

**Correspondence Between
Staff and Applicant
Approval Letter**



January 25, 2017

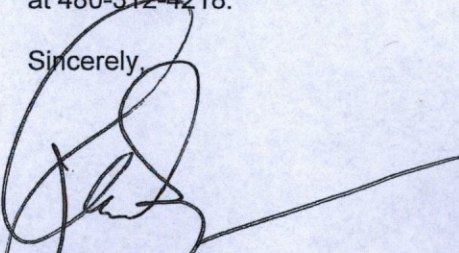
John Berry
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re:
21-ZN-2016
Main Street Scottsdale Development

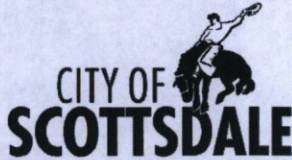
Dear John Berry,

This is to advise you that the case referenced above was approved at the January 24, 2017 City Council meeting. The ordinance 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 480-312-4218.

Sincerely,



Dan Symer, AICP
Senior Planner



September 22, 2016

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

RE: 21-ZN-2016
Main Street Scottsdale Development

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on August 19, 2016. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please revise the Project Narrative so that it includes an explanation on how the proposed Zoning District Map Amendment is consistent with and implements the Scottsdale General Plan and Downtown Character Area Plan Character and Design Elements as follows (Section 1.607 of the Zoning Ordinance):
 - a. General Plan Goal 1, Approaches 1 – 4; Character Area Plan Goal 1, Policies 1.1, 1.2, 1.4, 1.5, 1.7 and 1.8: Expand the application narrative with respect to these goals and policies, and please be more specific when addressing how the proposed development will: provide for pedestrian comfort and incorporate human scale in the building form; demonstrate compatibility with the development in the surrounding context; contribute to the planned character of the neighborhood it is located in; and, describe how the development will be responsive to the unique character of the downtown as an urban character type.

Circulation:

2. Please revise the site plan to indicate the correct sight visibility triangles (Figure 5.3-26 of the Design Standards & Policies Manual (DSPM)) at the alley, and the traffic safety triangle (Figure 5.3-27 of the DSPM) on the southeast corner of the intersection of North 69th Street

and East Main Street (Section 7.104 of the Zoning Ordinance). The sight visibility triangles shown on the site plan are the City of Phoenix standards, and are not applicable to the City of Scottsdale. The traffic safety triangle (Figure 5.3-27 of the DSPM) is measured from the property lines, and sight visibility triangle (Figure 5.3-26 of the DSPM) is measured from the curb.

3. Please be advised that no structure over eighteen (18) inches and below eight (8) feet is allowed in the sight visibility triangles and the traffic safety triangle (Section 7.104 of the Zoning Ordinance and Section 5-3.119.D. of the DSPM). The traffic safety triangle may affect the ground floor building and site design at the intersection of North 69th Street and East Main Street. If so, submit revised building elevations and a site plan to address these requirements.

Please be advised that a sight distance easement will be required to be dedicated across the sight visibility triangle and the traffic safety triangle.

Drainage:

4. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report with the rest of the resubmittal material identified in Attachment A. In addition, please address redline comments and the following in the revised Drainage Report:
 - a. This is an existing site in the downtown area. The City's redevelopment policy for stormwater storage applies to this site, where the post development flowrates from the site can't exceed the pre development flowrates. As of August 5, 2016, the new Stormwater Ordinance went into effect and for all projects it requires that all development satisfy the First Flush drainage requirement by retaining the first ½ inch of runoff either through drainage basins or other equivalent stormwater treatment device. So the larger of the stormwater storage volumes, Pre vs post or First Flush, will dictate the drainage site design. The First Flush volume cannot be waived by a Stormwater Storage Waiver process. The preliminary drainage report stated no stormwater storage volume is provided. Please revise the drainage report and site design to provide stormwater treatment or storage volume.
 - b. Please survey the alley to determine if the slope is adequate to drain the area and summarize your findings in the drainage report. Survey beyond the limits of this project. Please design the site so that the majority of the runoff drains to the street and not the alley. Summarize your stormwater storage/treatment system. In addition, please add the Case No. 21-ZN-2016 to the cover page.

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:

5. Please be advised that the property owner will be required to underground all utility lines within the adjacent alley.

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, correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

6. 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 (Plan and Report Requirements for Development Applications, Section 1.204. of the Zoning Ordinance).
7. In the project data on the Site Plan, please remove the reference to "including R.O.W." from the Net Lot Area square footage line. This note adds confusion to whether the information is net lot area or gross lot area.

Development Review Board Application Advisory:

The following items have been identified in the first review of this application. While these considerations are not critical to scheduling the Zoning District Map Amendment application for public hearing, please address the following advisory comments with the future application for the Development Review Board:

Site Design:

8. This property has a General Plan Land Use category of Mixed Use Neighborhoods, is located within the Downtown Growth Area, and fronts East Main Street - which is identified in the Downtown Plan as a Pedestrian Supportive street on the Conceptual Pedestrian Connectivity Map. In most of these areas, a mix of land uses on the site is desirable within a development, and active, pedestrian supportive street frontages are to be provided. Given its location west of Goldwater Boulevard and south of Indian School Road, incorporating a mix of uses, particularly commercial, on this site may not be feasible.
9. The development, as currently proposed, has very little public pedestrian space, with only minimal sidewalk and some tree shade. To ensure that the proposal is consistent with the Downtown Plan Policies of, LU 7.1 CD 1.5, CD 1.7, and M 3.2, with the Development Review Board application, please incorporate a minimum sidewalk width of six (6) feet, landscaping, and other elements that create an active street frontage that will enhance walkability and encourage a "pedestrian supportive" frontage and experience particularly along Main Street and 69th Street. For additional information pertaining to "pedestrian supportive", please see the definition provided in the Downtown Plan.

Such improvement may include a refined setback zone to be more like a patio or plaza, landscape and hardscape that provides contrast, accents and shade, artwork (AC 2.3 and AC 2.4) and/or site ornamentation and street furniture. In addition, the building and site design shall incorporate buildings facades that embrace the adjacent pedestrian realm, and features that break-up the building mass into smaller elements, such as building articulation, awnings and arcades to provide shade, sidewalks separated from the curb, shade trees,

varied – instead of repetitive - façade elements, and architectural elements that promote pedestrian scale through “fine-grain” building design and character.

10. The site walls will need to be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of the concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Building Elevation Design:

11. With the Development Review Board application, please incorporate materials or other architectural elements to break up and minimize the monolithic appearance of the east and west elevations of the townhomes (Please refer to the Downtown Plan CD Goal 8).
12. On the building elevations submitted with the Development Review Board application, please indicate the locations of building mounted and free standing exterior light fixtures on the site plan (Plan and Report Requirements for Development Applications, Section 1.204. of the Zoning Ordinance).
13. With the Development Review Board application, please demonstrate compliance with the Downtown Urban Design and Architectural Guidelines.

Other:

14. On the Site Plan submitted with the Development Review Board application, please include the private open space per unit type – (required and provided), in the project data to show calculations on the site plan (Plan and Report Requirements for Development Applications, Section 1.204. of the Zoning Ordinance).
15. Please locate the required bicycle parking spaces so that they will be at the lobby entrance area of the condominium building so that the bicycle parking spaces will be in a location that will be utilized by bicycle commuters and benefit from “eyes on the street” surveillance, rather than locating all the racks in two or three less obvious locations. Please refer to DSPM Sec. 2-1.808 B and Scottsdale Zoning Ordinance Section 9.106.C.2. In addition, please specify that the bicycle rack is in compliance with City of Scottsdale’s Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details, detail 2285 (Scottsdale Zoning Ordinance Section 9.106.C.2.). Please revise the Site Plan submitted with the Development Review Board application accordingly.
16. With the submittal of the Development Review Board application, please include documentation of approval by the Water Resources Department on all proposed water features. Please refer to section 49-242 of the Scottsdale Revised City Code for the associated regulations. In addition, please contact Elisa Klien in the Water Resources Division at 480-312-5670 pertaining to the submittal and approval process for the proposed water features.
17. With the submittal of the Development Review Board application, please ensure that all notes and dimensions on the submitted plans are 12-point font size (1/6th of an inch) (Plan and Report Requirements for Development Applications, Section 1.204. of the Zoning Ordinance).

Advisory Technical Corrections to be Addressed Prior to, or Concurrent with, the Construction Documents.

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. Please address the following:

Water and Wastewater:

18. Please be advised that prior to submitting construction documents, the property owner shall submit and receive acceptance of a Final Water and Wastewater Basis of Design Reports that are compliant with DSPM Sec. 6-1.200 and 7-1.200 from the Water Resources Department.
19. The above referenced Basis of Design Reports shall contain an inventory of existing water meter sizes and proof of sewer service if fee credit is desired to offset the costs of new development (Chapter 49 of the Scottsdale Revised City Code).
20. Please be advised that prior to obtaining a building permit, the property owner shall submit construction documents, and receive approval to construction a new water line extension in East Main Street the East Main Street water line between 69th Street and 70th Street in accordance with the DSPM, Section 6-1.402.

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.

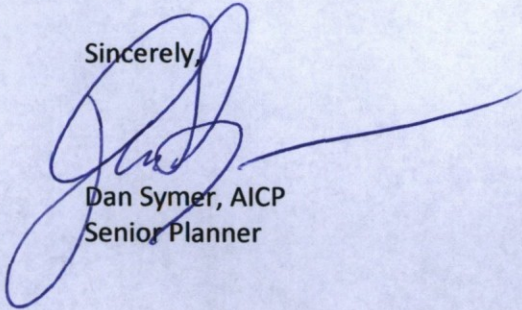
In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for twenty-four (24) Staff Review Days since the application was determined to have the minimal information to be reviewed.

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

If you have any questions, or need further assistance please contact me at 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Symer', with a long horizontal flourish extending to the right.

Dan Symer, AICP
Senior Planner

cc: Chris Murdy
Main Street Scottsdale, LLLP
1401 17TH Street, Suite 700
Denver, Colorado 80202

ATTACHMENT A
Resubmittal Checklist

Case Number: **21-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)
- One copy: Revised Narrative for Project
- Two copies of the Revised Grading and Drainage Report and Redline Comments

- Context Aerial with the proposed Site Plan superimposed

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

- Site Plan:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Elevations: (If required to be revised to address that Site and Traffic Visibility triangle and/or drainage comments)

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

- Elevation Worksheet(s) (If required to be revised to address that Site and Traffic Visibility triangle and/or drainage comments)

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Perspective(s) (If required to be revised to address that Site and Traffic Visibility triangle and/or drainage comments):

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



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-18-2016
Contact Name: John Berry / Michelle Hammond
Firm name: Berry Piddell, LLC
Address: 6750 E. Camelback, PO Suite 600
City, State Zip: ~~7227 N. 16th Street, Phoenix~~
SCOTTSDALE, AZ 85261

RE: Application Accepted for Review.

783 - PA - 2016

Dear Ms. Hammond:

It has been determined that your Development Application for

Min Street Scottsdale

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: DAN SYNER

Title: Senior Planner

Phone number: 4803124218

Email address: dsyner@scottsdaleaz.gov

21-ZN-2016
08/19/16



**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).

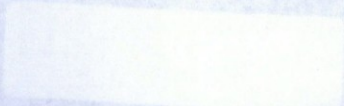
Sincerely,

Name: _____

Title: _____

Phone number: _____

Email address: _____



Case review comments pick up for:

Case 21-EN-2016

Picked up by (Please Print) Michele Hammond

Signature Michele Hammond

Firm Berry Riddell

Date 9/26/2016

Staff Steve Perone

Date 9-26-16

Once packet is picked up and signed for this document to be scanned in case folder.