

**Correspondence Between
Staff and Applicant
Approval Letter**



January 25, 2017

Paul E. Gilbert
701 N. 44th St.
Phoenix, AZ 85008

Re: 18-ZN-2013#2
Scottsdale Quarter - Block L & M

Dear Paul Gilbert,

This is to advise you that the case referenced above was approved at the January 24, 2017 City Council meeting. The ordinance and resolution 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



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-18-2016
Contact Name: PAUL E. GILBERT
Firm name: BEUS GILBERT PLLC
Address: 701 N. 44TH ST.
City, State Zip: PHX, AZ 85008

RE: Application Accepted for Review.

579 - PA - 2016

Dear PAUL E. GILBERT:

It has been determined that your Development Application for SCOTTSDAL QUARTER
has been accepted for review. - BLOCK L

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: C.R. PLANNING
Phone number: _____
Email address: _____

18-ZN-2013 #2
8/18/2016



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

7447 East Indian School Road
Scottsdale, Arizona 85251

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

RE: Minimal Submittal Comments
_____ - PA- _____

Dear _____:

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

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

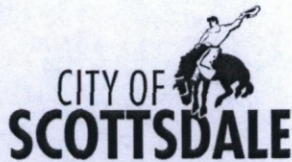
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

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 The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305.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

Sincerely,

[Handwritten signature and notes]

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



9/22/16

Paul E. Gilbert
701 N. 44th St.
Phoenix, AZ 85008

RE: 18-ZN-2013#2
Scottsdale Quarter - Block L

Dear Mr. Gilbert:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/18/16. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Zoning Ordinance Section 5.2608.D.f.i requires that underground parking be provided and integrated in to the building. The submitted project narrative only mentions above ground parking in response to this section. Please clarify in the project narrative that underground parking will be included, and provide documentation (building sections) that illustrate the location of the underground parking.
2. Please provide additional information that demonstrates how the proposed mechanical (transformer) yard adjacent to 73rd Street will be designed and screened in conformance with Zoning Ordinance Section 7.105. Please consider integrating or partially integrating this mechanical yard in to the building.

Fire:

3. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the *Design Standards & policies Manual* Section 1.802(5).
4. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.

5. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.
6. Please add the following information to the site plan in note form:
 - a. "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4045, 503.6.1)
 - b. fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3))
 - c. The highest finished floor is XX feet, and the building does not meet the criteria of a high-rise structure.

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:

Circulation:

7. Please provide an enlarged site plan of the pedestrian areas along the N. 73rd Street frontage to provide additional detail of the pedestrian environment and connections, and revise the plan to address the following comments:
 - a. Please use City of Scottsdale Type CL-1 driveway standard for driveways to the vehicle pull-out along N. 73rd Street in conformance with the Design Standards & Policies manual Section 5-3.205, and Standard Detail #2256.
 - b. Please revise the site plan so that the 8-foot wide public sidewalk is continuous along the frontage and passes through the median island at the vehicle pull-out area.
8. 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.
9. Please provide clarification as to the purpose of the apparent vehicular circulation route that runs from South Street through the building and through the interior courtyard area.

Water and Waste Water:

10. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) addressing the following comments in conformance with the Design Standards & policies Manual Sections 7-1.400 and 6-1400.

Sewer

- a. Use Table found in DSPM Section 7-1.403 for peaking factors. Also, for wastewater generation in condos, use population of 1.7 /LU at 80 gpcd
- b. If swimming pool, need to consider effect of backwash rate. DSPM, Section 7-1.403

- c. Will accept $d/D = 0.7$ unless flow increases. DSPM Section 7-1.404

Water

- a. Conduct fire flow test along 73rd Pl. DSPM 6-1.405
- b. Verify fire flow requirements and pressures via modeling. DSPM Section 6-1.406
- c. Evaluate water demands based on table within DSPM 6-1.205 for restaurant.

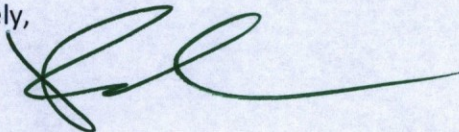
Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions 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.

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If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff
Senior Planner

cc:

ATTACHMENT A
Resubmittal Checklist

Case Number: **18-ZN-2013#2**

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 Narrative for Project

Site Plan:

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

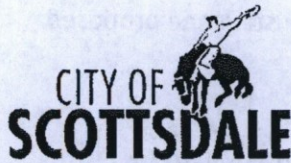
Site Plan (enlarged 73rd Street):

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Technical Reports:

- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design 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.



9/22/16

Paul E. Gilbert
701 N. 44th St.
Phoenix, AZ 85008

RE: 18-ZN-2013#2
Scottsdale Quarter - Block L

Dear Mr. Gilbert:

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Fire:

3. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the Design Standards & policies Manual Section 1.802(5).
4. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.

18-ZN-2013#2
09/30/16

5. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.
6. Please add the following information to the site plan in note form:
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 - b. fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3))
 - c. The highest finished floor is XX feet, and the building does not meet the criteria of a high-rise structure.

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Water and Waste Water:

10. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) addressing the following comments in conformance with the Design Standards & policies Manual Sections 7-1.400 and 6-1400.

Sewer

- a. Use Table found in DSPM Section 7-1.403 for peaking factors. Also, for wastewater generation in condos, use population of 1.7 /LU at 80 gpcd **updated for block L and used Kimley Horne BOD for block k**
- b. If swimming pool, need to consider effect of backwash rate. DSPM, Section 7-1.403

Assuming 32 gpm during average day use still shows below capacity of onsite sewer.

- c. Will accept $d/D = 0.7$ unless flow increases. DSPM Section 7-1.404

Water

- a. Conduct fire flow test along 73rd Pl. DSPM 6-1.405 **Done and attached to report**
- b. Verify fire flow requirements and pressures via modeling. DSPM Section 6-1.406
Done and attached to report
- c. Evaluate water demands based on table within DSPM 6-1.205 for restaurant.
Updated all demands for block M and L

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.

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Sincerely,



Bryan Cluff
Senior Planner

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- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design 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.

Nelsen Partners, Inc.
Austin | Scottsdale

15210 N. Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsenpartners.com

Partners
Brad J. Nelsen, AIA, RAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Associate Partners
Helen Bowling, AIA
Michael Martin, AIA

Associates
Jeff Brand, AIA
J. Scott Chasteen
Scott DeMont, AIA
Randy McManus
Bob Newell, AIA
Stephen L. Oliva, AIA

September 30, 2016

Bryan Cluff
Senior Planner
City of Scottsdale
Scottsdale, AZ

18-ZN-2013#2
SCOTTSDALE QUARTER- BLOCK L

Dear Bryan:

Thank you for your review below is a response to a few of the items you have brought up.

Zoning:

1. The narrative has been updated to clarify the parking and a conceptual section is included as part of this letter.
2. The required transformers will be screened consistently the way all the other transformers have been screened at Scottsdale Quarter.

Fire:

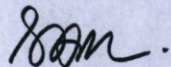
3. Turning radius are shown on plan and are per Ricky Kings approval of matching block M.

Circulation:

7. Enlarged site plan added to site plan sheet, per request.
 - a. Drive way CL-1 shown on drawings.
 - b. Please refer to site plan, we have provided a solution that we believe is a public safety issue that is addressed.
8. Refuse collection will be improved by adding a new trash collection area that is screened from the site and rotated for ease of traffic flow and improved efficiency.
9. Please refer to new site plan as this area has been modified to address valet efficiency and improve pedestrian experience.

Sincerely,

Nelsen Partners, Inc.



George A. Melara, AIA
VP/ Managing Director

18-ZN-2013#2
09/30/16

NOTES:

- a. Key switch/pre-emption sensor required for commercial/Multi-family/Gated communities (Fire Ord. 4045,503.6.1).
- b. Fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3)).
- c. The highest finished floor is 74.83 feet, and the building does not meet the criteria of a high-rise structure.

