

**Correspondence Between  
Staff and Applicant  
Approval Letter**



## REPORT REVIEW

**REPORT TITLE:** District at the Quarter Traffic Impact Mitigation Analysis

**REPORT DATE:** March 2016

**PREPARED BY:** Erica Eggen, CivTech.

**CASE #:** 8-ZN-2016

**REVIEWED BY:** John Bartlett

**REVIEW DATE:** May 2016

### COMMENTS:

1. Page 6/Appendix – The northbound and southbound left-turns at Dial Boulevard and Greenway-Hayden Loop have permitted-protected phasing. Update analysis as necessary.
2. Provide 24-hour volumes for Dial Boulevard and Greenway-Hayden Loop on all volume figures.
3. Page 14 – Does the existing office use have 1,200 employees? Using square footage would be more appropriate unless the office is a call center type of use that has more employees than a typical office.
4. Figure 6 – There should be no left-turns assigned at Access A as they are prohibited by the raised median along Greenway-Hayden Loop.
5. Page 20 – The LOS for the southbound approach at the intersection of Dial Boulevard and Greenway-Hayden Loop improves with the addition of site traffic in the AM peak hour. How does the LOS improve with additional traffic? Have adjustments been made to the signal timing? If so, document that adjustments were made and why, i.e. to improve a specific movement.
6. Page 24 – Access A is recommended to provide one-way ingress only access. The driveway should provide ingress and egress, right-in/right-out only movements.
7. Page 24 – Provide a turnaround on-site at Access A to prevent vehicles from backing onto Greenway-Hayden Loop Road
8. Page 24 – Access C is recommended to provide one-way ingress only access. The driveway should provide ingress and egress movements. If the driveway is gated (labeled “resident only”) a location for vehicles that cannot access the gate to turn around must be provided so that vehicles do not back onto Dial Boulevard.
9. Page 2, 26 – Access B should be a CH-2 type driveway providing one ingress lane and two egress lanes with the median offset appropriately (not centered in driveway as shown on site plan).

10. Page 1, 26 – Access C should be a CL-1 type driveway. Access A should provide ingress and egress.
11. Appendix – Provide trip generation calculations for proposed and existing land uses.

**BEUS GILBERT**  
**PLLC**

ATTORNEYS AT LAW

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40084-001

August 17, 2016

**VIA US MAIL**

Superintendent Dr. James Lee  
15002 North 32<sup>nd</sup> Street  
Paradise Valley School District  
Phoenix, AZ 85032

RE: School District Determination of Adequate Facilities  
City of Scottsdale Project Number: 579-PA-2016

Dear Dr. Lee:

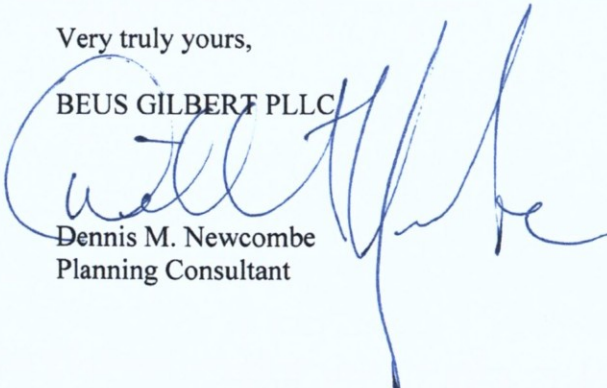
This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, collaborative City and School Planning.

Please be advised that we are applying for a rezoning application amendment (case: 18-ZN-2013) that will allow for an increase in the floor area allowed of residential units resulting in a greater number of residential units (apartments) allowed on the subject property. The property is currently zoned to allow up to 408,822 sq.ft. of residential floor area, of that there is currently 234,465 sq. ft. (or 276 units) built. The resulting area left is 174,357 sq. ft. (or approximately 175 units). Our application proposes to increase floor area to allow for up to 300 apartment units, an increase of approximately 72%.

Enclosed please find a detailed project narrative, a location map, site plan and the City's Determination Form required per the above Ordinance. If necessary, we can meet to discuss the above proposal further, please let me know and we can schedule a time. I can be reached by phone at (480)-429-3065 or email (dnewcombe@beusgilbert.com) at your convenience.

Very truly yours,

BEUS GILBERT PLLC

  
Dennis M. Newcombe  
Planning Consultant

**Enclosures:**

- 1) Project Narrative
- 2) Location/ Context Map
- 3) Site Plan
- 4) Determination Form

cc: City of Scottsdale Current Planning Department

**“Scottsdale Quarter Block L” - Project Summary & Narrative**

The following two (2) requests are for the 3.4+/- acre site (known as “Scottsdale Quarter Block L”) located at 15125 North Scottsdale Road (the “Site”). As can be seen on the aerial map attached, the Site is currently vacant and bordered by existing development and streets within Scottsdale Quarter. This Site is the last remaining property to be developed within Scottsdale Quarter’s overall approved development.

The proposed requests are as follows:

1. Pursuant to the 2013 rezoning case (18-ZN-2013), there is a stipulation that limits the residential F.A.R. to 0.4, based on a 0.8 F.A.R. nondensity (i.e. commercial/retail). It should be noted that the PRC zoning district regulates residential density based on 50% of the nondensity F.A.R. and no greater than 21 units per acre. However, in 2013, the nondensity (i.e. commercial/retail) based land uses only were increased to 1.0 F.A.R., but it could not be used for the residential calculation. Thus, we are requesting the 2013 Stipulation 5 below be deleted in order to align with the 1.0 F.A.R. previously approved.

**Case: 18-ZN-2013**

Stipulation [**To be deleted.**]

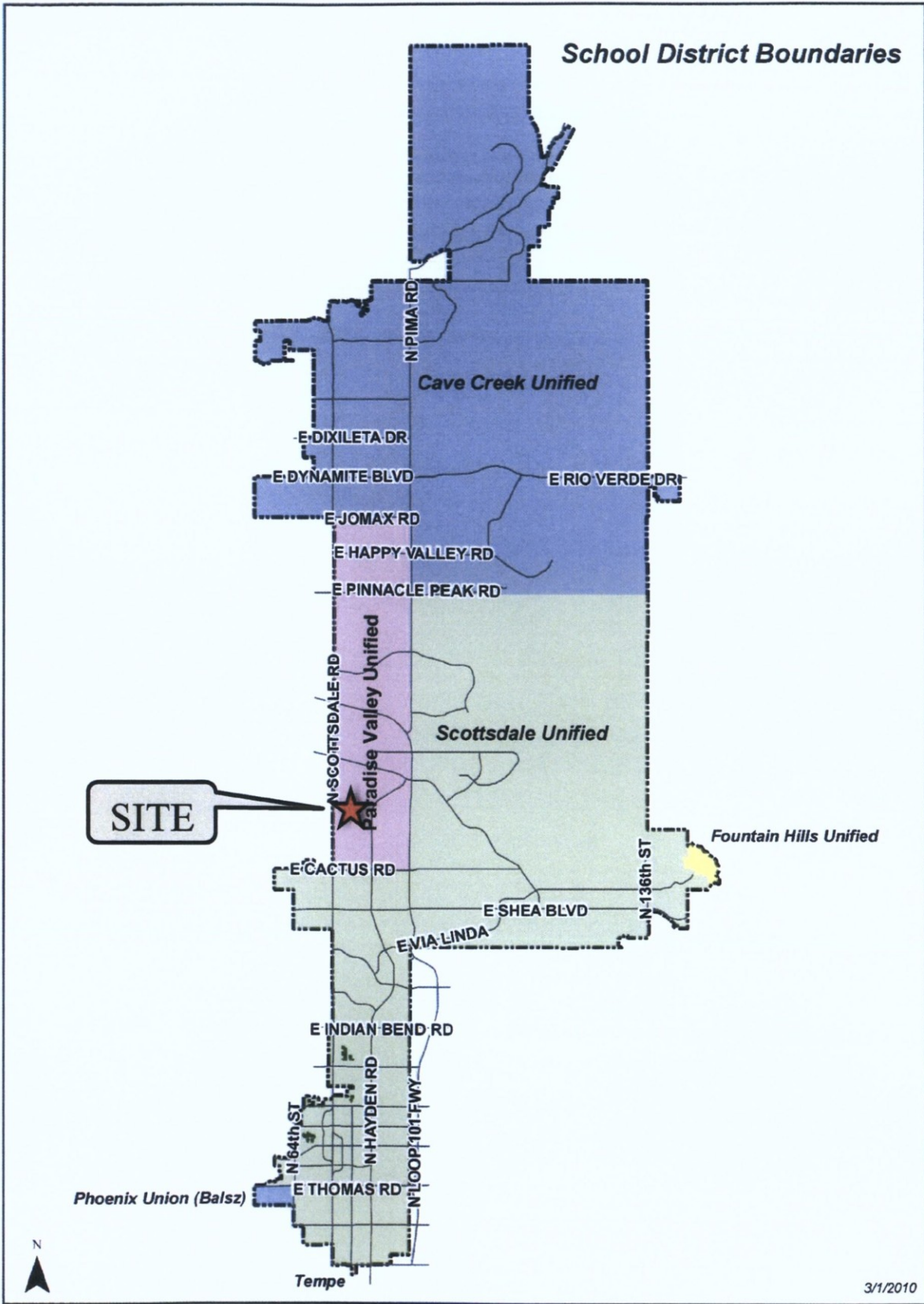
**5. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The increase in floor area ratio approved with this application shall not increase the floor area of or number of dwelling units allowed. Density shall be limited to what was allowed under the original zoning approval (14-ZN-2005), and total dwelling unit floor area for the overall project and shall not exceed 408,822 square feet.

2. Deletion of Stipulation 5 will also require some minor updates to the previously approved Development Plan to reflect the 1.0 F.A.R. and the subsequent allowable square footages for both the nondensity (i.e. commercial/retail) and residential uses, site plan configuration, and removing the hotel use from the Development Plan.

The approval of the two (2) items above will allow Lennar Multifamily Communities (“Lennar”), who is under contract to purchase an interest in Scottsdale Quarter - Block L, to develop a multifamily development consisting of as many as 300 apartment units in Block L. In addition, the current developer/owner WP Glimcher will develop approximately 68,131 square feet of additional retail space within Block L and creating a nice mixed-use development in alignment with Scottsdale Quarter’s overall vision. (Copies of the proposed conceptual site/massing plans showing both the residential and retail proposals are attached.)

**Site Aerial Exhibit**  
**Scottsdale Quarter – Block L**  
**15125 N. Scottsdale Rd.**  
**(APN: 215-56-422)**





**School District Location Map**



# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 579 -PA- 2016

Project name: Scottsdale Quarter Block L

Project Location 15125 North Scottsdale Road

Applicant Name: Dennis M. Newcombe (Beus Gilbert PLLC) Phone: (480)-429-3065

Applicant E-mail: dnewcombe@beusgilbert.com Fax: (480)-429-3100

School District: Paradise Valley

I, Dr. James Lee hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

### Planning and Development Services Department

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



**BEUS GILBERT**  
**PLLC**

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52042-2

August 5, 2016

**VIA HAND DELIVERY**

Bryan D. Cluff, Senior Planner  
City of Scottsdale Planning & Development Department  
7447 East Indian School Road  
Scottsdale, Arizona 85251

Re: District at the Quarter: 2<sup>nd</sup> Review Comment Responses and Requested Materials.  
Case #: 3-GP-2016 & 8-ZN-2016:  
Location: Northeast Corner of Greenway-Hayden Loop & 73<sup>rd</sup> Street

Dear Bryan,

As requested, enclosed are the revised resubmittal materials for the "District at the Quarter" rezoning and non-major general plan amendment 2<sup>nd</sup> review comments (i.e. comment responses, revised narrative, full size plans, etc.) and a CD with a pdf copy of the same.

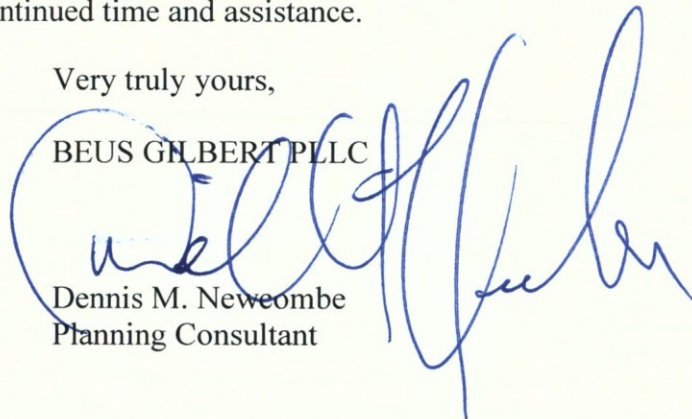
If you have any questions or need anything else, please feel free to contact me.

As always, thank you for your continued time and assistance.

Very truly yours,

BEUS GILBERT PLLC

Dennis M. Newcombe  
Planning Consultant



**Enclosures:** Responses to Comments  
Amended Development Standards Draft  
Updated Citizen Involvement Report  
Revised Traffic Impact Mitigation Analysis  
All Requested Full Size Plans  
Copies of updated Preliminary G&D Plans  
CD

**3-GP-16/8-ZN-16**  
**08/05/16**

**BEUS GILBERT**

**PLLC**

**ATTORNEYS AT LAW**

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52042-2

June 14, 2016

**VIA HAND DELIVERY**

Bryan D. Cluff, Senior Planner  
City of Scottsdale Planning & Development Department  
7447 East Indian School Road  
Scottsdale, Arizona 85251

Re: District at the Quarter: 1<sup>st</sup> Review Comment Responses and Requested Materials.  
Case #: 3-GP-2016 & 8-ZN-2016:  
Location: Northeast Corner of Greenway-Hayden Loop & 73<sup>rd</sup> Street

Dear Bryan,

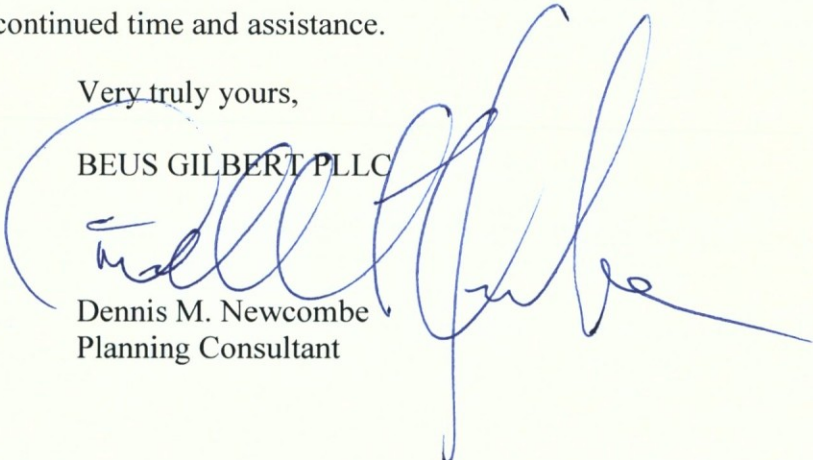
As requested, enclosed are the revised resubmittal materials for the "District at the Quarter" rezoning and non-major general plan amendment 1<sup>st</sup> review comments (i.e. comment responses, revised narrative, full size plans, etc.) and a CD with a pdf copy of the same.

If you have any questions or need anything else, please feel free to contact me.

As always, thank you for your continued time and assistance.

Very truly yours,

BEUS GILBERT PLLC

  
Dennis M. Newcombe  
Planning Consultant

**Enclosures:** Responses to Comments  
Amended Development Standards Draft  
Updated Citizen Involvement Report  
Revised Traffic Impact Mitigation Analysis  
All Requested Full Size Plans  
Copies of updated Preliminary Water/Sewer/G&D Plans  
CD

**3-GP-16 & 8-ZN-16**  
**6/14/16**

**Response to 2<sup>nd</sup> Review Comments-**  
**Responses to 3, 6, 7, 9, 10, 11, 14, 16, 17, 18, and Attachment 2 a & i Revised**  
**Cases: 3-GP-2016 & 8-ZN-2016**  
**Dated: September 2, 2016**

“District at the Quarter” PUD & Non-Major GPA  
Northeast corner of Greenway-Hayden Loop & 73<sup>rd</sup> Street

The following code and ordinance related issues identified within the 2<sup>nd</sup> review of this application have been addressed in the resubmittal of the revised application materials.

The revised site plan responds to the noted concerns pertaining to density, land use, and design compatibility, in addition to, meeting and discussing issues with City staff. The following comments and responses are below:

➤ **Zoning:**

1. Per Section 5.5003.A.1.a, the Planned Unit Development (PUD) district and the requested General Plan Amendment require demonstration that the proposal is consistent with the General Plan and applicable Character Area Plans. Please review and address the comments associated with these documents, included as Attachment 1 to this letter.

**Response:**

*See responses in Attachment 1 included herein.*

2. Per Section 5.5001., the purpose of the Planned Unit Development (PUD) district is to promote a combination of land uses in a mixed-use development pattern (vertical or horizontal), which promotes a mix of day and nighttime activities. Although the submitted Development Plan proposes non-residential areas usable by residents, only 1.2% of the floor area is true commercial. Please increase the proposed ratio of commercial uses to constitute a mixed-use development pattern consistent with the intent of the district.

**Response:**

*Pursuant to ongoing discussions, all proposed retail/commercial (non-residential) has been moved to the corner and seven (7) live/work units have been added to both Greenway-Hayden Loop and 73<sup>rd</sup> Street/Dial Blvd. The corner provides for the following: clubhouse (7,855 sq. ft.), restaurant (7,035 sq. ft.), office space (1,781 sq. ft.), and fitness center (5,354 sq. ft.) The fitness center will be on the 1<sup>st</sup> floor along Greenway-Hayden Loop. (See site plan/floorplans and page 7 of the PUD narrative as well as throughout the narrative regarding the uses and their locations.)*

3. Per Section 5.5005.I.2., a minimum of 10% of the gross site shall be common open space. Common open space is any meaningful open space, other than private outdoor

living space, frontage open space, parking areas or parking lot landscaping, intended for use by all occupants of a development. This space may include recreation areas. The Fire Lane should not be considered common open space as it is more similar to parking areas or drive aisle. In addition, the deck clubs should not be considered as open space as they are also shown as commercial space. Please recalculate and display the open space on the site excluding these areas and demonstrate compliance with the requirement.

**Response:**

*The common open space graphic has been revised to show common area open space (meaningful open space) and other open space (smaller, non-meaningful landscape areas). The common area open space for each phase exceeds the 10% of gross site area required (shown in dark green and dark blue on the exhibit), while the 'other open space' areas have been omitted from the calculation and not counted toward the 10% minimum. Phase I common open space areas include the (3) central courtyards and the enhanced pedestrian experience at the corner of Dial Blvd. and Hayden-Greenway Loop. Phase 2 common open space areas include (2) central courtyards, a dog walking area and a decomposed granite fitness trail within the fire lane. The fitness trail also includes fitness station clusters, rest/recovery areas and a water fountain.*

*The master landscape plan was revised to show multiple locations for bike storage around the site, rather than having all of the bike parking in the garage. The landscape plan now shows (6) locations at strategic locations across the site for bike storage implementation.*

*Based on the phasing of the project, all street frontage landscape areas within Phase I and Phase 2 will be permitted and installed during Phase I site improvements.*

4. Per Zoning Ordinance Section 5.5003.C., the Development Plan must demonstrate that the proposed design contributes to the City's design guidelines and design objectives. Please address the following design related concerns related to the City of Scottsdale Architectural Design Guidelines and Sensitive Design Principles:
  - a. Please provide notation regarding the locations of the materials and colors utilized on the building elevations.

**Response:**

*Information has been provided, please see architectural plan set. Also, the standard colors and materials locations can be found on sheet A2.6.*

- b. 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.

**Response:**

*Information has been provided with dimensions, please see architectural plan set. All windows will be recessed into the wall. The depth is shown on the standard window detail located on sheet A2.3. This depth satisfies Scottsdale's requirement of glazing to be recessed a minimum of 50% wall depth.*

- c. 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.

**Response:**

*Information has been provided with dimensions, please see architectural plan set. All doors will be recessed into the wall. The depth is shown in the standard door detail that is located on sheet A2.3. This depth satisfies Scottsdale's requirement of 30% recessed.*

- d. Please revise the building elevations so that the taller portions of the buildings will be located internally to the site with the building forms stepping down in height as they reach the Greenway-Hayden Loop and Dial Boulevard frontages of site.

**Response:**

*The buildings have been designed with significant architectural relief, roof decks, and massing changes as well as setbacks that do not overwhelm the location, the pedestrians, or those traveling through the area, but help to create a more urban environment.*

- e. Please revise the building elevations so that along the Greenway-Hayden Loop and Dial Boulevard frontages the base of the buildings will be activated with a combination of store entrances, storefronts, and/or live/work units instead of proposed podium parking facility.

**Response:**

*Please see response #2 as well as site plan, landscape plan set, and architectural plan set. Reduced copies are included in the narrative and oversized copies have been provided as well.*

- f. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure and heat gain. 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.

**Response:**

*Shading, recesses, and overhangs have been provided. Please see architectural plan set and floor plans. All windows have been given shading that has a density of 75% or greater. Please see sheet A2.4 to visualize the effect at noon on June 21st.*

5. Per Zoning Ordinance Section 5.5005.E. the minimum and average setback requirements are to be measured from the back of the planned curb line, including the planned curb line for bus bays and turn lanes. Please revise the site plan so that the setback line and associated setback calculations accommodate the turn lanes on Greenway-Hayden Loop.

**Response:**

*Information has been provided and dimensions corrected on the site plan. Please see pages 11-15 of the PUD narrative and exhibits 8, 9, 10 regarding proposed deviations as well as average setback calculations.*

6. Please revise the site plan and/or provide additional documentation that demonstrates compliance with the average setback requirements of 5.5005.E.2. The specific calculation shall be provided in conformance with Diagram 5.5005.E.2.

**Response:**

*Please see pages 11-15 of the PUD narrative and exhibits 8, 9, 10 regarding proposed deviations as well as average setback calculations. The average setback diagram has been updated per the follow-up conversation.*

7. In accordance with Zoning Ordinance Section 3.100, building height is measured from the average top of curb elevation, plus one (1) foot. Please revise the building elevations and all building section details to measure the building height from that established benchmark.

**Response:**

*The building height has been established in accordance with the Zoning Ordinance. We have established the average top of curb, plus (1) one foot, to be at 1482.06' (NAVD88). All elevations and sections will be based off of this Benchmark. See Exhibit 8 (Building Cross Sections, Height Diagrams, and Height Exception Areas.)*

8. Please revise the site plan so that the building entries at the passage areas on Greenway-Hayden Loop and Dial Boulevard frontages will be easily identifiable and the building will form a recessed area, that will be similar to the recessed areas that are indicated on the north side of Building 'B', providing open spaces that are visible at the public right-of-way and useful to the development, in accordance with the

**Response:**

*Please see site plan, landscape plan set, and architectural plan set. A visual 3D representation of the passage area can be seen on sheet A2.5.*

9. Please revise the parking calculations (required) to comply with the requirements of Zoning Ordinance Section 9.103. In addition, please clarify in accordance with Zoning Ordinance Section 9.105.B.4, a minimum of 4% of the total provided parking shall be mobility impaired accessible spaces.

**Response:**

*Calculations regarding the minimum number of mobility impaired accessible spaces for both phases has been updated to 4% of the total provided parking. All of the spaces are covered inside the garage. See Exhibit 4 (Site Plan)*

10. Please provide additional information of the roof plans that includes calculations that demonstrate compliance with Zoning Ordinance Section 5.5005.D., related to exception to building height.

**Response:**

*Please see building cross sections, height diagrams and roof area calculations (exhibit 8). We believe these exhibits demonstrate to the City of Scottsdale that we are in compliance with ordinance 5.5005.D.*

*Pursuant to 5.5005D, the 48' height limit can be exceeded (up to 10') by indicted rooftop features, including but not limited to mechanical rooftop equipment and screening, stairwell bulkheads, screen walls and railings provided that the total area does not exceed 30% of the roof area.*

*The District at the Quarter will include 30 units with roof top access to a private outdoor deck. These decks are surrounding by a 6' tall screen wall enclosing them to secure the balance of the rooftop, and are faced along the building façade by a railing providing fall protection required by 2012 IBC.*

*We have calculated the rooftop areas that exceed the 48' height, including the aforementioned patios, the stairwell bulkheads, and the locations of the mechanical equipment and their screen walls and have determined that these areas on each building are less than 30% of the roof area. Additional sheets have been added which details the height of these exception features as well as a rooftop diagram showing locations and the calculations determining compliance with 5.5005.D. See Exhibit 8 (Building Cross Sections, Height Diagrams, and Height Exception Areas.)*

11. Please revise the cross sections/building envelope diagrams so that they illustrate the development standards that are in Zoning Ordinance Section 5.5005(F) Building envelope, and illustrate the proposed encroachments that are allowed per Zoning

Ordinance Section 5.5005(G) Encroachment beyond the building envelope. The legislative draft should have a corresponding plan that identifies the Section locations.

**Response:**

*Corrected and provided. Please see pages 11-13 of the PUD narrative and exhibits 8 and 10 regarding proposed deviations to the building setback provision. The slope easement located along 73<sup>rd</sup> Street/Dial along with an electrical easement located along Greenway-Hayden will be abandoned. Please see the A1.1 for the easements to be abandoned.*

*A 15'-0" Encroachment line is now included into the sectional diagrams located on Exhibit 4 (Site Plan). The top of parapet height has also been adjusted to reflect the new height of the building based off the average top of curb plus one (1) foot in-line with zoning Ordinance Section 3.100. Exhibit 8 (Building Cross Sections, Height Diagrams, and Height Exception Areas)*

12. Per Zoning Ordinance Sections 5.5006., 7.105., and 9.103.F., all parking and loading areas shall be screened from view from any public street or off-site location. Please revise the site plan to identify locations and provide details for screen walls or other screening devices for these areas.

**Response:**

*Corrected, and a low screen wall added to the corner of Greenway-Hayden and 73<sup>rd</sup> Street/Dial to screen cars utilizing the porte-cochere/valet.*

13. Please provide information and details related to the roof drainage system which demonstrates compliance with Zoning Ordinance Section 7.105.

**Response:**

*Please see architectural site plan set for compliance. All roof drainage, primary and overflow, will be done with roof drains. The drains will be internalized through the building and connect to a drainage system underground.*

14. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment in conformance with Zoning Ordinance Section 7.105.

**Response:**

*A stucco screen will be provide to screen all mechanical equipment. This solid screen will provide the necessary visually blocking and also help deflect the auditory sound of the roof top mechanical. The bottom of the screen will be raised off the roof to allow for easy drainage. The color scheme of the stucco will blend in with the rest of the complex. See Exhibit 8 (Building Cross Sections, Height Diagrams, and Height Exception Areas) for locations and details.*



## CIRCULATION:

15. The submitted Traffic Impact Mitigation Analysis has not yet been accepted by the Transportation Department. Please coordinate with Transportation staff on addressing any comments on the analysis.

### **Response:**

*A revised and updated TIMA pursuant to ongoing discussions with staff is included with the submittal materials.*

## ➤ FIRE:

16. Please update the site plan to demonstrate fire hydrant spacing (existing and proposed), in accordance with Ord. 4045, 507.5.1.2. New hydrants shall be located on the structure side of the fire lane.

### **Response:**

*The revised site plan has been updated to reflect the proposed and existing fire hydrant spacing. The two proposed hydrants within Phase 1, along the fire lane, are approximately 617' apart which is less than the maximum of 700' per Ord. 4045, 507.5.1.2. The proposed buildings are equipped throughout with an automatic sprinkler system and all portions of the proposed building are within 600' per Ord. 4045, 507.5.1.2.*

17. Please update the site plan to demonstrate the commercial turning radii requirements over drive aisles in accordance with Design Standards & Policies Manual Section 2-1.802(5).

### **Response:**

*All radii have been brought into accordance with the Design Standards & Policies Manual. The area of concern was the North-East corner of the 2nd phase outer fire lane. The minimum radius was altered from 24' to 25'.*

18. In addition to the above comments, please review and respond to the redlined site plan from the Fire Department review team.

### **Response:**

*The revised plan has been updated to reflect the proposed and existing fire hydrant spacing. Within Phase 2, the proposed fire hydrants along the fire lane, are approximately 617' apart which is less than the maximum of 700' per Ord. 4045, 507.5.1.2. The proposed buildings are equipped throughout with an automatic sprinkler system and all portions of the proposed building are within 600' per Ord. 4045, 507.5.1.2. Therefore, we are not proposing a public fire loop within the Phase 1 fire lane.*

*Within Phase 2 we are proposing to install the public fire loop on the north and east perimeter of the site within the proposed fire lane. Three fire hydrants are being proposed off of this line and shown on the updated site plan. The spacing and building coverage of the proposed hydrants are in compliance with Ord. 4045, 507.5.1.2.*

➤ **DRAINAGE:**

19. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

**Response:**

*Revised accordingly and included with the submittal materials.*

**SIGNIFICANT POLICY RELATED ISSUES:**

**Site Design:**

20. Please revise the Development Plan narrative and/or site plan to provide information with regard to refuse collection for the site. The Solid Waste Management Director or designee must approve of all solid waste collection methods in accordance with the Design Standards & Policies Manual, Section 2-1.804. The proposed restaurant use must have its own separate trash enclosure and grease containment area.

**Response:**

*Solid Waste, trash and recycling, will be collected from each resident via a valet service each day from in front of the residence. The valet service will then take each residences trash to the garage and place it into a trash compactor compacted and placed into a collections bin. These trash compactors will be located on each floor of each parking structure. Each bin will be picked up and taken to the lower level on a routine schedule to the main collection bin. The main collection bin will be collected per routine schedule.*

**Circulation:**

21. Please increase the width of the sidewalk along the Greenway-Hayden Loop frontage to a minimum of eight (8) feet, and separate from back of curb where possible, in accordance with the Design Standards & Policies Manual Section 2.1-808.

**Response:**

*Revised site plan and landscape plan set accordingly.*

22. Please revise the site plan to increase the width of the pedestrian connections between the streets and the interior pedestrian connections to be a minimum width of 6 feet, in accordance with the Design Standards & Policies Manual, Section 2-1.808.

**Response:**

*Revised site plan and landscape plan set accordingly, pursuant to discussions with staff regarding the internal access drive (reduced width of sidewalk).*

23. At locations where parking spaces overhang an abutting sidewalk, the clear width of the sidewalk appears to be too narrow for the adjacent pedestrian path. Please increase the sidewalk width so that it complies with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.

**Response:**

*Revised site plan and front corner area (removed parking) and comment is no longer applicable.*

**TECHNICAL CORRECTIONS:**

**Site Plan:**

24. Some of the minimum information required on the site plan in accordance with the City's Plan & Report Requirements for Development Applications is missing from the site plan. Please review and address these items included as Attachment 2 to this letter.

**Response:**

*Revised accordingly.*

**Attachment 1**  
**(Responses continued.)**

1. With a resubmittal, please provide an updated Citizen Involvement Report.

**Response:**

*An updated Citizen Involvement Report is included with the submittal materials.*

2. Page 9 in the response to the 1st Review Comment Letter provides no Response to Item 30; please provide a response with a resubmittal.

**Response:**

*In reference to Item # 30: "Please increase the width of the sidewalk along the Dial Boulevard frontage to a minimum of eight (8) feet at back of curb, in accordance with the Design Standards & Policies Manual Section 2.1-808". The width of the sidewalk along the 73<sup>rd</sup> Street/Dial Boulevard frontage has been increased to eight (8) feet, please see site plan.*

3. The site plan provided with the 2nd submittal does not calculate to the total units being proposed. The proposed total units are 620 and the shown unit mix calculates to 644 dwelling units; please revise with a resubmittal.

**Response:**

*The updated request shows a correct mix of 622 proposed total units. (Phase 1 includes 332 units and 290 units in Phase 2 which totals 622 combined total units.)*

4. Page 15 of the second submittal includes an assessment of the criteria to determine a General Plan amendment process for the proposed project. As requested in the first review comment letter, please focus the discussion (please see Page 18 of the 2001 General Plan) on the second criterion, the Area of Change, with the merits of what this application is providing and how it relates to the intent of criteria #2, rather than remarking on a staff determination or "hardship" created by the parcel size and location.

**Response:**

*This latest submittal has been updated to reflect conformance to the merits of the General Plan and how it relates to the intent of criteria #2 (Page 18 of the 2001 General Plan) rather than a staff determination of hardship. Areas of the Scottsdale Mission elements and Land Use Elements within the General Plan are highlighted in how this request meets the intent of the mission values. (See pages 18-20 of the PUD narrative.)*

5. Page 8 and Exhibit 8, provided with the second submittal is a phasing plan for the proposed development. However, it appears that the north half street and associated pedestrian improvements for the internal circulation road that bisects the property will be constructed in Phase 2. Staff will require that these improvements be

provided in Phase 1 to ensure that should there be a delay in commencing Phase 2 these improvements will be in place for the residents of Phase 1 and the overall community.

**Response:**

*The updated phasing plan included in this request has included the north half of the internal access drive to meet the requisite vehicular/fire access in the first phase of construction (Phase 1). (See phasing plan; exhibit 7 in the PUD narrative.)*

6. The applicants 2nd submittal remarks on an increase of non-residential uses from +3,900 sq. ft. (.05% of the total floor area) in the first submittal to +21,091 sq. ft. (2.95%) in the second submittal. The following are comments to this suggested increase:
  - a. The increase in area provided in the second submittal account for uses that were shown but not calculated in the initial submittal; uses like, the leasing office/clubhouse and recreation fitness areas uses that may not be available to the public.
    - i. If this were to be calculated with the same method, the net increase in the second submittal is only +4,500 sq. ft., and notably, this does not calculate the additional +4,500 sq. ft. of proposed open spaces located within the two viewing decks in both Phase 1 and Phase 2 which area not publically accessible at the street level – therefore further reducing the actual increase.

**Response:**

*Pursuant to ongoing discussions, all proposed retail/commercial (non-residential) has been moved to the corner and seven (7) live/work units have been added to both Greenway-Hayden Loop and 73<sup>rd</sup> Street/Dial Blvd. The corner provides for the following: clubhouse (7,855 sq. ft.), public restaurant (7,035 sq. ft.), office space (1,781 sq. ft.), and fitness center (5,354 sq. ft.) The fitness center and open to the public, which will be on the 1<sup>st</sup> floor along Greenway-Hayden Loop. (See site plan/floorplans and page 7 of the PUD narrative as well as throughout the narrative regarding the uses and their locations.)*

- b. The commentary provided in the second submittal states that all non-residential uses are being provided with Phase 1; please accurately describe these improvements as they occur in the graphic depiction of Exhibit 8, the phasing plan. Please also note similar discrepancies in the stated area size at these locations shown on the open space exhibit provided in the second submittal.

**Response:**

*The narrative has been updated to more accurately reflect the majority of non-residential uses being provided for in the first phase of construction which include*

*the landmark intersection public rest and passageway. In addition, the open space sizes have been corrected. (See page 9 of the PUD narrative and landscape set; exhibit 6.)*

Consequently, as requested in the previous submittal, please respond to the General Plan Land Use Element (Goal 3, bullet 2, Goal 4, bullets 1 through 5, and Goal 9, bullets 1,2, and 4) as well as the Greater Airpark Character Area Plan (GACAP) Land Use Chapter (Goal LU6, Goal 7, Policies 7.2 and 7.4) and, Neighborhood and Housing Chapter (Goal NH2, Policies 2.1, 2.2 and 2.3) with emphasis on the provision of having a balance of uses, both residential and non-residential alike, in this location of the city and as part of the Airpark Mixed Use – Residential Land Use designation. This will require further modification to the proposed site plan by providing a greater amount of floor area (> 20,000+ sq. ft.) of non-residential uses, at the ground level. The ultimate ratio provided should consider the surrounding context and proportionality to the requested density. Site placement for these non-residential uses would be most appropriately located at the GACAP designated, Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, versus the midblock location of North 73rd Street as depicted in the first and second submittal.

**Response:**

*A greater increase in non-residential uses is included in this revised request including uses at the ground level of the GACAP designated landmark intersection and also partially along the Greenway-Hayden Loop signature corridor. With this increase in non-residential uses and their location, the proposal provides a balance of uses that are similar to the surrounding context and ideal fit for mixed-use development in this particular location. The responses to the goals and elements of the General Plan and GACAP have been updated to reflect the updated and plans and balance of uses in this location of the city. (See pages 21-49.)*

7. Although the second submittal has made substantial changes to the site plan, primarily by result of having subsurface parking in the first submittal to now structured parking, what remains is concern that the requested density is not balanced with the amount of non-residential floor area – considering the context of the surrounding developments and the hierarchy of the development types established by the Greater Airpark Character Area Plan.

As previously mentioned in the first review comment letter, this application is located in the GACAP less intense, Type C Development Type area, (See the matrix on Page 16 of the GACAP) as compared to the Regional Core Development Type. The narrative provided with the second submittal, remarks on appropriate density comparisons to Crescent at Scottsdale Quarter. Please understand that this comparable site as discussed in the second submittal is zoned in the Planned Regional Center (PRC) district where density is set at a maximum of twenty-one (21) units per acre of gross lot area of the Development Plan. The purpose of the PRC district is in providing for regional shopping, business, and residential uses within a planned center serving a broad region – more appropriately aligning with the GACAP Regional Core Development Type. The General Plan Land Use Element and the GACAP, (Goal 8, bullet 3, and Goal 9, bullets 1 through

4; GACAP Land Use Chapter Goal 5, Policy LU 5.2) outlines that density and intensity of development should be contextually appropriate, and that any development flexibility which is requested – in this case greater development density/intensity under the PUD - should be offset by the provision of greater public amenities and benefits.

Therefore, coupled with the absence of publically accessible non-residential uses provided in the second submittal, the requested 620 dwelling units (a resulting 60.25 du/ac), is excessive for what is anticipated in the Type C Development Type area per the GACAP. As such, consider providing more commercial space, particularly located at the GACAP designated, Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, as well as providing additional open space (both privately and publicly accessible) as a means to further implement the GACAP.

**Response:**

*As mentioned in the previous submittal the majority of this site is located within the Type C Development, though a small portion is also located within the Regional Core development type. Appropriately, publically accessible non-residential uses are located at the Landmark Intersection to reflect the ability to contribute to serving a broad region and the commercial uses existing in the surrounding area. In addition, meaningful non-residential use areas have been added to the proposal. In particular, the clubhouse and fitness center as well as live/work units are situated at ground level of the Landmark Intersection and on both streets. These meaningful modifications and additions provide a greater mix and balance of uses that compliment and support the development and area. In addition to these changes, the Landmark Intersection featuring public open space and pedestrian amenities helps enhance the two (2) signature corridor streetscapes creating a public benefit. (See pages 6-17 and pages 30-49.)*

8. The second submittal makes significant improvement to activating Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, however, it does so primarily by vehicle access. The requested density would otherwise suggest that the pedestrian would be priority particularly in this location of the site. Therefore, as requested in the 1st submittal comment letter, please further respond to the General Plan Growth Areas Element (Goal 3, bullet 2), Community Mobility Element (Goal 8, bullet 3, Goal 11, bullet 2, 9, and 10), GACAP Character and Design Chapter (Goal 2, Policy CD 2.2 through 2.6), and Community Mobility Chapter (Goal 6, Policy CM 6.6 and Goal 7, Policy 7.1) as well as, the Scottsdale Sensitive Design Guidelines which all speak to enhancing and strengthening the design and character of the Greater Airpark through appropriate site plan transitions that promote safe, comfortable, and aesthetically pleasing pedestrian environments.

The request to amend the future land use designation from Employment (EMP) to Airpark Mixed Use – Residential (AMU-R) is recognized as a change to the overall character in this location of the city. This site is located at a prominent entry point to what has developed as an urban neighborhood environment and with the requested density, will be a location where a large amount of people live and gather. However, there is a disconnect (both in design and actual proposed physical connections) to the adjacent developments. To both comply with the above mentioned goals and policies, as well as

avoid imparting an abrupt change to the employment land use context, with a resubmittal, please provide a site plan with design elements that are more pedestrian oriented, include the provision of pedestrian shelter and shade, landscape separated sidewalks, active land uses at the ground floor/street level, and a variety of building articulation to visually shorten long building expanses. Consequently, provision of a public space that should be engaging to the public (GACAP policies CD2.1.3 and CD2.1.7) should be incorporated into the proposal particularly on both frontages of North 73rd Street and East Greenway-Hayden Loop. Please provide additional open space that both orients to, and activates this Landmark Intersection. Consider the following context influences which activate the street and draw the pedestrian in and through their developments.

**Response:**

*This revised request has included ground level active uses at the landmark intersection and removed the guest parking area and maintaining pedestrian amenities and features in this area. The signature corridors connected to this intersection provide comfortable, safe, aesthetically pleasing connections to surrounding areas and alternative modes of transportation. Design elements such as shade, seating, landscape separated sidewalks, and active ground level uses complete the intent of engaging the public and drawing people and activity through walking to and through the development. Responses to GACAP policies CD2.1.3 and CD2.1.7 have been revised within the narrative to reflect these changes and conformance to the identified documents. (See pages 6-17 and pages 30-49.)*



**Attachment 2**  
**(Responses continued.)**

**Site Plan:**

1. 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.
  - a. Revise the project data to indicate bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.

**Response:**

*Completed and included into the site data on A1.1. We have relocated a majority of the bicycle parking around the site in various locations for easy access. We will have some bicycle parking located within the building. Exact location is to be determined.*

- b. Revise the project data to indicate private open space per unit type - required, provided, show calculations - on the site plan. This shall be labeled as "Private Outdoor Living Space". Please clarify what the "Club" units are, as these do not appear to have any patio areas.

**Response:**

*Our site data has been updated to reflect the outdoor private living areas of each unit. This falls under the OPEN SPACE column of the data. The "club units" only occur on the top floor of the complex and feature a roof top deck.*

- c. Revise the project data to indicate the density - allowed, provided, show calculations.

**Response:**

*Completed and included into the site data on A1.1.*

- d. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.

**Response:**

*Completed and included into the site data on A1.1.*

- e. Revise the site plan to indicate 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.

**Response:**

*The plan has been adjusted to remove most of the interior space. We feel it is beneficial to leave the demising walls between the units to better illustrate how each unit interacts with the exterior landscape.*

- f. Revise the site plan to indicate the dimensions of the parcel.

**Response:**

*Completed.*

- g. Revise the site plan to indicate the location and dimensions of all easements.

**Response:**

*Completed.*

- h. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.

**Response:**

*Sidewalks have been adjusted per comments pertaining to circulation. All others sidewalks are also called-out.*

- i. Revise the site plan to indicate the location of above ground utility equipment.

**Response:**

*The final exact location of all utility equipment is not known at this time. Possible above ground utility equipment locations have been call out on plan. The plan also includes a note that the equipment is to be fully screened per City of Scottsdale's planning department requirements.*

- j. Revise the site plan to indicate the location of street lights and traffic signals.

**Response:**

*The street lights have been adjusted to improve legibility.*

- k. Revise the site plan to eliminate the gray shading that is shown on the Phase 2 area of the site. Showing the gray shading on the site plan results in a plan that is difficult to read.

**Response:**

*Completed and no longer included on the site plan, see phasing plan (also exhibit 7 in the PUD narrative).*

2. Notes on the open space plan still 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:**

*Revised accordingly to make the plan more legible.*

3. 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:**

*To enhance the site plan and make it more legible, we have included a photometric of exterior lighting, see photometric plan. The photometric plan has locations of all exterior lighting referenced above.*

**Building Elevations:**

4. 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:**

*Please see sheets A2.3, A2.3, and A2.4 for typical differences between planer surfaces.*

5. Please provide building elevations for all sides of the buildings that are black line drawings, without any gray tones, so that all copies of the building elevations will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

**Response:**

*Please review the A7 series of drawings provided for these black lines.*



City of Scottsdale  
Stormwater Management Division

Memorandum

**To:** Big Red Dog Engineering | Consulting, INC.  
Bradley Lingvai, P.E.  
Patrick Byrne

**From:** Nerijus Baronas, P.E., CFM  
City of Scottsdale Sr. Stormwater Engineer  
480-312-7072, nbaronas@scottsdaleaz.gov

**Re:** Drainage review comments for District at the Quarter.  
Case number: 8-ZN-2016 & 3-GP-2016  
Review date: 6-29-2016

**RESUBMITTAL INFORMATION:** Submitted drainage report is missing preliminary grading and drainage plan, new comments during second submittal are likely. Please address the following review comments:

**Policy and Design Related Issues:**

1. The content and analysis requirements for case drainage reports in support of general plan amendments and zoning applications are not the same as those for case drainage reports in support of development review or preliminary plat applications. The City requires significantly less information and analysis for the former applications due to the preliminary nature of these applications. In general, case drainage reports submitted in support of zoning applications should include a 50% level of design and analysis.  
*[Reference: COS DS&PM: Section 4-1.804]*
2. Submit preliminary grading and drainage plans (24 inches x 36 inches). Please see Design Standards & Policies Manual, Chapter 4, Grading and Drainage Plan Requirements, Section 4-1.901.  
*[Reference: COS DS&PM: Section 4-1.901]*
3. Demonstrate compliance with general criteria for Underground Stormwater Storage System Design. Provide details for proposed stormwater storage tank outfall connection to the City storm drain system. Call out all orifice locations and discharge rates to the City storm drain system. Stormwater evacuation time analysis is required, all storage facilities shall drain within 36 hours (consider safety factor of 2). *[Reference: COS DS&PM: Section 4-1.403,(C)]*



## **Resubmittal Checklist**

- **Please briefly respond to the above comments (or check it with marker) and include the response in the re-submittal. Please also see comments in preliminary drainage report.**
- **2 Copies of Drainage Report**
- **2 CD's with pdf files of drainage report and all supporting hydrologic and hydraulic digital files.**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 3/30/16  
Contact Name: \_\_\_\_\_  
Firm name: BEUS GILBERT  
Address: 701 N 44<sup>th</sup> STREET  
City, State Zip: PHOENIX, AZ 85008

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

Dear MR GILBERT:

It has been determined that your Development Application for 733-PA-2015 ZONING 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: BRYAN CLUFF  
Title: SR. PLANNER  
Phone number: 480-312-7258  
Email address: bcluff@scottsdaleaz.gov



November 15, 2016

Dennis M. Newcombe  
Beus Gilbert PLLC c/o Dennis M. Newcombe  
701 North 44th Street  
Phoenix, AZ 85008

Re: 3-GP—2016 & 8-ZN-2016  
District at the Quarter

Dear Dennis M. Newcombe,

This is to advise you that the case referenced above was approved at the November 14, 2016 City Council meeting. The Ordinance No. 4285, Resolution No. 10613 for the Development Plan and the Resolution No. 10612 for 3-GP-2-016 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 480-312-2258.

Sincerely,

Bryan Cluff  
Senior Planner



5/5/16

Dennis M. Newcombe  
Beus Gilbert PLLC c/o Dennis M. Newcombe  
701 North 44th Street  
Phoenix, AZ 85008

RE: 3-GP-2016 & 8-ZN-2016  
District at the Quarter

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/30/16. The following **1<sup>st</sup> 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.

There are significant issues pertaining to density, land use, and design compatibility that warrants another meeting with City staff. Before making a resubmittal, please contact the project coordinator to arrange for a discussion of these key points. Please address the following:

**Zoning:**

1. Per Section 5.5003.A.1.a, the Planned Unit Development (PUD) district and the requested General Plan Amendment require demonstration that the proposal is consistent with the General Plan and applicable Character Area Plans. Please review and address the comments associated with these documents, included as Attachment 1 to this letter.
2. Per Section 5.5001., the purpose of the Planned Unit Development (PUD) district is to promote a combination of land uses in a mixed-use development pattern (vertical or horizontal), which promotes a mix of day and nighttime activities. The submitted Development Plan proposes only 0.5% of the floor area to be commercial and the other



99.5% of floor area as residential. Please increase the proposed ratio of commercial uses to constitute a mixed-use development pattern consistent with the intent of the district.

3. Per Zoning Ordinance Section 5.5003.C., the Development Plan must demonstrate that the proposed design contributes to the City's design guidelines, design objectives, and is compatible in design with the development in the area. The City's design guidelines encourage architectural approaches that recognize a project's contextual setting and the scale of development within a given area. The architecture and site design of the project should contribute to the established or planned design character of the contextual area.

The proposed contemporized Mediterranean architectural style described in the project narrative and illustrated in the building elevations is not consistent with the contemporary, high tech context that has been established in this part of the airpark area. Please revise the submitted building elevations to better respond with the contextual character. Consider the context established by Scottsdale Quarter, and Liv North, as well as some of the recently renovated office and hangar buildings in the area.

4. Within the submitted Development Plan, there is a section which discusses "Building Stepback Deviation". This section of the plan appears to be identifying/requesting an amendment to the PUD building envelop standards as required by Zoning Ordinance Section 5.5005.F. Please expand upon this section of the Development Plan to clearly state what amendments are being proposed and how the requested deviations better achieve the purpose of the PUD district as required by Section 5.5003.B.1. If an alternative building envelop is proposed, please provide a diagrammatic illustration of the proposal. This should also address any proposed or amended allowed encroachments outside the established building envelop, as specified in Section 5.5005.G.
5. Please provide in the next submittal a copy of the proposed amended development standards in a legislative format, if any.
6. Per Zoning Ordinance Section 5.5005.E. the minimum and average setback requirements are to be measured from the back of the planned curb line, including the planned curb line for bus bays and turn lanes. Please revise the site plan so that the setback line and associated setback calculations accommodate the turn lanes on Greenway-Hayden Loop.
7. Please revise the site plan and/or provide additional documentation that demonstrates compliance with the average setback requirements of 5.5005.E.2. The specific calculation shall be provided in conformance with Diagram 5.5005.E.2.
8. Please revise the site plan and/or provide additional documentation that demonstrates compliance with Zoning Ordinance Section 5.5005.I.1. regarding the required private outdoor living space for each unit.
9. The proposed methodology used to comply with the "Exception to building height" provision of Section 5.5005.1 appears to be inaccurate. The intent of this ordinance section is to limit the roof area that is being enclosed by architectural elements rather than the area of the architectural elements themselves. Please provide an alternative method for screening mechanical equipment and/or roof top appurtenances so that roof area that is enclosed by the architectural elements taller than 48 feet does not exceed 30% of the total roof area.
10. Please revise the site plan so that the building entries at the passage areas on Greenway-Hayden Loop and Dial Boulevard frontages will be easily identifiable and the building will

form a recessed area, that will be similar to the recessed areas that are indicated on the north side of Building 'B', providing open spaces that are visible at the public right-of-way and useful to the development, in accordance with the Scottsdale Commercial Design Guidelines, and Zoning Ordinance Section 5.5003.C.1.a.i(4).

11. Per Zoning Ordinance Section 9.105.B.4, a minimum of 4% of the total provided parking shall be mobility impaired accessible spaces. Please revise the parking calculations and space design accordingly.
12. In accordance with Zoning Ordinance Sec. 9.106.A, "The entire required width and length of a parking space(s) shall not be obstructed by a column, or obstruction that is greater than six (6) inches in height..." Please submit a revised parking plan that demonstrates compliance with to this requirement, for spaces in the garages.
13. Please provide dimensioned site and floor plans to show each level of the parking garage and parking stalls are in compliance with the vertical encroachment clearance of the Zoning Ordinance, Sec. 9.106.A. Please revise the site plan to include the calculations of the required/allowable number of standard and accessible parking spaces to demonstrate compliance with the Zoning Ordinance.

Airport:

14. Please note the following requirements per Scottsdale Revised Code, Chapter 5 – Aviation:
  - a. Since this is a noise sensitive use in the Airport Influence Area and is seeking a zoning change, the project is required to be presented to the Airport Advisory Commission for recommendation prior to the Planning Commission and City Council hearings.
  - b. Noise Disclosure notice to residents, and to be included in, if subject to, CC&Rs (Sect 5-355);
  - c. Avigation Easement (Sec.5-357) required to be granted to city.
  - d. FAA regarding height analysis for proposed structures (Sec 5-354 (b)).

Circulation:

15. At several points throughout the Development Plan narrative, including response to the 2001 General Plan and Airpark Area Character Plan, emphasis is placed on the pedestrian connectivity in and throughout the development "...connected by walkways which link to the public sidewalks...". However, the pedestrian circulation plan does not identify any connections (except at the main entrance drive) between the "inner" network and the "outer" pedestrian networks. Please revise the pedestrian circulation plan and site plan to provide additional linkages to the public sidewalks around the development, specifically at the southwest corner of the development.
16. The submitted Traffic Impact Mitigation Analysis has not yet been accepted by the Transportation Department. Please coordinate with Transportation staff on addressing any comments on the analysis.

Fire:

17. Please update the site plan to demonstrate fire hydrant spacing (existing and proposed), in accordance with Ord. 4045, 507.5.1.2. New hydrants shall be located on the structure side of the fire lane.

18. Please update the site plan and/or floor plan to demonstrate the FDC meets spacing requirements in accordance with Ord. 4045, 912.
19. Please update the site plan to clearly designate all fire lanes in accordance with Ord. 4045, 503.3.
20. Please update the site plan and/or floor plan to show the location of the fire riser room in accordance with the Design Standards & Policies Manual Section 6-1.504(1).
21. Please update the site plan to demonstrate the commercial turning radii requirements over drive aisles in accordance with Design Standards & Policies Manual Section 2-1.802(5).
22. Please add the following notes on the site plan:
  - a. Unobstructed vertical clearance min. 13'-6". (Ord. 4045, 503.2.1)
  - b. Key switch/pre-emption sensor required. (Ord. 4045, 503.6.1)
  - c. Fire lane surface will support 83,000 lbs GVW. (DS&PM, 2-1.802(3))
  - d. No fence/wall over 6' in height.

#### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

23. Please indicate the location of the pedestrian walkways from the public sidewalk that is on Greenway-Hayden Loop and Dial Boulevard/73rd Street to each of the passage areas that are noted on the site plan. These sidewalks shall be a minimum of 6-foot clear width, in accordance with the Design Standards & Policies Manual, Section 2-1.808.
24. The proposed site plan does not identify any sidewalk connections from the surface parking lot to the commercial area or into the other buildings. Please revise the site plan to provide a sidewalk connection with a minimum width of 6 feet, in accordance with the Design Standards & Policies Manual, Section 2-1.808.
25. Please revise the Development Plan narrative and/or site plan to provide information with regard to refuse collection for the site. The Solid Waste Management Director or designee must approve of all solid waste collection methods in accordance with the Design Standards & Policies Manual, Section 2-1.804.

#### **Building Elevation Design:**

26. Please revise the building elevations so that the taller portions of the buildings will be located internally to the site with the building forms stepping down in height as they reach the Greenway-Hayden Loop and Dial Boulevard frontages of site. Please refer to Scottsdale Sensitive Design Principle 8, and the Scottsdale Commercial Design Guidelines, Architecture Section.
27. Please revise the building elevations so that along the Greenway-Hayden Loop and Dial Boulevard frontages the base of the buildings will be activated with a combination of store entrances, storefronts, and/or live/work units instead of proposed podium parking facility.

Please refer to Scottsdale Sensitive Design Principle 5, and the Scottsdale Commercial Design Guidelines, Architecture Section and Parking Facilities Section.

28. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure and heat gain. 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 following internet link:  
<http://www.scottsdaleaz.gov/design/Shading>.

**Circulation:**

29. Please increase the width of the sidewalk along the Greenway-Hayden Loop frontage to a minimum of eight (8) feet, and separate from back of curb where possible, in accordance with the Design Standards & Policies Manual Section 2.1-808.
30. Please increase the width of the sidewalk along the Dial Boulevard frontage to a minimum of eight (8) feet at back of curb, in accordance with the Design Standards & Policies Manual Section 2.1-808.
31. It appears the main entry driveway width is not wide enough for passenger cars and small trucks to make a U-turn to access the parking spaces on the other side or leave if they can't get through the gates. Please revise the design to provide a vehicle turn-around area, in accordance with the Design Standards & Policies Manual Section 2-1.806 and Fig. 2.1-3.
32. Please provide a vehicle turn-around area between Greenway-Hayden Road and the garage gate at the proposed site access from Greenway-Hayden, in accordance with the Design Standards & Policies Manual Section 2-1.806 and Fig. 2.1-3. In addition, please provide a detail showing the turn-around layout.
33. The site driveways proposed on Dial Boulevard shall conform to the CL type driveway standard (COS Standard Detail #2256). The main driveway shall be Type CL-2 and the secondary driveway Type CL-1. Designate the left and right turn on the main site driveway. Please refer to the Design Standards & Policies Manual Sections 5-3.200 and 5-3.205.

**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 Plan:**

34. Some of the minimum information required on the site plan in accordance with the City's Plan & Report Requirements for Development Applications is missing from the site plan. Please review and address these items included as Attachment 2 to this letter.

Landscaping:

35. Please revise the landscape plan to be consistent with the site plan regarding existing and proposed sidewalks and associated improvements.
36. Please revise the site plan so that parking spaces in the surface parking lot are set back at least 50 feet from the curb line on Dial Boulevard, to avoid conflicts between vehicles entering the parking lot and backing out of the first row of parking spaces.

Please resubmit the revised application requirements and additional/supplemental 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/supplemental information is necessary.

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

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

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

If you have any questions, or need further assistance please contact me at 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,



Bryan Cluff  
Senior Planner

cc: Property Owner

Attachments:

- A. Resubmittal Checklist
1. General Plan 2001 & Character Area Plan comments
2. Technical site plan & elevation comments

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **8-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 first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- Two copies: Revised Development Plan
- One copy: Amended Standards Legislative Draft
- One copy: Updated Citizen Involvement Report
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

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Perspective(s):

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Landscape Plan:

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Floor Plan(s):

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

Phasing Plan(s):

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

## Attachment 1

The following General Plan and Character Area Plan 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:

1. Page 11 of the first submittal includes an assessment of the criteria to determine a General Plan amendment process for the proposed project. It appears the Development Plan narrative inaccurately designates the development within the C1 planning zone, when in fact the subject property is within the B planning zone. With a resubmittal, please focus the discussion on the second criterion, the Area of Change, with the merits of what this application is providing and how it relates to the intent of criteria #2, rather than stating a "hardship" created by the parcel size and location. Please provide a graphic exhibit that depicts the half street frontages that exist and are calculated as part of the gross acre size.
2. Although this application does not prematurely increase the size of either the master planned water transmission or sewer collection facilities individually, the applicant is encouraged to up-size the water/wastewater infrastructure at this time as it is anticipated that the project could be affected by up-sizing needed for water/wastewater infrastructure in the near future, due to increased development in this area of the city. Up-sizing such infrastructure in North 73rd Street during time of construction of this project will minimize disruption the project's future residential/commercial tenants once they are in place, which is encouraged by the General Plan, Growth Areas Element Goal 7, bullet 1.
3. Page 7 of the narrative provided with the first submittal remarks that the development will be phased construction; however no phasing plan or timing was provided. Please provide a phasing plan and timing with a resubmittal that will address the comments found below and that demonstrates that each phase will meet all development standards of the PUD zoning district as well as implement both the General and Character Area Plans.
4. In conjunction with the request to amend the General Plan and GACAP, the first submittal proposes to rezone the property from the Industrial Park (I-1) district to the Planned Unit Development district (PUD). The purpose of the PUD zoning district is to promote the goals and policies of the General Plan, Character Area Plans, and design guidelines in areas of the city that are designated by the General Plan to be in a development pattern of either horizontal or vertical design. However, the first submittal proposes to develop a mixed use development with  $\pm 3,900$  sq. ft. (.05%) of non-residential use in a total 787,626 sq. ft. of total floor area (a minimal amount of non-residential use). The General Plan Land Use Element (Goal 3, bullet 2, Goal 4, bullets 1 through 5, and Goal 9, bullets 1,2, and 4) as well as the Greater Airpark Character Area Plan (GACAP) Land Use Chapter (Goal LU6, Goal 7, Policies 7.2 and 7.4) and, Neighborhood and Housing Chapter (Goal NH2, Policies 2.1, 2.2 and 2.3) emphasize the importance of providing a balance of uses, both residential and non-residential alike, in this location of the city and as part of the Airpark Mixed Use –Residential Land Use designation.

Therefore, with a resubmittal please respond to the above goals and policies, by providing a more significant amount floor area for non-residential uses, at the ground level. The ultimate ratio



provided should consider the surrounding context and proportionality to the requested density. Site placement for these non-residential uses would be most appropriately located at the GACAP designated, Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, versus the midblock location of North 73rd Street as depicted in the first submittal. Please also consider activating the south courtyard of Building 2 to the public at the pedestrian level as a means to further implement the GACAP.

5. The LIV North Apartments, a development west of the subject site, (6-GP-2011 and 10-ZN-2011) and located within the GACAP Regional Core Development Type (which is the development type that is intended to accommodate the greatest density and intensity of development within the Aripark) was approved for 240 units, resulting in a net density of 37.35 du/ac. The approved LIV North development also provides approximately  $\pm 20\%$  of the site area as front/common/and private outdoor living space. Contextually LIV North is directly adjacent to a greater mix of uses, particularly commercial, found within the Zocallo shopping center to the west, and the smaller commercial center located at the northwest corner of North 73<sup>rd</sup> Street and East Greenway-Hayden Loop Road.

With regard to the requested density, also consider that the Crescent Apartments at Scottsdale Quarter, located within the Regional Core Development Type by the GACAP, proposed in its master plan (12-ZN-2012) 276 total residential units, resulting in a density of 11.73 du/ac. The remainder of the Scottsdale Quarter Master Plan is also entitled for another 116 residential units thus making the overall residential density for Scottsdale Quarter 16.66 du/ac. Consequently, the proposed application density of 62.58 is considerably greater than that proposed within the Scottsdale Quarter site as well.

In contrast, this application is located in the GACAP less intense, Type C Development Type area, (See the matrix on Page 16 of the GACAP). Consequently, the requested 644 dwelling units, a resulting density of 62.58 du/ac (a 68% increase in density to the LIV North development and a 433% increase in density to Scottsdale Quarter residential), seems excessive for what is anticipated in the Type C Development Type area per the GACAP. Furthermore, coupled with such proposed density, the development application provides only 23% of the site area as open space, (only 3% more than LIV North, while the density is 67% more than LIV North and 2% less than Scottsdale Quarter and 433% increase in residential density). The city recommends that the applicant adjust the proposed density to be more contextually appropriate for what the GACAP anticipates, as well as to be contextually compatible with what has actually been developed in the area to date. To accomplish such a compatible reduction of density, consider providing more commercial space, particularly located at the GACAP designated, Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, and activating the south courtyard of Building 2 to the public at the pedestrian level; as well as providing additional open space (both privately and publicly accessible) as a means to further implement the GACAP.

Finally, while there are no bonus provisions required for this application under the requested PUD zoning, there is an expectation set forth by the General Plan Land Use Element and the GACAP, (Goal 8, bullet 3, and Goal 9, bullets 1 through 4; GACAP Land Use Chapter Goal 5, Policy LU 5.2) that density and intensity of development should be contextually appropriate, and that any development flexibility which is requested – in this case greater development density/intensity under the PUD - should be offset by the provision of greater public amenities and benefits. Accordingly, please describe the greater public amenities and/or benefits that will be provided with any significant density.

6. Please respond to the General Plan Growth Areas Element (Goal 3, bullet 2), Community Mobility Element (Goal 8, bullet 3, Goal 11, bullet 2, 9, and 10), GACAP Character and Design Chapter (Goal 2, Policy CD2.2 through 2.6), and Community Mobility Chapter (Goal 6, Policy CM 6.6 and Goal 7, Policy 7.1) as well as, the Scottsdale Sensitive Design Guidelines which all speak to enhancing and strengthening the design and character of the Greater Airpark through appropriate site plan transitions that promote safe, comfortable, and aesthetically pleasing pedestrian environments.

The request to amend the future land use designation from Employment (EMP) to Airpark Mixed Use –Residential (AMU-R) is recognized as a change to the overall character in this location of the city. This site is located at a prominent entry point to what has developed as an urban neighborhood environment and with the requested density, will be a location where a large amount of people live and gather. However, there is a disconnect (both in design and actual proposed physical connections) to the adjacent large employment core to the east. To both comply with the above mentioned goals and policies, as well as avoid imparting an abrupt change to the employment land use context, with a resubmittal, please provide better mix of uses and a site plan with design elements that are more pedestrian oriented, include the provision of pedestrian shelter and shade, landscape separated sidewalks, active land uses at the ground floor/street level, and a variety of building articulation to visually shorten long building expanses. Also consider that although the addition of public art is not required by ordinance, the integration of such would provide a public amenity/benefit to facilitate a stronger sense of place and community, as well as wayfinding, near the Landmark Intersection of North 73rd Street and East Greenway-Hayden Road.

7. The proposed site plan provides a minimal amount of open space beyond the required amount and further, does not provide open space that activates the street frontages. The General Plan Growth Area Element (Goal 3, bullet 2), Land Use Element (Goal 7, bullet 5 and Goal 8, bullet 2), Open Space and Recreation Element (Goal 1, bullets 9, 10, and 11) as well as the GACAP (Goal LU 8, policies LU 8.1, 8.2, 8.3, and 8.4) all encourage the provision of meaningful open space. The GACAP designates both street frontages of the subject site as Signature Corridors, and a Landmark Intersection at the corner of North 73rd Street and East Greenway-Hayden Road. Consequently, provision of a public space that should be engaging to the public (GACAP policies CD2.1.3 and CD2.1.7) should be incorporated into the proposal. Please provide additional narrative and illustrations that achieve the goals and policies listed above by providing open space that both orients to, and activates this Landmark Intersection.
8. Please respond to Policy LU 6.4 of the GACAP regarding compatibility of residential uses buffering existing industrial and aviation uses. Please also keep in mind this is a noise sensitive use in the Airport Influence Area and is required to be presented to the Airport Advisory Commission for recommendation prior to the Planning Commission and City Council hearings.
9. The narrative response provided on Page 21 of the first submittal suggests that, “this proposal will provide a residential rental and *workforce housing opportunity* for residents of Scottsdale in an employment and service core area of the City”. To this end, please address the General Plan Housing Element (Goal 3, bullets 1 and 6 and Goal 4, bullets 1,5, 6,7 and 9) as well as the GACAP Neighborhoods and Housing Chapter (Goal NH 3, Policy NH 3.3 and associated sub bullets) which encourage the provision of housing for a variety of income groups. Please consider providing a market analysis report that supports this statement by quantifying the workforce demographic in the Greater Airpark Character Area that will be served by this development.

## Attachment 2

### Site Plan

1. 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.
  - a. Darken the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.
  - b. Revise the project data to indicate bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
  - c. Revise the project data to indicate private open space per unit type - required, provided, show calculations - on the site plan.
  - d. Revise the project data to indicate the density - allowed, provided, show calculations.
  - e. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
  - f. Revise the site plan to indicate 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.
  - g. Revise the site plan to indicate the dimensions of the parcel.
  - h. Revise the site plan to indicate the location and dimensions of all easements.
  - i. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
  - j. Revise the site plan to indicate the location of above ground utility equipment.
  - k. Revise the site plan to indicate the location of street lights and traffic signals.
2. 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.
3. 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.
4. Please eliminate the landscape symbols from the site plan. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
5. 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, near the retail building area 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.

6. 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.

Building Elevations:

7. 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.
8. 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.
9. Please provide building elevations that are black line drawings, without any gray tones, so that all copies of the building elevations will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.



7/7/16

Dennis M. Newcombe  
Beus Gilbert PLLC c/o Dennis M. Newcombe  
701 North 44th Street  
Phoenix, AZ 85008

RE: 3-GP-2016 & 8-ZN-2016  
District at the Quarter

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/14/16. The following **2<sup>nd</sup> 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 second 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.

There are significant issues pertaining to density, land use, and design compatibility that warrants another meeting with City staff. Before making a resubmittal, please contact the project coordinator to arrange for a discussion of these key points. Please address the following:

**Zoning:**

1. Per Section 5.5003.A.1.a, the Planned Unit Development (PUD) district and the requested General Plan Amendment require demonstration that the proposal is consistent with the General Plan and applicable Character Area Plans. Please review and address the comments associated with these documents, included as Attachment 1 to this letter.
2. Per Section 5.5001., the purpose of the Planned Unit Development (PUD) district is to promote a combination of land uses in a mixed-use development pattern (vertical or horizontal), which promotes a mix of day and nighttime activities. Although the submitted Development Plan proposes non-residential areas usable by residents, only 1.2% of the floor area is true commercial. Please increase the proposed ratio of commercial uses to constitute a mixed-use development pattern consistent with the intent of the district.

3. Per Section 5.5005.I.2., a minimum of 10% of the gross site shall be common open space. *Common open space* is any meaningful open space, other than private outdoor living space, frontage open space, parking areas or parking lot landscaping, intended for use by all occupants of a development. This space may include recreation areas. The Fire Lane should not be considered common open space as it is more similar to parking areas or drive aisle. In addition, the deck clubs should not be considered as open space as they are also shown as commercial space. Please recalculate and display the open space on the site excluding these areas and demonstrate compliance with the requirement.
4. Per Zoning Ordinance Section 5.5003.C., the Development Plan must demonstrate that the proposed design contributes to the City's design guidelines and design objectives. Please address the following design related concerns related to the City of Scottsdale Architectural Design Guidelines and Sensitive Design Principles:
  - a. Please provide notation regarding the locations of the materials and colors utilized on the building elevations.
  - b. 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.
  - c. 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.
  - d. Please revise the building elevations so that the taller portions of the buildings will be located internally to the site with the building forms stepping down in height as they reach the Greenway-Hayden Loop and Dial Boulevard frontages of site.
  - e. Please revise the building elevations so that along the Greenway-Hayden Loop and Dial Boulevard frontages the base of the buildings will be activated with a combination of store entrances, storefronts, and/or live/work units instead of proposed podium parking facility.
  - f. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure and heat gain. 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.
5. Per Zoning Ordinance Section 5.5005.E. the minimum and average setback requirements are to be measured from the back of the planned curb line, including the planned curb line for bus bays and turn lanes. Please revise the site plan so that the setback line and associated setback calculations accommodate the turn lanes on Greenway-Hayden Loop.

6. Please revise the site plan and/or provide additional documentation that demonstrates compliance with the average setback requirements of 5.5005.E.2. The specific calculation shall be provided in conformance with Diagram 5.5005.E.2.
7. In accordance with Zoning Ordinance Section 3.100, building height is measured from the average top of curb elevation, plus one (1) foot. Please revise the building elevations and all building section details to measure the building height from that established benchmark.
8. Please revise the site plan so that the building entries at the passage areas on Greenway-Hayden Loop and Dial Boulevard frontages will be easily identifiable and the building will form a recessed area, that will be similar to the recessed areas that are indicated on the north side of Building 'B', providing open spaces that are visible at the public right-of-way and useful to the development, in accordance with the Scottsdale Commercial Design Guidelines, and Zoning Ordinance Section 5.5003.C.1.a.i(4).
9. Please revise the parking calculations (required) to comply with the requirements of Zoning Ordinance Section 9.103. In addition, please clarify in accordance with Zoning Ordinance Section 9.105.B.4, a minimum of 4% of the total provided parking shall be mobility impaired accessible spaces.
10. Please provide additional information of the roof plans that includes calculations that demonstrate compliance with Zoning Ordinance Section 5.5005.D., related to exception to building height.
11. Please revise the cross sections/building envelope diagrams so that they illustrate the development standards that are in Zoning Ordinance Section 5.5005(F) Building envelope, and illustrate the proposed encroachments that are allowed per Zoning Ordinance Section 5.5005(G) Encroachment beyond the building envelope. The legislative draft should have a corresponding plan that identifies the Section locations.
12. Per Zoning Ordinance Sections 5.5006., 7.105., and 9.103.F., all parking and loading areas shall be screened from view from any public street or off-site location. Please revise the site plan to identify locations and provide details for screen walls or other screening devices for these areas.
13. Please provide information and details related to the roof drainage system which demonstrates compliance with Zoning Ordinance Section 7.105.
14. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment in conformance with Zoning Ordinance Section 7.105.

Circulation:

15. The submitted Traffic Impact Mitigation Analysis has not yet been accepted by the Transportation Department. Please coordinate with Transportation staff on addressing any comments on the analysis.

Fire:

16. Please update the site plan to demonstrate fire hydrant spacing (existing and proposed), in accordance with Ord. 4045, 507.5.1.2. New hydrants shall be located on the structure side of the fire lane.
17. Please update the site plan to demonstrate the commercial turning radii requirements over drive aisles in accordance with Design Standards & Policies Manual Section 2-1.802(5).

18. In addition to the above comments, please review and respond to the redlined site plan from the Fire Department review team.

Drainage:

19. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While 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:

20. Please revise the Development Plan narrative and/or site plan to provide information with regard to refuse collection for the site. The Solid Waste Management Director or designee must approve of all solid waste collection methods in accordance with the Design Standards & Policies Manual, Section 2-1.804. The proposed restaurant use must have its own separate trash enclosure and grease containment area.

Circulation:

21. Please increase the width of the sidewalk along the Greenway-Hayden Loop frontage to a minimum of eight (8) feet, and separate from back of curb where possible, in accordance with the Design Standards & Policies Manual Section 2.1-808.
22. Please revise the site plan to increase the width of the pedestrian connections between the streets and the interior pedestrian connections to be a minimum width of 6 feet, in accordance with the Design Standards & Policies Manual, Section 2-1.808.
23. At locations where parking spaces overhang an abutting sidewalk, the clear width of the sidewalk appears to be too narrow for the adjacent pedestrian path. Please increase the sidewalk width so that it complies with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.

**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 Plan:

24. Some of the minimum information required on the site plan in accordance with the City's Plan & Report Requirements for Development Applications is missing from the site plan. Please review and address these items included as Attachment 2 to this letter.



Please resubmit the revised application requirements and additional/supplemental 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/supplemental information is necessary.

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

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

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

If you have any questions, or need further assistance please contact me at 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in green ink, appearing to read 'Bryan Cluff', with a long horizontal flourish extending to the right.

Bryan Cluff  
Senior Planner

cc: Property Owner

Attachments:

- A. Resubmittal Checklist
- 1. General Plan 2001 & Character Area Plan comments
- 2. Technical site plan & elevation comments

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: 8-ZN-2016

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B/W      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"

Landscape Plan:

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

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

Floor Plan(s):

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

Phasing Plan(s):

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

Other Supplemental Materials:

Fire Department redlined site plan.

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Technical Reports:

2 copies of Revised Drainage Report:

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

## Attachment 1

The following General Plan and Character Area Plan issues have been identified in the 2<sup>nd</sup> 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:

1. With a resubmittal, please provide an updated Citizen Involvement Report.
2. Page 9 in the response to the 1<sup>st</sup> Review Comment Letter provides no Response to Item 30; please provide a response with a resubmittal.
3. The site plan provided with the 2<sup>nd</sup> submittal does not calculate to the total units being proposed. The proposed total units are 620 and the shown unit mix calculates to 644 dwelling units; please revise with a resubmittal.
4. Page 15 of the second submittal includes an assessment of the criteria to determine a General Plan amendment process for the proposed project. As requested in the first review comment letter, please focus the discussion (please see Page 18 of the 2001 General Plan) on the second criterion, the Area of Change, with the merits of what this application is providing and how it relates to the intent of criteria #2, rather than remarking on a staff determination or "hardship" created by the parcel size and location.
5. Page 8 and Exhibit 8, provided with the second submittal is a phasing plan for the proposed development. However, it appears that the north half street and associated pedestrian improvements for the internal circulation road that bisects the property will be constructed in Phase 2. Staff will require that these improvements be provided in Phase 1 to ensure that should there be a delay in commencing Phase 2 these improvements will be in place for the residents of Phase 1 and the overall community.
6. The applicants 2<sup>nd</sup> submittal remarks on an increase of non-residential uses from  $\pm 3,900$  sq. ft. (.05% of the total floor area) in the first submittal to  $\pm 21,091$  sq. ft. (2.95%) in the second submittal. The following are comments to this suggested increase:
  - a. The increase in area provided in the second submittal account for uses that were shown but not calculated in the initial submittal; uses like, the leasing office/clubhouse and recreation fitness areas uses that may not be available to the public.
    - i. If this were to be calculated with the same method, the net increase in the second submittal is only  $\pm 4,500$  sq. ft., and notably, this does not calculate the additional  $\pm 4,500$  sq. ft. of proposed open spaces located within the two viewing decks in both Phase 1 and Phase 2 which area not publically accessible at the street level – therefore further reducing the actual increase.
  - b. The commentary provided in the second submittal states that all non-residential uses are being provided with Phase 1; please accurately describe these improvements as they occur in the graphic depiction of Exhibit 8, the phasing plan. Please also note similar discrepancies in the stated area size at these locations shown on the open space exhibit provided in the second submittal.

Consequently, as requested in the previous submittal, please respond to the General Plan Land Use Element (Goal 3, bullet 2, Goal 4, bullets 1 through 5, and Goal 9, bullets 1,2, and 4) as well as the Greater Airpark Character Area Plan (GACAP) Land Use Chapter (Goal LU6, Goal 7, Policies 7.2 and 7.4) and, Neighborhood and Housing Chapter (Goal NH2, Policies 2.1, 2.2 and 2.3) with emphasis on the provision of having a balance of uses, both residential and non-residential alike, in this location of the city and as part of the Airpark Mixed Use –Residential Land Use designation. This will require further modification to the proposed site plan by providing a greater amount of floor area ( $\geq$  20,000+ sq. ft.) of non-residential uses, at the ground level. The ultimate ratio provided should consider the surrounding context and proportionality to the requested density. Site placement for these non-residential uses would be most appropriately located at the GACAP designated, Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, versus the midblock location of North 73rd Street as depicted in the first and second submittal.

7. Although the second submittal has made substantial changes to the site plan, primarily by result of having subsurface parking in the first submittal to now structured parking, what remains is concern that the requested density is not balanced with the amount of non-residential floor area – considering the context of the surrounding developments and the hierarchy of the development types established by the Greater Airpark Character Area Plan.

As previously mentioned in the first review comment letter, this application is located in the GACAP less intense, Type C Development Type area, (See the matrix on Page 16 of the GACAP) as compared to the Regional Core Development Type. The narrative provided with the second submittal, remarks on appropriate density comparisons to Crescent at Scottsdale Quarter. Please understand that this comparable site as discussed in the second submittal is zoned in the Planned Regional Center (PRC) district where density is set at a maximum of twenty-one (21) units per acre of gross lot area of the Development Plan. The purpose of the PRC district is in providing for regional shopping, business, and residential uses within a planned center serving a broad region – more appropriately aligning with the GACAP Regional Core Development Type. The General Plan Land Use Element and the GACAP, (Goal 8, bullet 3, and Goal 9, bullets 1 through 4; GACAP Land Use Chapter Goal 5, Policy LU 5.2) outlines that density and intensity of development should be contextually appropriate, and that any development flexibility which is requested – in this case greater development density/intensity under the PUD - should be offset by the provision of greater public amenities and benefits.

Therefore, coupled with the absence of publically accessible non-residential uses provided in the second submittal, the requested 620 dwelling units (a resulting 60.25 du/ac), is excessive for what is anticipated in the Type C Development Type area per the GACAP. As such, consider providing more commercial space, particularly located at the GACAP designated, Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, as well as providing additional open space (both privately and publicly accessible) as a means to further implement the GACAP.

8. The second submittal makes significant improvement to activating Landmark Intersection, of North 73rd Street and East Greenway-Hayden Loop, however, it does so primarily by vehicle access. The requested density would otherwise suggest that the pedestrian would be priority particularly in this location of the site. Therefore, as requested in the 1<sup>st</sup> submittal comment letter, please further respond to the General Plan Growth Areas Element (Goal 3, bullet 2), Community Mobility Element (Goal 8, bullet 3, Goal 11, bullet 2, 9, and 10), GACAP Character and Design Chapter (Goal 2, Policy CD2.2 through 2.6) , and Community Mobility Chapter (Goal 6, Policy CM 6.6 and Goal 7, Policy 7.1)

as well as, the Scottsdale Sensitive Design Guidelines which all speak to enhancing and strengthening the design and character of the Greater Airpark through appropriate site plan transitions that promote safe, comfortable, and aesthetically pleasing pedestrian environments.

The request to amend the future land use designation from Employment (EMP) to Airpark Mixed Use –Residential (AMU-R) is recognized as a change to the overall character in this location of the city. This site is located at a prominent entry point to what has developed as an urban neighborhood environment and with the requested density, will be a location where a large amount of people live and gather. However, there is a disconnect (both in design and actual proposed physical connections) to the adjacent developments. To both comply with the above mentioned goals and policies, as well as avoid imparting an abrupt change to the employment land use context, with a resubmittal, please provide a site plan with design elements that are more pedestrian oriented, include the provision of pedestrian shelter and shade, landscape separated sidewalks, active land uses at the ground floor/street level, and a variety of building articulation to visually shorten long building expanses. Consequently, provision of a public space that should be engaging to the public (GACAP policies CD2.1.3 and CD2.1.7) should be incorporated into the proposal particularly on both frontages of North 73rd Street and East Greenway-Hayden Loop. Please provide additional open space that both orients to, and activates this Landmark Intersection. Consider the following context influences which activate the street and draw the pedestrian in and through their developments.



Figure 1 - Zocallo and LIV North Development Influences

## Attachment 2

### Site Plan

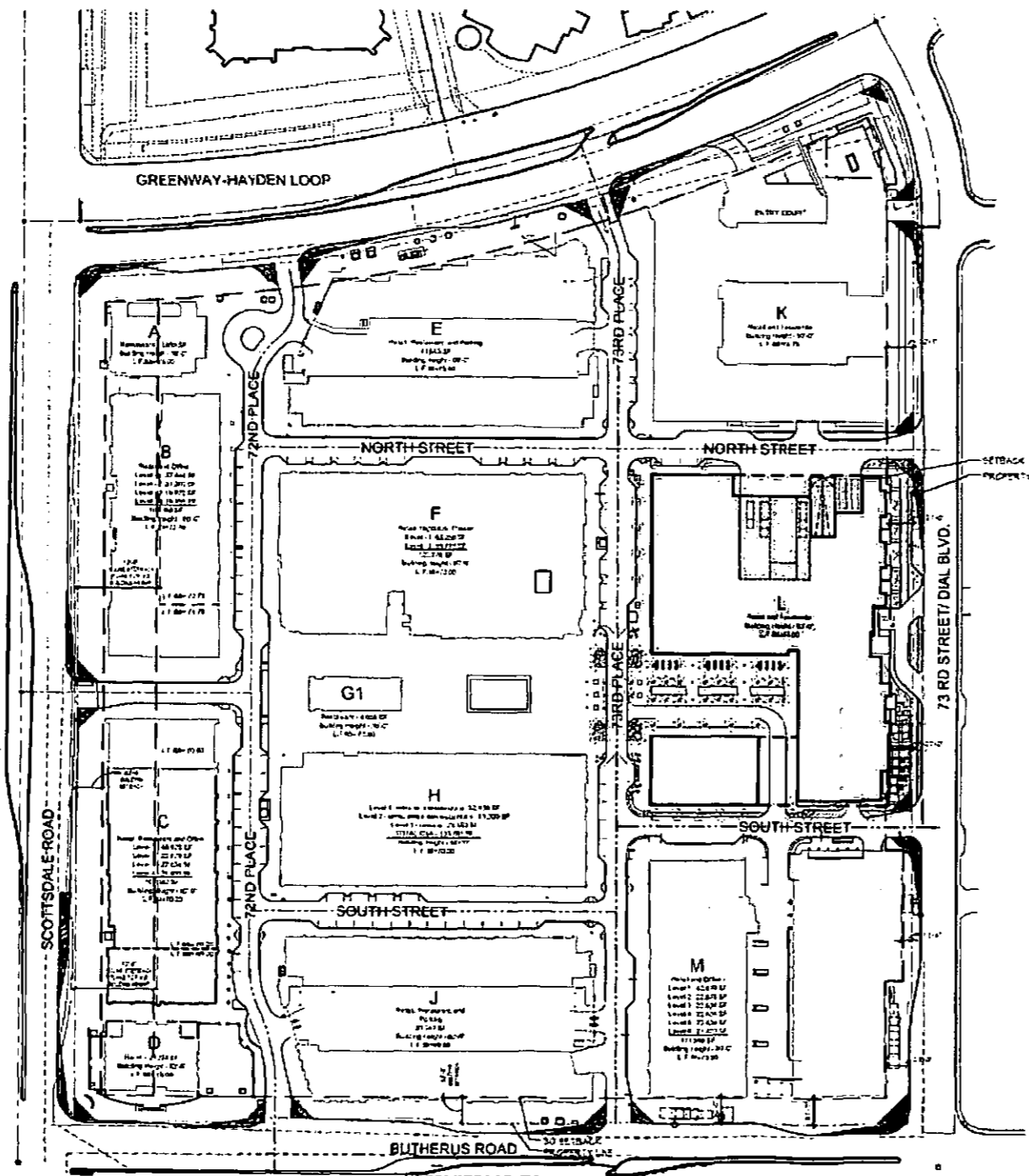
1. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
  - a. Revise the project data to indicate bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
  - b. Revise the project data to indicate private open space per unit type - required, provided, show calculations - on the site plan. This shall be labeled as "Private Outdoor Living Space". Please clarify what the "Club" units are, as these do not appear to have any patio areas.
  - c. Revise the project data to indicate the density - allowed, provided, show calculations.
  - d. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
  - e. Revise the site plan to indicate 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.
  - f. Revise the site plan to indicate the dimensions of the parcel.
  - g. Revise the site plan to indicate the location and dimensions of all easements.
  - h. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
  - i. Revise the site plan to indicate the location of above ground utility equipment.
  - j. Revise the site plan to indicate the location of street lights and traffic signals.
  - k. Revise the site plan to eliminate the gray shading that is shown on the Phase 2 area of the site. Showing the gray shading on the site plan results in a plan that is difficult to read.
2. Notes on the open space plan still 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.
3. 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.

### Building Elevations:

4. 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.

5. Please provide building elevations for all sides of the buildings that are black line drawings, without any gray tones, so that all copies of the building elevations will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.





### SITE DATA

Zoning:	PRC
Gross Site Area:	1,246,149.70 28.61 Acres
Net Site Area:	1,024,555.00 23.52 Acres
Maximum Building Height:	90'-0"
Building Height Proposed:	90'-0"
Building Setback:	30' (varies on 73rd Street)
FAR Allowed (w/o residential):	1.0 (1,024,555.00 SF)
Residential Dwelling Area Allowed:	409,822 SF (0.4 FAR)
Residential Dwelling Area Proposed:	512,278 SF (0.5 FAR)
Residential Dwelling Area Existing:	234,465 SF (Block K)
Residential Dwelling Area Proposed for Block L:	277,813 SF
Residential Dwelling Area Proposed:	512,278 SF
Commercial Area Total Proposed:	843,717 SF
Phase 1&2 Existing:	586,791 SF
Phase 3 Existing:	193,414 SF
Phase 3 Proposed:	63,512 SF

**NELSEN PARTNERS**  
ARCHITECTS & PLANNERS

**WP GLIMCHER** **LENNAR**  
MULTIFAMILY COMMUNITIES

**Scottsdale Quarter - Block L**  
**Neighborhood Meeting**  
SCOTTSDALE, AZ | #315036 | 11 AUGUST 2016  
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SCALE: 1" = 150' | 0 | 75' | 150' Ⓢ