility Chapter Policy M 1.1, and Goals M 2 and M 3) speak to the downtown pedestrian experience, including the importance of the public realm, creating an active street frontage, and enhancing local connectivity. As such, please respond to the following via resubmittal:

- a. The Downtown Plan recognizes this portion of Scottsdale Road as a Pedestrian Corridor. Pedestrian Corridors are "paths or guided ways that are developed to promote walking as an attractive means of transportation and utilized by pedestrians as they move between major activity centers". The applicant's proposal only includes pedestrian connections on the east, west, and north side of the property – with no cross access included on the site plan. By comparison, Agave Residential (38-DR-2015) to the north of the subject site will be providing pedestrian connections on all sides of that resulting development, including cross-access into the US Egg site. With a resubmittal, please include a pedestrian connection on the south side of the property to allow for further connectivity through the subject site as well as cross-access to both the Agave and US Egg sites.

Response: The Goals & Policies stated above have been integrated into the Project Narrative focusing on the pedestrian corridors. Pedestrian cross access is provided through the site along the north and south. Access to US Egg is provided via a private gate. Access to Agave Residential will be provided via Scottsdale Road and 71st Street sidewalks. Pedestrian access has been provided on the north side of the site to the US Egg site. Access on the north side of the site through the fire-lane provide for a pedestrian connection east and west to both 71st Street and Scottsdale Road. Numerous access points occur from the building to street frontages on Scottsdale Road and 71st Street through patio connections and resident access to designated entry areas into the structure. Pedestrian access from the garage to either 71st Street or Scottsdale Road has been routed through the building itself.

- b. The applicant's narrative states there will be "quality hardscape surfaces, a new bus shelter and appropriately placed pedestrian furniture and landscape canopies will be provided along the perimeter and throughout the community thereby contributing towards the activation of the street frontages" (page 12). The submitted site plan does not seem to express an active street frontage along 71st Street. While A3.2 (Perspective of 71st Street) depicts sidewalks separated from the street by landscaped areas, A1.3 (Site Plan) depicts sidewalks as back of curb along the same frontage. With a resubmittal, please clarify the 71st Street public realm that will be provided and further update the appropriate graphics to reflect such.

Response: The Goals & Policies stated above have been integrated into the Project Narrative focusing on hardscape surfaces, pedestrian furniture, landscaping and activation of the street frontages. Note there is no bus shelter being provided along the Alta Osborn frontage due its close proximity of the bus shelter in front of the Agave Residential development to the north. 71st Street has an attached walkway. Along the walkway trees along with pedestrian scale seating have been located. This will allow for pedestrian respite areas along the public street.

14. The application narrative states that the proposed street frontage of the subject site along N. Scottsdale Road will be consistent with the Scottsdale Road Streetscape Design Guidelines. Several other development projects are proposed (L'Esperance, 13-ZN-2016) or are approved (Agave Residential, 38-DR-2015) within close proximity to the subject site and are adjacent to N. Scottsdale Road as well. Please ensure that coordination of landscape palette and design with the surrounding developments is considered so that there is a compatible and consistent streetscape at the entrance to the Downtown.

Response: The Project Narrative has been revised to state that the development will be consistent with not only Scottsdale Road Streetscape Design Guidelines but also coordinated, in terms of

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landscape palette for the approved Agave Residential and proposed L'Esperance developments. The applicant will coordinate with the adjacent projects as noted to ensure compatible landscape character between projects.

15. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303. Steve V. 05/25/16
- Provide a black-line vicinity map on the site plan.
 - Indicate the zoning district of all adjacent and abutting parcels.
 - Indicate private outdoor living space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.3006(G).
 - Indicate the density - allowed, provided, show calculations.
 - Indicate the dimension from each building/structure to the adjacent/abutting property line.
 - Indicate the dimension from each building/structure to the adjacent/abutting property line.
 - Indicate the location of above ground utility equipment. Please refer to Zoning Ordinance Section 7.105.
 - Indicate the location of street lights, traffic signals and overhead utility poles.

Response:

- A black-line vicinity map has been added to A1.3 SITE PLAN.
 - Adjacent parcels zoning has been listed on A1.3 SITE PLAN.
 - Private outdoor living spaces are indicated on A1.3 SITE PLAN as well as the calculation shown in the PROJECT DATA on A1.3 SITE PLAN.
 - Density – Allowed and provided is shown in the PROJECT DATA on A1.3 SITE PLAN.
 - Dimensions from the building to the property line are shown on A1.3 SITE PLAN.
 - Dimensions from the building to the property line are shown on A1.3 SITE PLAN.
 - Known location of above ground utility equipment as well as proposed locations of new above ground utility equipment has been shown and noted on A1.3 SITE PLAN.
 - Known location of street lights, traffic signals and overhead utility poles have been placed on A1.3 SITE PLAN.
16. The site plan appears to indicate direct pedestrian access from the public sidewalk that is on the N. Scottsdale Road and N. 71st Street, respectively, to the dwelling units that are adjacent to those streets. However the hardscape plan does not. Please revise this inconsistency so that direct pedestrian access will be provided from the public sidewalk that is on the N. Scottsdale Road and N. 71st Street, respectively, to the dwelling units that are adjacent to those streets. Please refer to Scottsdale Sensitive Design Principle 6: *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*
- Response:** Pedestrian access from the units on N Scottsdale and 71st St are shown on A1.3 SITE PLAN and reflects the hardscape from the landscape plan.

17. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site 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 over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Response: The perimeter wall shown on the "Perimeter Wall & Utility Screen" plan detail "A" shall be located on the north and south side of the site, on the property line running east and west on the property line. The wall will be designed in accordance with the maximum lengths and materials variations as noted on the detail referenced herein. Perimeter and site walls are to be constructed with 6X8X16 masonry blocks with a stucco finish to match Architecture, see PERIMETER AND UTILITY SCREEN detail sheet.

18. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.

Response: The locations of bicycle parking has been noted on the plan as well as shown in the parking garage. A dashed line now indicates the exterior bicycle parking locations as shown on the "Hardscape Layout" sheets LA2.1 through LA2.5. The dimensions of the parking spaces have been added as well as a representative image of the rack design to the same sheets.

19. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: The location of site lighting and building mounted lighting fixtures has been shown on A1.3 SITE PLAN as well as A2.1 and A2.2 ELEVATIONS.

20. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: The interior partition walls have been removed and individual units have been shown graphically with a light line. The building footprint has been shown graphically with a heavier line.

21. 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. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: The font has been increased as requested.

Landscape Design:

22. Please revise the landscape plans so that it utilizes the 'Tree Selections' and the 'Shrub/Groundcover/Accent Selections' that are in the Scottsdale Road Streetscape Design Guidelines, which can be found on the Scottsdale website at: <http://www.scottsdaleaz.gov/Construction/ScottsdaleRd/SRstreetscape>.

Response: Please see the Planting Plan sheets LA3.1 through LA3.5 where specific plant materials palettes have been shown for Scottsdale Road and the remaining site areas.

23. If any cacti, agave, yucca, or other thorny, spiny plants are proposed to be planted adjacent to any walkways or other pedestrian areas, then due to the thorns or spines on these plants, layout installation of the plants so that there will be a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant. Please refer to DSPM Sec. 2-1.1001.13.

Response: All cacti, agave, yucca and other thorny or spiny plant materials will be planted a minimum of four feet away from walkways and pedestrian areas as noted above.

24. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.

Response: A dashed line now indicates the exterior bicycle parking locations as shown on the "Hardscape Layout" sheets LA2.1 through LA2.5. There are no conflicts with landscape areas.

25. 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.

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Response: The "Planting Plan" sheets LA3.1 through LA3.5 conform to the provisions of the Zoning Ordinance Section 10.200.

26. Please show the locations of street lights and traffic signals on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Street lights have been shown on the landscape plans.

27. Please indicate the location of above ground utility equipment and vaults. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.

Response: Locations for above ground utility equipment has been shown on the landscape plans.

28. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Response: A dashed line has been added to the hardscape and landscape plans as well as a label indicating the sight visibility triangles.

29. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: The plans have been modified to include the minimum 12-point font size at a 24x36 sheet plotted to the correct scale.

Building Elevation Design:

30. Please revise the building elevations so that along the Scottsdale Road frontage the base of the building will be activated with a combination of store entrances, storefronts, and/or live/work units instead of proposed apartments, clubhouse, fitness center, and landscape area. Please refer to Scottsdale Downtown Plan Urban Design and Architectural Guidelines, A2 Active Street Frontages.

Response: We have demonstrated that we are creating active street frontages that are provided along Scottsdale and 71st Street with the integration of fitness uses, patios, direct unit access to street frontages, sidewalks and shade trees for the pedestrians and shading elements on the buildings.

31. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, Architecture Section, Guidelines 6, 10, and 17. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Response: Shading devices have been added to help protect against solar exposure and heat gain. See sheet A2.5 for illustration that demonstrates the solar shading for June 21 at 12:30 pm (solar noon). Please refer to the elevations on sheet A2.1 and A2.2 for other typical locations of shading devices.

32. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.

Response: Windows on all facades are recessed to 50% of the wall depth to provide additional shading and visual depth to the project. Please see the detail on sheet A2.1.

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33. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please 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. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.

Response: The face of the door panel will be recessed a minimum of 30% of the wall depth. Please see detail and illustration on sheet (A2.1).

34. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Response: Our main body material is stucco. We are also including areas of antique brick, flat gray stone, and steel canopies and railings. Our colors include three main body paint colors with trim and accent colors. We have created a material and color sheet to demonstrate the typical location. Please see the 11x17 sheet A2.7.

35. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

Response: Roof drainage system is internally contained, with the exception of the overflow scuppers located on the North and South side of the building. See elevation sheets for locations.

36. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: We have located and called out the building mounted lighting fixtures on the elevation sheets. Please see A2.1 and A2.2 for locations. Please see the Photometric plan for unit type.

37. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) 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. Please refer to Zoning Ordinance Section 1.303.

Response: We added Sheet A2.3 through A2.6 to show the typical difference between planer surfaces.

38. Notes on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Notes on the sheets have been increased.

Lighting Design:

39. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.303.

Response: In addition to the site lighting plan, detailed Low Voltage landscape lighting plans have been included, See "Landscape Lighting Plan" LA5.1 through LA5.5. Since these fixtures are low voltage, photo-metric information has not been provided. However, product cut sheets have been shown on "Landscape Lighting Cut Sheets" LA5.6.

40. There are inconsistencies between the luminaire schedule and the light cut sheets that have been submitted. Please review this information and revise accordingly. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Cut sheets and luminary schedule has been coordinated, see landscape and lighting design.

41. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Full scale cut sheets are attached with the submittal.

Circulation:

42. Please revise the project plans to show the dedication of a 24 foot wide non-motorized public access easement over the fire lane along the north side of the site to connect N. 71st Street to N. Scottsdale Road. The pedestrian pathway shall be concrete or pavers (ADA compliant) with a minimum width of 8 feet within the corridor. Any vehicular gates shall be designed to provide pedestrian openings with a minimum width of 6 feet. The east end shall connect to the sidewalk along the north side of the clubhouse. (2008 Transportation Master Plan: Ch. 7, Sec. 8.)

Response: The site plan has been revised and noted to show the dedicated 24' wide non-motorized public access easement over the fire lane. It will allow pedestrians to travel on a 8' wide concrete paver walkway from 71st St to N Scottsdale Rd through crash gates with a 6' wide opening as requested. ADA compliant accessibility from 71st St to N Scottsdale Rd will be located through the interior of the building. Because of grade changes through the lot at the north, an ADA compliant route is unachievable.

43. Please revise the project plans to use Type CL-1 driveways at the main site entrances on N. Scottsdale Road and N. 71st Street. (Standard Drawing #2256; DSPM, Sec. 5-3.200; DSPM, Sec. 5-3.20.)

- **Response:** Type CL-1 driveway entrances have been added to the 71st St and N Scottsdale Rd locations for the main drive located to the south. The northeast entrance serves a small parking area and is not a through-way and we currently show a standard drive that will be reviewed by our traffic engineer to provide an alternate to the requested CL-1 driveway.

44. Please revise the project plans so that the fire lane driveway on N. 71st Street is a depressed curb or roll curb, not a driveway that appears open to public vehicles. (Zoning Ordinance, Sec. 1.204.)

Response: The site plan has been revised and noted to show a depressed curb at the northwest entrance of the fire lane/pedestrian access as requested.

45. Please revise the project plans to show the construction of a minimum 8 foot wide sidewalk along N. Scottsdale Road, separated from the back of curb. The sidewalk and landscaping along N. Scottsdale Road shall be consistent with the Scottsdale Road Streetscape guidelines. (DSPM, Sec. 5-3.100; DSPM, Sec. 5-8.3.00; 2008 Transportation Master Plan: Ch. 7, Sec. 8.)

Response: The sidewalk along Scottsdale Road has been shown with a landscape separation from the back of curb. The sidewalk is labeled with a minimum width of 8'-0".

46. Please revise the project plans to provide pedestrian connections from the interior units (not fronting the adjacent public streets) to both N. Scottsdale Road and N. 71st Street. (DSPM, Sec. 2-1.808)

Response: The site plan has been revised to show the connection from the interior units to both 71st St and N Scottsdale Rd.

Fire:

47. Please revise the project plans to demonstrate fire lane surface will support 83,000 lbs GVW. (DSPM, Sec. 2-1.802(3))

Response: A note has been added to demonstrate fire lane surface will support 83,000 lbs. GVW.

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48. Please revise the development plans to identify the location of the Fire Riser room. (DSPM, Sec. 6-1.504(1))

Response: Notes have been added to A1.3 SITE PLAN to locate the fire riser location.

Building Elevations:

49. Please revise the floor plans so that along the Scottsdale Road frontage the base of the building will be activated with a combination of store entrances, storefronts, and/or live/work units instead of proposed apartments, clubhouse, fitness center, and landscape area. Please refer to Scottsdale Downtown Plan Urban Design and Architectural Guidelines, A2 Active Street Frontages.

Response: Building elevations have been revised to demonstrate the "Active Street Frontages" as requested. We have demonstrated that we are creating active street frontages that are provided along Scottsdale and 71st Street with the integration of fitness uses, patios, direct unit access to street frontages, sidewalks and shade trees for the pedestrians and shading elements on the buildings.

50. On the roof plan and third floor plan, please indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Response: Roof access will be through a stairwell located at the upper level of the garage. This is shown graphically and noted on both A5.5 MEZZANINE and A5.6 GARAGE plans.

51. Please provide floor plans that indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Response: Roof access will be through a stairwell located at the upper level of the garage. This is shown graphically and noted on both A5.5 MEZZANINE and A5.6 GARAGE plans.

Project Narrative:

52. Please respond to the General Plan (Character & Design Element Goal 5 and Growth Areas Element Goal 6), Downtown Plan (Land Use Chapter Policy LU 5.6, and Character & Design Chapter Policy CD 8.5), and Scottsdale Road Streetscape Design Guidelines regarding the integration of art as a result of the proposed project. Although the submittal speaks to the 1% Cultural Improvements Program contribution, art provided on site would be more desirable. The subject site is located towards the southern end of the Downtown, making it a highly visible location for those entering this prominent area. The integration of public art along the site's Scottsdale Road frontage would help create a greater sense of place and further the trend of public art implemented along Scottsdale Road. As such, please consider providing a public art element and/or installation that would be located near the proposed landscape area that fronts to Scottsdale Road as a means to build upon the public art that has previously been implemented in this corridor.

Response: The Project Narrative has been revised to address the various Goals & Policies noted above. Please note that the developer has not determined how the 1% for the arts will be applied, but is committed to either providing a contribution to the Cultural Trust Fund or integrating public art onsite, which will be determined with the DRB application.

53. The Downtown has been envisioned as a balanced mixture of mutually-supportive uses (Land Use Chapter Goals LU 1, LU 2, and LU 7). On page 11 of the applicant's narrative, it states that "future mixed-use development" will result from the rezoning request and further lists a fitness center, clubhouse, and business center as components of this. With resubmittal, please address the above and detail whether the listed uses will be open to the public, and further, if there will be future retail/office components resulting from the proposal. If either of these scenarios are true, parking counts as well as pedestrian connections to better-activate the frontage/entrance will need to be reflected on the site plan.

Response: The fitness center, clubhouse, business center and onsite amenities will be for residents only. However, this type of synergy on the ground level with residents coming and going throughout

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the day provides an active street frontage environment and vibrant urban city (as opposed to the existing and partially vacated automotive land use). These design elements coupled with the proposed pedestrian connectivity and landscape enhancements along Scottsdale Road will strengthen interrelationship between the proposed Alta Osborn residential community and the existing range of land uses along Scottsdale Road and throughout Downtown.

54. The Downtown Character Area Plan provides discussion concerning the provision of public amenities (LU 4.5), specifically in regard to applicants requesting development bonuses. The narrative addresses this specific policy, listing work-force housing, pedestrian enhancements, and a mixture of uses as some of the provided amenities. The provided pedestrian experience seems to be lacking in connectivity and activation, the mixture of uses provided seem to be for private residential use only, and furthermore, the narrative does not detail how the development meets the intent of workforce housing – by providing residential units at varying price points that would allow for the essential workers (i.e. police officers, firefighters, teachers, nurses, medical technicians, office workers, etc) of varying income groups. With resubmittal, please revisit LU 4.5, providing discussion as to how the intent of that policy will be better implemented through the development's provision of public amenities.

Response: The Project Narrative has been revised to address the comments regarding LU 4.5 as noted above.

55. Please revise the Project Narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Scottsdale General Plan Character and Design Element: Goal 1 - Bullet 1, 2 and 4; Goal 2 - Bullet 5 and 6; Goal 5 - Bullet 11 and 12; Goal 6 - Bullets 1-6; Goal 7 - Bullets 2-5.

Response: The Project Narrative has been revised to address the various Goals & Policies noted above.

56. Please revise the project narrative so that it also includes an explanation on how the proposed zoning map amendment will be consistent with the and the Downtown Scottsdale Character Area Plan, Character and Design Element: Goal CD 1 - Policies 1.4, 1.5, 1.7, and 1.8; Goal CD3 - Policies 3.1 and 3.2; Goal CD4 - Policies 4.2 and 4.3; Goal CD5 - Policies 5.1, 5.2, and 5.3; Goal CD6 - Policies 6.1 and 6.2; Goal CD8 - Policies 8.1-8.5; Goal CD9 - Policies 9.1-9.3.

Response: The Project Narrative has been revised to address the various Goals & Policies noted above.

57. Regarding the DPUDAG guideline A3 COURTYARDS AND PASSAGES, please revise the project narrative and the site plan so that the Location of Courtyards, the Characteristics of courtyards, and the Outdoor passages and linking spaces will be explained and illustrated.

Response: See Pool Courtyard Enlargement and Courtyard Enlargement.

58. Regarding the DPUDAG guideline A5 BUILDING EQUIPMENT AND SERVICES, please revise the project narrative and the site plan so that the Location of service areas and loading zones, Mechanical and electrical equipment, solar collectors, satellite dishes and communications equipment will be explained and illustrated.

Response: All services and loading areas will be obscured from public street view. Mechanical and electrical equipment and appurtenances will be concealed from public view and neighboring properties.

59. Regarding the DPUDAG guideline A8 THE CONTINUITY OF STREET SPACES, please revise the project narrative and the site plan so that the maximum amount of their front building elevation on Scottsdale Road and 71st Street will be at the setback line will be explained and illustrated. Refer to Zoning Ordinance Section 5.3006(F).

Response: The Project Narrative has been revised to give details about the continuity of street spaces. See Site Plan and Elevations Exhibits.

60. Regarding the DPUDAG guideline A10 THE LINKAGE OF NEIGHBORING DEVELOPMENTS, please revise the project narrative and the site plan so that pedestrian, vehicular, parking and trolley connections between adjacent developments will be explained and illustrated.
Response: The Project Narrative has been revised to give details about linkage of neighboring developments. See Pedestrian and Vehicular Circulation Plan.
61. Regarding the DPUDAG guideline B1 REDUCTION OF APPARENT SIZE AND BULK, please revise the project narrative and the building elevations so that the reduction of the perceived height and bulk, as well as changes of wall plane surfaces, and shadows created by a recessed gallery, groupings or recessed windows, or a generous roof overhang will be explained and illustrated.
Response: See Elevations.
62. Regarding the DPUDAG guideline B2 COVERED WALKWAYS, please revise the project narrative and the building elevations so that a covered walkway or other form of shaded base provided along the Scottsdale Road and 71st Street frontages will be explained and illustrated.
Response: See Landscape Plan depicting tree covered walkways. Also see Scottsdale Road Street Elevation Exhibit and 71st Street Elevation Exhibit.
63. Regarding the DPUDAG guideline C1 PROPORTION AND SCALE, please revise the project narrative and the building elevations so that horizontal emphasis of building proportions, a varied spacing of elements on the facades, the amount of solid wall area to window area, the thickness of the walls, and the scale of building elements for appreciation from the street or automobile, with others for appreciation by pedestrians will be explained and illustrated.
Response: The building elevations are modified to provide distinctive brownstone and warehouse-type articulation along the street frontages, as reviewed and discussed with Planning Staff. The stepdown at these frontages provides a clear differentiation from the taller massing behind, in architectural language, color palette, materials and with a more vertical emphasis in building proportions. The interplay of the brownstones at the building base with the contemporary architecture located further in the street block creates a more varied spacing of elements on the facades, and alternates the relationship of solid wall to fenestration based on the different architectural language. These changes are intended to enhance the appreciation from the street and sidewalk. Thickness to walls is emphasized by the introduction of recessed windows. The brownstones have clearly delineated front doors with stoops at the first floor, to activate the pedestrian experience.
64. Regarding the DPUDAG guideline C2 BUILDING MATERIALS, please revise the project narrative and the building elevations so that the building materials palette, the wall and window details will be explained and illustrated.
Response: The building materials palette is specific to the two architectural languages proposed for the project. The brownstones and warehouse amenity area emulate the colors and materials of their precedents, in rich warm earth tones, and with the use of antique flashed brick. The contemporary portion of the building block is in shades of gray, contrasted with a white grid system, black metal canopies and dark red stair towers. A cut stone in a dark gray puts an emphasis on the high loft unit massing. The brownstone windows have a traditional surround that provides both shade and additional articulation, while the contemporary building block windows have accent eyebrows that add shadow lines across the facades.
65. Regarding the DPUDAG guideline C3 COLOR AND TEXTURE, please revise the project narrative and the building elevations so that colors for basic surfaces and accents, as well as material textures will be explained and illustrated.
Response: The building colors are specific to the two architectural languages proposed for the project. The brownstones and warehouse amenity area emulate the colors of their precedents, in rich warm earth tones. The contemporary portion of the building block is in shades of gray, contrasted with a white grid system, black metal canopies and dark red stair towers. Texture is introduced by use of an antique flashed brick at the base and across the facades of the brownstones and warehouse amenity area, and a cut stone in a contrasting gray puts an emphasis on the high loft unit massing at the contemporary portion of the project.

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66. Regarding the DPUDAG guideline C4 ARCHITECTURAL DETAIL, please revise the project narrative and the building elevations so that surface detail, ornament, balconies, and other detail elements will be explained and illustrated.

Response: Two contrasting architectural languages are proposed at Alta Osborn, and the surface detail, ornament, balconies and other detail elements reflect these differences. At the brownstones and warehouse amenity area, the wall surfaces have more traditional detailing, with the use of antique flashed brick, brick patterned appliques, gridded window patterns, patio walls with pier mounted light fixtures, and vertical picket metal railings. The contemporary portion is differentiated by use of a white grid pattern across the facades, with metal canopies, grid pattern metal railings, varying overhangs and accent window eyebrows to provide visual interest.

67. Regarding the DPUDAG guideline D1 STREETS, please revise the project narrative and the landscape plans so that the materials and layout of the setback area paving for Scottsdale Road, as well as plants, street furniture, , and other landscape elements conforming to the Scottsdale Road Streetscape Design Guidelines will be explained and illustrated.

Response: See Landscape Plans/Planting Plans.

68. Regarding the DPUDAG guideline D2 SITE SPACES, please revise the project narrative and the landscape plans so that site spaces for pedestrian use, the 'Patio Landscape' concept, and courtyards will be explained and illustrated.

Response: See Landscape Plans and Courtyard Enlargement.

69. Regarding the DPUDAG guideline D3 PLANT SELECTION, please revise the project narrative and the landscape plans so that plant palette for the Scottsdale Road and 71st Street frontages will be explained and illustrated.

Response: See Landscape Plans/Planting Plans.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

70. The submitted Site Plan A1.1 shows a different site plan than A1.3 – with resubmittal, please specify which layout is being proposed. (Zoning Ordinance, Sec. 1.303.)

Response: Sheet A1.1 BOUNDARY PLAN has been revised to reflect the same information as A1.3 SITE PLAN. Sheet A1.3 SITE PLAN is the plan with all of the proposed information.

Circulation:

71. Please revise the project plans to describe how solid waste will be collected on site and picked up for removal. (Zoning Ordinance, Sec. 1.303.)

Response: Solid waste will be collected on site with a "door-to-door" service as well as trash collection areas in the garages. It will then be transferred to a compactor located internally at the south of the building. This has been noted on A1.3 SITE PLAN as "DOOR-TO-DOOR WASTE COLLECTION TAKEN TO COMPACTOR."

72. Please revise the project plans to eliminate the jogs in the pedestrian pathway connection along the north side of the site. (Zoning Ordinance, Sec. 1.204.)

Response: The pedestrian pathway has been revised to show a straight path through the north side of the site.

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73. Please revise the project plans to provide sidewalk connections from the garage to both N. 71st Street and N. Scottsdale Road. (Zoning Ordinance, Sec. 1.204.)

Response: Connections from the GARAGE to both 71st St and N Scottsdale Rd are shown on the plans and are shown graphically on A1.6 PEDESTRIAN AND VEHICULAR PLAN.

74. Please revise the project plans to modify the existing pavement marking on N. Scottsdale Road at the northern site driveway from a southbound left-turn lane to a two-way left-turn lane. (Zoning Ordinance, Sec. 1.204.)

Response: A note has been added to modify the existing pavement markings and will be updated during the construction document stage.

75. Streetlights shall be provided at all site entrances unless determined that they are not needed by a lighting engineer. (Zoning Ordinance, Sec. 1.204.)

Response: A photometric drawing for the site has been provided by the lighting engineer. Please see the photometric plan.

Water and Waste Water:

76. The Preliminary Water and Waste Water Design Reports have been accepted for the rezoning review. Final Water and Waste Water Design Reports must be submitted to the One-Stop-Shop and accepted by Water Resources staff prior to submitting final plans. With the Final Water and Waste Water Design Reports, please address the redline comments made within the Preliminary Reports and the following comments:

- a. Existing/proposed meters and backflow preventers must be located within a landscaped area and out of pavement per DSPM, Sec. 6-1.416.
- b. Fire flow report shall show the available fire flow in the system at all nodes adjacent to the property at a residual 30psi.
- c. Provide an existing site meter inventory if impact fee credit is desired.
- d. The calculated sewer flow in E. Earll Drive exceeds our d/D criteria per DSPM, Sec. 7-1.404. Does this warrant connection of the N. 71st Street sewer to the 15-inch main in E. Earll Drive or do you wish to reevaluate using the City's master plan demands for the 30+/- acre basin?
- e. Proposed water line shall be located in a 20-foot wide water easement per DSPM, Sec. 6-1.419.

Response:

- a. Noted – meters and backflow preventers will be located in landscaped areas.
- b. Final Water Capacity Report will include nodes adjacent to the property.
- c. Noted
- d. The sewer in 71st Street will be redirected to tie into the existing 21" sewer in Earll Drive.
- e. Noted

Fire:

77. Please revise the project plans to identify on site planned type of fire sprinkler system being installed. (i.e. NFPA 13, 13R, 113D). (Zoning Ordinance, Sec. 1.303.)

Response: A note has been added to A1.3 SITE PALN to reference that "SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE TO NFPA 13."

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **12-ZN-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 CD of submittal (PDF format)
- Four copies: Revised Narrative for Project

Site Plan:

_____ 9 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Elevations:

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

Elevation Worksheet(s):

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

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

B/W _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Lighting Site Plan(s):

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

Photometric Analysis Plan(s):

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

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Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan worksheet(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 2 11" x 17" 3 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)



6/3/2016

Michele Hammond
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 12-ZN-2016
Alta Osborn

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/26/2016. 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.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. In the Project Overview paragraph it states that the development consists "...277+/- residences (approximately 4.84+/- acres)". Based on the allowed density of 50 dwelling units per acre, there are 242 dwelling units allowed. This results in bonus density of 35 dwelling units. However, on page 5 of the project narrative the applicant has provided a calculation for "...total cost of special improvements for 7 du/ac of bonus density". This calculation appears to be based on a bonus density for one acre instead of the 4.84 acres of the development site. The total cost of special improvements for bonus density must be based on the total number of bonus density dwelling units that will be provided in the development. Please clarify how many bonus density dwelling units are proposed with this development. Please make the appropriate adjustment to the calculation for the total cost of special improvements for bonus density.
2. Please submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts, including any additional public comments that may have been received. (Zoning Ordinance, Sec. 1.305.C.2.b.)

3. Provide a separate site plan (or revise the site plan) which illustrates the proposed building locations, setback, and prevailing setback, so that the Development Review Board, Planning Commission, City Council, and staff will be able to understand how this development will be in compliance with Zoning Ordinance Section 5.3006 and Section 6.1205.
4. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b. and Section 10.501.F.c.
5. Please revise the northeastern portion of site plan so that a screen walls will be provided in order to screen the parking spaces from view along the Scottsdale Road frontage. Please refer to Zoning Ordinance Section 10.402.
6. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
7. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
8. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan so that compliance with Zoning Ordinance Section 9.106(A) is demonstrated.

Circulation:

9. Please revise the project plans to show the dedication of an additional 10 feet of right-of-way along the site's N. Scottsdale Road frontage, 65 feet total. (Scottsdale Revised Code, Sec. 47-10; DSPM ,Sec. 5-3.100)

Fire:

10. Please revise the project plans to note that "key switch/pre-emption sensor" are required for commercial/multi-family/gated communities. (Fire Ord. 4045, 503.6.1)
11. Please revise the project plans to demonstrate hydrant spacing, existing and proposed. (Fire Ord. 4045, 507.5.1.2)
12. Please revise the project plans to demonstrate FDC meets spacing requirements in accordance with (Fire Ord. 4045, 912) & (I's&A's, 8.17.2.4.6.1).

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:

13. The 2001 General Plan (Character & Design Element goal 4, bullet 2, Land Use Element Goal 5, bullet 2; Neighborhoods Element Goal 4, bullet 7; Growth Areas Element Goal 2, bullet 1; and, Community Mobility Element Goal 11, bullet 10) and Downtown Character Area Plan (Land Use Chapter policies LU 2.2 and LU 4.5, and Goal LU 5 and ancillary policies; Character & Design Chapter Goal CD 4 and CD 5 and their ancillary policies; and, Mobility Chapter Policy M 1.1, and

Goals M 2 and M 3) speak to the downtown pedestrian experience, including the importance of the public realm, creating an active street frontage, and enhancing local connectivity. As such, please respond to the following via resubmittal:

- a. The Downtown Plan recognizes this portion of Scottsdale Road as a Pedestrian Corridor. Pedestrian Corridors are “paths or guided ways that are developed to promote walking as an attractive means of transportation and utilized by pedestrians as they move between major activity centers”. The applicant’s proposal only includes pedestrian connections on the east, west, and north side of the property – with no cross access included on the site plan. By comparison, Agave Residential (38-DR-2015) to the north of the subject site will be providing pedestrian connections on all sides of that resulting development, including cross-access into the US Egg site. With a resubmittal, please include a pedestrian connection on the south side of the property to allow for further connectivity through the subject site as well as cross-access to both the Agave and US Egg sites.
 - b. The applicant’s narrative states there will be “quality hardscape surfaces, a new bus shelter and appropriately placed pedestrian furniture and landscape canopies will be provided along the perimeter and throughout the community thereby contributing towards the activation of the street frontages” (page 12). The submitted site plan does not seem to express an active street frontage along 71st Street. While A3.2 (Perspective of 71st Street) depicts sidewalks separated from the street by landscaped areas, A1.3 (Site Plan) depicts sidewalks as back of curb along the same frontage. With a resubmittal, please clarify the 71st Street public realm that will be provided and further update the appropriate graphics to reflect such.
14. The application narrative states that the proposed street frontage of the subject site along N. Scottsdale Road will be consistent with the Scottsdale Road Streetscape Design Guidelines. Several other development projects are proposed (L’Esperance, 13-ZN-2016) or are approved (Agave Residential, 38-DR-2015) within close proximity to the subject site and are adjacent to N. Scottsdale Road as well. Please ensure that coordination of landscape palette and design with the surrounding developments is considered so that there is a compatible and consistent streetscape at the entrance to the Downtown.
15. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303. Steve V. 05/25/16
- a. Provide a black-line vicinity map on the site plan.
 - b. Indicate the zoning district of all adjacent and abutting parcels.
 - c. Indicate private outdoor living space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.3006(G).
 - d. Indicate the density - allowed, provided, show calculations.
 - e. Indicate the dimension from each building/structure to the adjacent/abutting property line.
 - f. Indicate the dimension from each building/structure to the adjacent/abutting property line.
 - g. Indicate the location of above ground utility equipment. Please refer to Zoning Ordinance Section 7.105.
 - h. Indicate the location of street lights, traffic signals and overhead utility poles.

16. The site plan appears to indicate direct pedestrian access from the public sidewalk that is on the N. Scottsdale Road and N. 71st Street, respectively, to the dwelling units that are adjacent to those streets. However the hardscape plan does not. Please revise this inconsistency so that direct pedestrian access will be provided from the public sidewalk that is on the N. Scottsdale Road and N. 71st Street, respectively, to the dwelling units that are adjacent to those streets. Please refer to Scottsdale Sensitive Design Principle 6: *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*
17. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site 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 over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
18. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.
19. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
20. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
21. 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. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Landscape Design:

22. Please revise the landscape plans so that it utilizes the 'Tree Selections' and the 'Shrub/Groundcover/Accent Selections' that are in the Scottsdale Road Streetscape Design Guidelines, which can be found on the Scottsdale website at: <http://www.scottsdaleaz.gov/Construction/ScottsdaleRd/SRstreetscape>.
23. If any cacti, agave, yucca, or other thorny, spiny plants are proposed to be planted adjacent to any walkways or other pedestrian areas, then due to the thorns or spines on these plants, layout installation of the plants so that there will be a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant. Please refer to DSPM Sec. 2-1.1001.13.
24. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the

bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.

25. 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.
26. Please show the locations of street lights and traffic signals on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
27. Please indicate the location of above ground utility equipment and vaults. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.
28. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.
29. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Building Elevation Design:

30. Please revise the building elevations so that along the Scottsdale Road frontage the base of the building will be activated with a combination of store entrances, storefronts, and/or live/work units instead of proposed apartments, clubhouse, fitness center, and landscape area. Please refer to Scottsdale Downtown Plan Urban Design and Architectural Guidelines, A2 Active Street Frontages.
31. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, Architecture Section, Guidelines 6, 10, and 17. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
32. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.
33. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please 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. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.

34. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
35. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
36. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
37. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) 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. Please refer to Zoning Ordinance Section 1.303.
38. Notes on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Lighting Design:

39. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.303.
40. There are inconsistencies between the luminaire schedule and the light cut sheets that have been submitted. Please review this information and revise accordingly. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
41. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Circulation:

42. Please revise the project plans to show the dedication of a 24 foot wide non-motorized public access easement over the fire lane along the north side of the site to connect N. 71st Street to N. Scottsdale Road. The pedestrian pathway shall be concrete or pavers (ADA compliant) with a minimum width of 8 feet within the corridor. Any vehicular gates shall be designed to provide pedestrian openings with a minimum width of 6 feet. The east end shall connect to the

sidewalk along the north side of the clubhouse. (2008 Transportation Master Plan: Ch. 7, Sec. 8.)

43. Please revise the project plans to use Type CL-1 driveways at the main site entrances on N. Scottsdale Road and N. 71st Street. (Standard Drawing #2256; DSPM, Sec. 5-3.200; DSPM, Sec. 5-3.20.)
44. Please revise the project plans so that the fire lane driveway on N. 71st Street is a depressed curb or roll curb, not a driveway that appears open to public vehicles. (Zoning Ordinance, Sec. 1.204.)
45. Please revise the project plans to show the construction of a minimum 8 foot wide sidewalk along N. Scottsdale Road, separated from the back of curb. The sidewalk and landscaping along N. Scottsdale Road shall be consistent with the Scottsdale Road Streetscape guidelines. (DSPM, Sec. 5-3.100; DSPM, Sec. 5-8.3.00; 2008 Transportation Master Plan: Ch. 7, Sec. 8.)
46. Please revise the project plans to provide pedestrian connections from the interior units (not fronting the adjacent public streets) to both N. Scottsdale Road and N. 71st Street. (DSPM, Sec. 2-1.808)

Fire:

47. Please revise the project plans to demonstrate fire lane surface will support 83,000 lbs GVW. (DSPM, Sec. 2-1.802(3))
48. Please revise the development plans to identify the location of the Fire Riser room. (DSPM, Sec. 6-1.504(1))

Building Elevations:

49. Please revise the floor plans so that along the Scottsdale Road frontage the base of the building will be activated with a combination of store entrances, storefronts, and/or live/work units instead of proposed apartments, clubhouse, fitness center, and landscape area. Please refer to Scottsdale Downtown Plan Urban Design and Architectural Guidelines, A2 Active Street Frontages.
50. On the roof plan and third floor plan, please indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
51. Please provide floor plans that indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Project Narrative:

52. Please respond to the General Plan (Character & Design Element Goal 5 and Growth Areas Element Goal 6), Downtown Plan (Land Use Chapter Policy LU 5.6, and Character & Design Chapter Policy CD 8.5), and Scottsdale Road Streetscape Design Guidelines regarding the integration of art as a result of the proposed project. Although the submittal speaks to the 1% Cultural Improvements Program contribution, art provided on site would be more desirable. The subject site is located towards the southern end of the Downtown, making it a highly

visible location for those entering this prominent area. The integration of public art along the site's Scottsdale Road frontage would help create a greater sense of place and further the trend of public art implemented along Scottsdale Road. As such, please consider providing a public art element and/or installation that would be located near the proposed landscape area that fronts to Scottsdale Road as a means to build upon the public art that has previously been implemented in this corridor.

53. The Downtown has been envisioned as a balanced mixture of mutually-supportive uses (Land Use Chapter Goals LU 1, LU 2, and LU 7). On page 11 of the applicant's narrative, it states that "future mixed-use development" will result from the rezoning request and further lists a fitness center, clubhouse, and business center as components of this. With resubmittal, please address the above and detail whether the listed uses will be open to the public, and further, if there will be future retail/office components resulting from the proposal. If either of these scenarios are true, parking counts as well as pedestrian connections to better-activate the frontage/entrance will need to be reflected on the site plan.
54. The Downtown Character Area Plan provides discussion concerning the provision of public amenities (LU 4.5), specifically in regard to applicants requesting development bonuses. The narrative addresses this specific policy, listing work-force housing, pedestrian enhancements, and a mixture of uses as some of the provided amenities. The provided pedestrian experience seems to be lacking in connectivity and activation, the mixture of uses provided seem to be for private residential use only, and furthermore, the narrative does not detail how the development meets the intent of workforce housing – by providing residential units at varying price points that would allow for the essential workers (i.e. police officers, firefighters, teachers, nurses, medical technicians, office workers, etc) of varying income groups. With resubmittal, please revisit LU 4.5, providing discussion as to how the intent of that policy will be better implemented through the development's provision of public amenities.
55. Please revise the Project Narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Scottsdale General Plan Character and Design Element: Goal 1 - Bullet 1, 2 and 4; Goal 2 - Bullet 5 and 6; Goal 5 - Bullet 11 and 12; Goal 6 - Bullets 1-6; Goal 7 - Bullets 2-5.
56. Please revise the project narrative so that it also includes an explanation on how the proposed zoning map amendment will be consistent with the and the Downtown Scottsdale Character Area Plan, Character and Design Element: Goal CD 1 - Policies 1.4, 1.5, 1.7, and 1.8; Goal CD3 - Policies 3.1 and 3.2; Goal CD4 - Policies 4.2 and 4.3; Goal CD5 - Policies 5.1, 5.2, and 5.3; Goal CD6 - Policies 6.1 and 6.2; Goal CD8 - Policies 8.1-8.5; Goal CD9 - Policies 9.1-9.3.
57. Regarding the DPUDAG guideline A3 COURTYARDS AND PASSAGES, please revise the project narrative and the site plan so that the Location of Courtyards, the Characteristics of courtyards, and the Outdoor passages and linking spaces will be explained and illustrated.
58. Regarding the DPUDAG guideline A5 BUILDING EQUIPMENT AND SERVICES, please revise the project narrative and the site plan so that the Location of service areas and loading zones, Mechanical and electrical equipment, solar collectors, satellite dishes and communications equipment will be explained and illustrated.
59. Regarding the DPUDAG guideline A8 THE CONTINUITY OF STREET SPACES, please revise the project narrative and the site plan so that the maximum amount of their front building elevation on Scottsdale Road and 71st Street will be at the setback line will be explained and illustrated. Refer to Zoning Ordinance Section 5.3006(F).

60. Regarding the DPUDAG guideline A10 THE LINKAGE OF NEIGHBORING DEVELOPMENTS, please revise the project narrative and the site plan so that pedestrian, vehicular, parking and trolley connections between adjacent developments will be explained and illustrated.
61. Regarding the DPUDAG guideline B1 REDUCTION OF APPARENT SIZE AND BULK, please revise the project narrative and the building elevations so that the reduction of the perceived height and bulk, as well as changes of wall plane surfaces, and shadows created by a recessed gallery, groupings or recessed windows, or a generous roof overhang will be explained and illustrated.
62. Regarding the DPUDAG guideline B2 COVERED WALKWAYS, please revise the project narrative and the building elevations so that a covered walkway or other form of shaded base provided along the Scottsdale Road and 71st Street frontages will be explained and illustrated.
63. Regarding the DPUDAG guideline C1 PROPORTION AND SCALE, please revise the project narrative and the building elevations so that horizontal emphasis of building proportions, a varied spacing of elements on the facades, the amount of solid wall area to window area, the thickness of the walls, and the scale of building elements for appreciation from the street or automobile, with others for appreciation by pedestrians will be explained and illustrated.
64. Regarding the DPUDAG guideline C2 BUILDING MATERIALS, please revise the project narrative and the building elevations so that the building materials palette, the wall and window details will be explained and illustrated.
65. Regarding the DPUDAG guideline C3 COLOR AND TEXTURE, please revise the project narrative and the building elevations so that colors for basic surfaces and accents, as well as material textures will be explained and illustrated.
66. Regarding the DPUDAG guideline C4 ARCHITECTURAL DETAIL, please revise the project narrative and the building elevations so that surface detail, ornament, balconies, and other detail elements will be explained and illustrated.
67. Regarding the DPUDAG guideline D1 STREETS, please revise the project narrative and the landscape plans so that the materials and layout of the setback area paving for Scottsdale Road, as well as plants, street furniture, , and other landscape elements conforming to the Scottsdale Road Streetscape Design Guidelines will be explained and illustrated.
68. Regarding the DPUDAG guideline D2 SITE SPACES, please revise the project narrative and the landscape plans so that site spaces for pedestrian use, the 'Patio Landscape' concept, and courtyards will be explained and illustrated.
69. Regarding the DPUDAG guideline D3 PLANT SELECTION, please revise the project narrative and the landscape plans so that plant palette for the Scottsdale Road and 71st Street frontages will be explained and illustrated.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

70. The submitted Site Plan A1.1 shows a different site plan than A1.3 – with resubmittal, please specify which layout is being proposed. (Zoning Ordinance, Sec. 1.303.)

Circulation:

71. Please revise the project plans to describe how solid waste will be collected on site and picked up for removal. (Zoning Ordinance, Sec. 1.303.)

72. Please revise the project plans to eliminate the jogs in the pedestrian pathway connection along the north side of the site. (Zoning Ordinance, Sec. 1.204.)

73. Please revise the project plans to provide sidewalk connections from the garage to both N. 71st Street and N. Scottsdale Road. (Zoning Ordinance, Sec. 1.204.)

74. Please revise the project plans to modify the existing pavement marking on N. Scottsdale Road at the northern site driveway from a southbound left-turn lane to a two-way left-turn lane. (Zoning Ordinance, Sec. 1.204.)

75. Streetlights shall be provided at all site entrances unless determined that they are not needed by a lighting engineer. (Zoning Ordinance, Sec. 1.204.)

Water and Waste Water:

76. The Preliminary Water and Waste Water Design Reports have been accepted for the rezoning review. Final Water and Waste Water Design Reports must be submitted to the One-Stop-Shop and accepted by Water Resources staff prior to submitting final plans. With the Final Water and Waste Water Design Reports, please address the redline comments made within the Preliminary Reports and the following comments:

- a. Existing/proposed meters and backflow preventers must be located within a landscaped area and out of pavement per DSPM, Sec. 6-1.416.
- b. Fire flow report shall show the available fire flow in the system at all nodes adjacent to the property at a residual 30psi.
- c. Provide an existing site meter inventory if impact fee credit is desired.
- d. The calculated sewer flow in E. Earll Drive exceeds our d/D criteria per DSPM, Sec. 7-1.404. Does this warrant connection of the N. 71st Street sewer to the 15-inch main in E. Earll Drive or do you wish to reevaluate using the City's master plan demands for the 30+/- acre basin?
- e. Proposed water line shall be located in a 20-foot wide water easement per DSPM, Sec. 6-1.419.

Fire:

77. Please revise the project plans to identify on site planned type of fire sprinkler system being installed. (i.e. NFPA 13, 13R, 113D). (Zoning Ordinance, Sec. 1.303.)

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 28 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr". The signature is fluid and cursive, with the first name "Brad" being more prominent than the last name "Carr".

Brad Carr, AICP
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **12-ZN-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 CD of submittal (PDF format)
- Four copies: Revised Narrative for Project

Site Plan:

_____ 9 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Elevations:

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

Elevation Worksheet(s):

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

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

B/W _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Lighting Site Plan(s):

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

Photometric Analysis Plan(s):

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

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan worksheet(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 2 11" x 17" 3 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

8/30/2016

Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: Determination of a Planning Commission hearing

Dear Ms. Hammond:

Your Development Application 12-ZN-2016, Alta Osborn, is scheduled on the September 28, 2016 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday September 26, 2016. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site post requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Planning and Development Services Division has had this application in review for 49 Staff Review Days.

Thank you,

Brad Carr, AICP, LEED-AP
Senior Planner

C: Case File



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 4.26.2016
Contact Name: MICHELE HAMMOND
Firm name: BEERY + RIDDER
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.

281 - PA- 2016

Dear Ms. Hammond:

It has been determined that your Development Application for REZONING 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: BRAD CARR
Title: SR. PLANNER
Phone number: 480.312.7713
Email address: bcarr@scottsdaleaz.gov

12-ZN-2016
04/26/16