

**Correspondence Between
Staff and Applicant
Approval Letter**



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

8/16/16

Contact Name:

JLB For John Berry

Firm name:

RYAN KLEINMAN

Address:

City, State Zip:

RE: Application Accepted for Review.

1138 - PA-2015

Dear RYAN:

It has been determined that your Development Application for _____ 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:

LORRAINE CASTRO

Title:

PLANNING SPECIALIST

Phone number:

480 312 7620

Email address:

lcastro@scottsdaleaz.gov

41-DR-2016
8/16/2016



September 20, 2016

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

RE: 41-DR-2016
Chauncey Marketplace

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 8/16/16. The following **1st Review Comments** represent the review performed by our team, and are 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. As of the date of this letter, the accompanying zoning application for this project (19-ZN-2002#4) has not been approved. Please note: this application cannot proceed to a DRB hearing until the zoning application has been approved by City Council, and depending on the outcome of the zoning application, there may be additional comments for this application. Staff recommends not resubmitting this application until the zoning case has been approved.

Site Design:

2. The site plan indicates 78 bicycle parking spaces provided, which would equate to 39 inverted 'U' racks; however, there appears to be only 29 racks indicated on the site plan. Please provide the total number of racks that are indicated in the site data; or revise either the site data or rack locations so they match. Refer to Section 9.103 of the Zoning Ordinance.
3. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so they are 16 feet long with a two-foot overhang. Convert the remaining site area into sidewalk and/or landscaping. Refer to Sections 9.106.A.1 and 10.501.F.c of the Zoning Ordinance.

4. Please revise the site plan (and provide details as needed) to indicate the location and method of screening for all above ground mechanical and utility equipment. Refer to Sections 7.105 and 7.200.B of the Zoning Ordinance, and the Plan and Report Requirements for Development Applications.
5. Please revise the site plan to indicate the location of all proposed screen walls. Refer to Sections 7.105, 9.106.F and 10.501.H of the Zoning Ordinance.

Landscape Design:

6. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.
7. Based on the mature size of the proposed plants, please modify planting density and layout so it is representative of the mature size of the proposed species, relative to planting area. In general, a 20-30% reduction of planting intensity should be implemented to avoid overcrowding of plants; and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Refer to Sections 10.100 and 10.700 of the Zoning Ordinance.
8. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light poles/fixtures. Refer to Section 7.600 of the Zoning Ordinance.

Building Elevation Design:

9. Please provide information and details related to the roof drainage system for both the commercial and residential building(s). Refer to Section 7.105 of the Zoning Ordinance.
10. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Refer to Section 7.105 of the Zoning Ordinance.

Significant Policy Related Issues

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

Site Design:

11. *The following comment was also included as part of the review of the zoning case:* As proposed, the solution for refuse collection for the residential is not consistent with the City's design guidelines. Solid Waste will not reverse onto a street. Please select an alternative location for the residential refuse collection area; possibly to the east end of the parking area that is north of the residential building. This would allow service vehicles to maneuver safely and exit the property without having to reverse onto a street. Refer to Scottsdale Supplement to MAG Details 2146-1 and 2147-1 and Section 2-1.804 of the DSPM. Additionally, please indicate how refuse is to be collected from the individual units. Are there going to be trash chutes in the lobby? Will maintenance collect the refuse and deliver it to the main collection area? Please clarify.
12. Please revise the site plan utilizing a dashed or dotted line to indicate the locations and dimensions of bicycle parking spaces and rack design; demonstrating compliance with City of Scottsdale Supplement to MAG Detail #2285. Detail #2285 requires 6.5 feet X 9.5 feet of site area. Also refer to Section 2-1.808 of the DSPM.

13. Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry blocks, 8-inch wide brick, stone, concrete or similar solid and durable material to match the buildings on-site. Stucco and paint surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments and/or heights and/or piers or buttresses for walls over 200 feet in length. Refer to Section 2-1.401.5 of the DSPM.
14. Please revise the site plan to indicate the location of free-standing exterior light fixtures. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.
15. Please provide illustrations and information regarding the proposed "dog park with 5' fence" noted on the site plan. Refer to Section 1.303 of the Zoning Ordinance.
16. Please revise the "enclosure - front elevation" and "enclosure - rear elevation" so that the "metal gate frame w/ perf & solid panels" consists of solid panels *only* in order to provide the required screening of refuse containers. Refer to Section 7.105 of the Zoning Ordinance.
17. Please provide a site plan with project data consistent with the Plan and Report Requirements for Development Applications. There may be additional comments regarding the site plan after it has been received and reviewed by staff. Project data should include the following:
 - Required/provided bicycle parking w/ supporting calculations (see Comment #2)
 - Required/provided open space w/ supporting calculations
 - Provided private open space for each unit type

Water & Waste Water

18. Please provide two copies of the preliminary Basis of Design Report for both water and waste water, in accordance with Section 6-1.201 and 7-1.201 of the DSPM, that includes the following:
 - Narrative describing the existing and proposed site development and utilities
 - Estimate of the proposed water and waste water demands
 - Preliminary site plan with the proposed on-site water and sewer line layouts on 11 X 17 or 24 X 36 paper.
 - Adjacent public water/sewer lines, storm drains and dry utility facilities in Scottsdale Road

Project Narrative:

19. Please revise the Project Narrative response to the Sensitive Design Principles so that there is more descriptive and explanative information in the responses. Instead of providing unrelated comments of rephrasing principles, provide brief directive responses that clarify how the principles will be implemented. Refer to Section 1.303 of the Zoning Ordinance.

Building Elevation Design:

20. Some notes and dimensions on the site plan appear to be 6-point font size or less. Revise notes and dimensions so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

21. In order to improve readability of 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. Refer to Section 1.303 of the Zoning Ordinance.
22. Please eliminate the goose-neck fixtures shown on the north and east elevations of Building C on the Exterior Elevations.
23. Please provide window sections that indicate all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines.
24. Please provide door sections that indicate all exterior doors will be recessed a minimum of 30% of the exterior wall depth. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines.
25. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of at least 75%, in order to maximize the effectiveness of the shade devices. Refer to Sensitive Design Principle 9 and the following internet link:
<http://www.scottsdaleaz.gov/design/shading>.
26. Several windows on the east, south and west sides of the buildings 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 or other design elements provide shade for these windows. Refer to Sensitive Design Principle 9, the Scottsdale Commercial Design Guidelines and the link above.
27. Please indicate and illustrate the location of electrical service entrance(s) or electrical meters and service panels. Service Entrance Sections (SES) or electrical meters and service panels shall be incorporated into the building design, either in a separate utility room, or with the face of the SES flush with the building face. An SES that is incorporated into the building design, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.
28. Roof drainage systems shall be interior to the building, except for necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion and staining of nearby walls, and shall direct water away from building foundations. Refer to Section 2-1.401.4 of the DSPM.

Landscape Design:

29. Notes on the plant palette appear to be 6-point font size or less. Please revise notes so they are a minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.
30. To avoid conflicts between mature-size trees and light fixtures, please shift either the location of the trees or the location of the light fixtures so that there is at least 20 feet between the tree trunks and the light fixtures. Refer to Sensitive Design Principle 13.

31. Please utilize a dashed line to indicate the required sight distance visibility triangles for 73rd Place on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 5-3.119 of the DSPM.
32. The conceptual landscape and hardscape plan appears to indicate planting areas in the community gathering area; however, the scale of the landscape plan makes this area difficult to read. Please provide an enlarged landscape plan for the community gathering area. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.
33. The conceptual landscape and hardscape plan appears to indicate planting areas between the vehicle parking spaces and Buildings A, B and C; however, the scale of the landscape plan makes these areas difficult to read. Please provide an enlarged landscape plan for the planting areas located between the vehicle parking spaces and Buildings A, B and C. refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.
34. Due to the thorny spines of these plants, please revise the conceptual landscape plan so that the *Agave parryi* (Parry Agave), *Carnegia gigantea* (Saguaro Cactus), *Echinocerus engelmannii* (Hedge Hog Cactus), *Echinocactus grussonii* (Golden Barrel Cactus), *Ferocactus cylindraceus* (Compass Barrel Cactus) and *Opuntia engelmannii* (Prickly Peak Cactus) are installed a minimum distance of four feet from the edge of walkway or other pedestrian area to the edge of the mature plant. Refer to Section 2-1.1001.13 of the DSPM.
35. Landscape pots are noted on the hardscape plan. Please provide landscape pots that are a minimum of 36 inches in diameter, and have sufficient depth to support the root system of the plants in the pots. Refer to Sensitive Design Principle 11.

Floor Plans

36. The floor plan for 'Garage Level 6' appears to indicate a dead-end drive aisle that will not allow for safe reversing and egress for the two parking spaces at the end of the aisle. Please revise floor plan to indicate a minimum 5-foot deep back-up area at the end of the drive aisle, or clarify what the intent is at the end of the aisle (are there two parking spaces?). Refer to Section 2-1.709.C of the DSPM.

Circulation:

37. *The following comment was also included as part of the review of the zoning case:* Please revise the site plan to indicate bike ramps at the roundabout in the eastbound direction along Chauncey Lane, and in the southbound direction along 73rd Place. Refer to Section 5-3.400 of the DSPM.
38. *The following comment was also included as part of the review of the zoning case:* Please revise the site plan to align the main access drive with the southernmost drive aisle, so drive can be considered for future shared access with the parcel to the south. Refer to Section 5-3.201 of the DSPM.
39. *The following comment was also included as part of the review of the zoning case:* Please revise the site plan to call out a Cross-Access Easement, to be dedicated where the north/south drive aisle connects with the parcel to the south. Refer to Section 5-3.201 of the DSPM.

Lighting Design

40. Notes on the lighting plans and cut-sheets appear to be 6-point font size or less. Please revise notes so that they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

41. Please provide information about the proposed “frosted glass illuminated lantern”, the L6A and L6B fixtures and the “internally illuminated sign cabinet with routed metal”. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

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:

Circulation:

42. Please revise the site plan to include an extension of the bike lane striping on the south side of Chauncey Lane to the new bike ramp.
43. Please provide a signing and pavement marking plan for Scottsdale Road, Chauncey Lane and 73rd Place for Transportation staff review.
44. Please provide plans for median modification to increase the southbound and westbound left-turn storage at the intersection of Scottsdale & Chauncey, as recommended in the traffic study.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

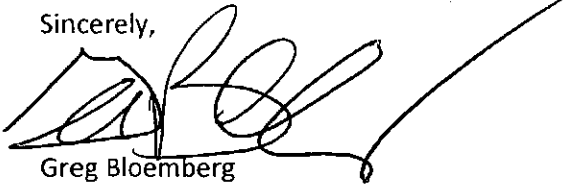
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I’M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 27 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **41-DR-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- Four copies: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- Two copies: Revised Narrative for Project

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

7 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

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

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

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

Lighting Site Plan(s):

<u> 1 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 ½" x 11"
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Photometric Analysis Plan(s):

<u> 1 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

<u> 1 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 ½" x 11"
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Floor Plan (Garage Level 6):

<u> 1 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 ½" x 11"
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Technical Reports:

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

Submit the Water and Waste Water Report to your Project Coordinator.

November 11, 2016



Greg Bloemberg
Senior Planner
City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: 41-DR-2016
Chauncey Lane Marketplace

Dear Greg,

This letter is in response to the City of Scottsdale's 1st Review Comments dated September 20, 2016 for the Chauncey Lane Marketplace Design Review Board Submittal (41-DR-2016). The following responses and attached materials are intended to provide the requested information to City Staff.

Zoning:

1. As of the date of this letter, the accompanying zoning application for this project (19-ZN-2002#4) has not been approved. Please note: this application cannot proceed to a DRB hearing until the zoning application has been approved by City Council, and depending on the outcome of the zoning application, there may be additional comments for this application. Staff recommends not resubmitting this application until the zoning case has been approved.

Response: Per ongoing conversations with City Staff, the Zoning application will be on the agenda for the December 2 City Council meeting. As such, it is important to resubmit these DRB materials at this time to allow for Staff to review in time for a targeted January 5, 2017 DRB hearing.

2. The site plan indicates 78 bicycle parking spaces provided, which would equate to 39 inverted 'U' racks; however, there appears to be only 29 racks indicated on the site plan. Please provide the total number of racks that are indicated in the site data; or revise either the site data or rack locations so they match. Refer to Section 9.103 of the Zoning Ordinance.

Response: The site plan and site data information have been updated to better clarify the number of bicycle parking spaces. The bicycle racks are shown as "BR" symbols on the site plan to more clearly indicate their locations. There are now 42 U-type racks shown on the site plan with 84 bicycle parking spaces called out in the site data. This is comprised of 68 bike spaces in the Retail area and 16 in the Multifamily area. The Multifamily building contains an additional 34 spaces which are located in a bike storage room inside the garage. We have additionally provided an elevation on the site details exhibit of the typical bicycle rack that will be used. This design is in conformance with Section 9.103.D of the Zoning Ordinance.

3. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so they are 16 feet long with a two-foot overhang. Convert the remaining site area into sidewalk and/or landscaping. Refer to Sections 9.106.A.1 and 10.501.F.c of the Zoning Ordinance.

Response: The plans have been revised to accommodate the 16' length with the 2' overhang. The remaining area has been converted to landscape.

4. Please revise the site plan (and provide details as needed) to indicate the location and method of screening for all above ground mechanical and utility equipment. Refer to Sections 7.105 and 7.200.B of the Zoning Ordinance, and the Plan and Report Requirements for Development Applications.

Response: The site plan has been updated as necessary to reflect all screening and screen walls. The mechanical equipment is located on the roofs of the buildings, so they are not called out on the site plan. However, additional exhibits have been provided that show how the parapet wall on each building provides the necessary screening.

5. Please revise the site plan to indicate the location of all proposed screen walls. Refer to Sections 7.105, 9.106.F and 10.501.H of the Zoning Ordinance.

Response: The site plan has been revised to indicate all proposed screen walls.

6. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.

Response: The landscape summary data has been added on all landscape sheets.

7. Based on the mature size of the proposed plants, please modify planting density and layout so it is representative of the mature size of the proposed species, relative to planting area. In general, a 20-30% reduction of planting intensity should be implemented to avoid overcrowding of plants; and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Refer to Sections 10.100 and 10.700 of the Zoning Ordinance.

Response: The landscape planting has been reviewed and adjustments made to allow for the correct plant density. The intent of this project's planting scheme is to provide a transition from the sparsely planted natural landscaping outer area to a more densely planted interior area. The internal areas of the site are intended to be of a lush, dense character similar to the environments of the neighboring Scottsdale Quarter or Kierland mixed-use projects. As such, a higher density of plant material needs to be utilized in these spaces in order to achieve the aesthetic desired in these pedestrian spaces. It is understood by the development teams that a higher level of maintenance is required in these areas to avoid overgrowth and it is felt that the benefits of creating this pedestrian friendly environment will offset the additional maintenance required.

8. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light poles/fixtures. Refer to Section 7.600 of the Zoning Ordinance.

Response: The landscape plan has been revised to avoid conflicts between the light poles and the mature sizes of trees. Additionally, the site lighting plan now includes the landscape backgrounds. As a result, this level of coordination has achieved the desired elimination of landscape and lighting conflicts.

9. Please provide information and details related to the roof drainage system for both the commercial and residential

building(s). Refer to Section 7.105 of the Zoning Ordinance.

Response: Roof drainage exhibits have been provided for both the commercial and residential buildings. Both buildings comply with the staff comment. The roof drainage is handled by a series of roof drains that flow into internal pipes that flow into the storm system. Overflow drains are also located on the roof that then flow into internal pipes and exit the building at ground level via scuppers. These scupper locations are designed to direct water away from the building. See attached exhibits.

10. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Refer to Section 7.105 of the Zoning Ordinance.

Response: The mechanical equipment is located on the roofs of the buildings. Exhibits have been provided that show how the parapet wall on each building provides the necessary screening requirements of the Zoning Ordinance.

11. The following comment was also included as part of the review of the zoning case: As proposed, the solution for refuse collection for the residential is not consistent with the City's design guidelines. Solid Waste will not reverse onto a street. Please select an alternative location for the residential refuse collection area; possibly to the east end of the parking area that is north of the residential building. This would allow service vehicles to maneuver safely and exit the property without having to reverse onto a street. Refer to Scottsdale Supplement to MAG Details 2146-1 and 2147-1 and Section 2-1.804 of the DSPM. Additionally, please indicate how refuse is to be collected from the individual units. Are there going to be trash chutes in the lobby? Will maintenance collect the refuse and deliver it to the main collection area? Please clarify.

Response: Based on discussions with City Staff, the driveway to the Multifamily trash room has been revised to a non-standard design. The new driveway entrance allows for the private refuse contractor to pull into the driveway and then return out without backing out onto 73rd Place. This brings the design back into compliance with the intent of the City's design guidelines.

For further clarification regarding how trash service works within the building, this project will be serviced by a trash valet service that will collect resident refuse from each residence and convey it to the primary trash room. Alternatively, if a resident does not use the valet service, they can take their own refuse to any of the four trash rooms (One per floor) to place their refuse in the trash chutes. All of these trash rooms are within the building and meet accessibility requirements. All refuse on site is then collected in the primary trash room after being compacted. The private contractor then pulls into the trash room driveway and the trash containers are wheeled from the trash room and the refuse is transferred to the vehicle.

12. Please revise the site plan utilizing a dashed or dotted line to indicate the locations and dimensions of bicycle parking spaces and rack design; demonstrating compliance with City of Scottsdale Supplement to MAG Detail #2285. Detail #2285 requires 6.5 feet X 9.5 feet of site area. Also refer to Section 2-1.808 of the DSPM.

Response: The bicycle rack shown for this project is a single inverted 'U' that parks 2 bicycles (one on each side). This design is in conformance with Section 9.103.D of the Zoning Ordinance, but is different from the MAG detail because of spacing requirements for this project. The clear space required (4' x 6') is now shown on the site plan and exceeds the required dimension for 2 bicycles.

13. Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry blocks, 8-inch wide brick, stone, concrete or similar solid and durable material to match the buildings on-site. Stucco and paint surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments and/or heights and/or piers or buttresses for walls over 200 feet in length. Refer to Section 2-1.401.5 of the DSPM.

Response: The perimeter and site walls will be constructed by materials that meet the size and material requirements. Any walls that are more than 200' long will be enhanced for visual interest.

14. Please revise the site plan to indicate the location of free-standing exterior light fixtures. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Response: Free-standing exterior light fixture symbols have been added to the site plan. They are identified using the same light fixture nomenclature as used on the electrical site plan.

15. Please provide illustrations and information regarding the proposed "dog park with 5' fence" noted on the site plan. Refer to Section 1.303 of the Zoning Ordinance.

Response: The fence will be a welded wire mesh fencing that is painted to match the colors used on the building's metal accents. It has been reduced in height to 4'-0". Please see sheet HS1.4 of the hardscape plans for the fence details.

16. Please revise the "enclosure - front elevation" and "enclosure - rear elevation" so that the "metal gate frame w/ perf & solid panels" consists of solid panels only in order to provide the required screening of refuse containers. Refer to Section 7.105 of the Zoning Ordinance.

Response: The enclosure elevations have been revised to show only solid panels. The perforated panels and callouts have been removed.

17. Please provide a site plan with project data consistent with the Plan and Report Requirements for Development Applications. There may be additional comments regarding the site plan after it has been received and reviewed by staff. Project data should include the following:

- Required/provided bicycle parking w/ supporting calculations (see Comment #2)
- Required/provided open space w/ supporting calculations
- Provided private open space for each unit type

Response: The site plan has been revised to include the requested data. Additional information regarding the private open space for each unit type is included on the typical unit plans and unit matrix exhibit.

18. Please provide two copies of the preliminary Basis of Design Report for both water and waste water, in accordance with Section 6-1.201 and 7-1.201 of the DSPM, that includes the following:

- Narrative describing the existing and proposed site development and utilities

- Estimate of the proposed water and waste water demands
- Preliminary site plan with the proposed on-site water and sewer line layouts on 11 X 17 or 24 X 36 paper.
- Adjacent public water/sewer lines, storm drains and dry utility facilities in Scottsdale Road.

Response: The Basis of Design Water and Wastewater Needs Report has been updated and the revised report copies are included with this submittal. Additionally, the BOD Report reflects separate comments made during the May 12, 2016 Zoning Review regarding easements, FDCs, fire hydrants and grease interceptor locations. The grease interceptor locations are also noted on the site plan.

19. Please revise the Project Narrative response to the Sensitive Design Principles so that there is more descriptive and explanative information in the responses. Instead of providing unrelated comments or rephrasing principles, provide brief directive responses that clarify how the principles will be implemented. Refer to Section 1.303 of the Zoning Ordinance.

Response: The project narrative has been revised to address the comment regarding the Sensitive Design Principles.

20. Some notes and dimensions on the site plan appear to be 6-point font size or less. Revise notes and dimensions so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Response: The plans have been revised to increase font sizes.

21. In order to improve readability of 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. Refer to Section 1.303 of the Zoning Ordinance.

Response: The requested number notations have been added to the planer surfaces. Also please see the shading exhibits and building section exhibits for more information regarding the building surface planes.

22. Please eliminate the goose-neck fixtures shown on the north and east elevations of Building C on the Exterior Elevations.

Response: The goose-neck fixtures have been removed. The retail building light fixtures are not shown due to the need for specialty lighting for each individual retail tenant. This additional specialty lighting will be submitted to the City under separate tenant improvement plans.

23. Please provide window sections that indicate all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines.

Response: Exhibits for both the multifamily and retail buildings have been provided that show the window sections meet the required minimum recess from the exterior wall.

24. Please provide door sections that indicate all exterior doors will be recessed a minimum of 30% of the exterior wall depth. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines.

Response: Exhibits for both the multifamily and retail buildings have been provided that show the door sections meet the required minimum recess from the exterior wall.

25. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of at least 75%, in order to maximize the effectiveness of the shade devices. Refer to Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/shading>.

Response: Shading exhibits for both the multifamily and retail buildings have been provided that shows the shading conditions at several typical conditions. The shading for all buildings on the site is primarily through large overhangs that have 100% density providing extremely effective shading for the building.

26. Several windows on the east, south and west sides of the buildings 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 or other design elements provide shade for these windows. Refer to Sensitive Design Principle 9, the Scottsdale Commercial Design Guidelines and the link above.

Response: A large percentage of the multifamily building's windows have direct shading, while only a minority of the windows lack the desired direct overhead shading. This is consistent with previous projects approved by the Development Review Board.

The design intent of the project is that windows without direct overhead coverings receive shading benefits from oversized adjacent shading features throughout the solar cycle. Many of these overhangs extend out beyond the building face from 3'0" to 6'0". As seen on the exhibit and building elevations, these design components provide direct and indirect shading to nearby windows and doors throughout the solar cycle, including during hard to protect low angle early morning/late afternoon times.

In addition to the architectural shading features, the building also has low-E glass in the doors and windows that are set back into the window/door frame to further provide protection from solar exposure.

27. Please indicate and illustrate the location of electrical service entrance(s) or electrical meters and service panels. Service Entrance Sections (SES) or electrical meters and service panels shall be incorporated into the building design, either in a separate utility room, or with the face of the SES flush with the building face. An SES that is incorporated into the building design, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.

Response: The electrical service entries are all located within utility rooms with doors to the exterior. These electrical rooms have been noted on the site plan.

28. Roof drainage systems shall be interior to the building; except for necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion and staining of nearby walls, and shall direct water away from building foundations. Refer to Section 2-1.401.4 of the DSPM.

Response: The roof drainage is handled by a series of roof drains that flow into internal pipes that flow into the storm system. Overflow drains are also located on the roof that then flow into internal pipes and exit the building at ground level via scuppers. These scupper locations are designed to direct water away from the building. See attached exhibit showing an example section of the roof drainage.

29. Notes on the plant palette appear to be 6-point font size or less. Please revise notes so they are a minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Response: The landscape plans have been revised to show areas in more detail. The font size has also been increased.

30. To avoid conflicts between mature-size trees and light fixtures, please shift either the location of the trees or the location of the light fixtures so that there is at least 20 feet between the tree trunks and the light fixtures. Refer to Sensitive Design Principle 13.

Response: The landscape and site lighting plans have been coordinated and revised to maximize the distance between the light poles and the trees to ensure 20' separation.

31. Please utilize a dashed line to indicate the required sight distance visibility triangles for 73rd Place on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 5-3.119 of the DSPM.

Response: Sight distance visibility triangles have been added to the landscape plans.

32. The conceptual landscape and hardscape plan appears to indicate planting areas in the community gathering area; however, the scale of the landscape plan makes this area difficult to read. Please provide an enlarged landscape plan for the community gathering area. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Response: Enlarged landscape plans are now provided for the plaza area, center courtyard and roof deck area.

33. The conceptual landscape and hardscape plan appears to indicate planting areas between the vehicle parking spaces and Buildings A, B and C; however, the scale of the landscape plan makes these areas difficult to read. Please provide an enlarged landscape plan for the planting areas located between the vehicle parking spaces and Buildings A, B and C. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Response: Plans have been revised to 20 scale so that it is easier to read.

34. Due to the thorny spines of these plants, please revise the conceptual landscape plan so that the Agave parryi (Parry Agave), Carnegiea gigantea (Saguaro Cactus), Echinocereus engelmannii (Hedge Hog Cactus), Echinocactus grussonii (Golden Barrel Cactus), Ferocactus cylindraceus (Compass Barrel Cactus) and Opuntia engelmannii (Prickly Peak Cactus) are installed a minimum distance of four feet from the edge of walkway or other pedestrian area to the edge of the mature plant. Refer to Section 2-1.1001.13 of the DSPM.

Response: These plants are now located at least 4 ' from the edge of a walkway or pedestrian path. Additionally, these plants are utilized only along the perimeter of the site away from most pedestrian areas.

35. Landscape pots are noted on the hardscape plan. Please provide landscape pots that are a minimum of 36 inches in diameter, and have sufficient depth to support the root system of the plants in the pots. Refer to Sensitive Design Principle 11.

Response: Pots have been revised to show a minimum of 36" in diameter, with the exception of the roof deck pots for the multifamily development. Pots of varying sizes and shapes are being utilized that have lightweight soil and special planting considerations which ensure they have sufficient depth to support the root systems.

36. The floor plan for 'Garage Level 6' appears to indicate a dead-end drive aisle that will not allow for safe reversing and egress for the two parking spaces at the end of the aisle. Please revise floor plan to indicate a minimum 5-foot deep back-up area at the end of the drive aisle, or clarify what the intent is at the end of the aisle (are there two parking spaces?). Refer to Section 2-1.709.C of the DSPM.

Response: The garage has been revised to allow a 5'-0" deep back up zone after the last parking spaces of the southern section. The northern parking spaces are on the down ramp and that continuation can be seen on the plan for Level 5. See attached garage plan.

37. The following comment was also included as part of the review of the zoning case: Please revise the site plan to indicate bike ramps at the roundabout in the eastbound direction along Chauncey Lane, and in the southbound direction along 73rd Place. Refer to Section 5-3.400 of the DSPM.

Response: The roundabout layout has been revised to show the bike ramps as indicated.

38. The following comment was also included as part of the review of the zoning case: Please revise the site plan to align the main access drive with the southernmost drive aisle, so drive can be considered for future shared access with the parcel to the south. Refer to Section 5-3.201 of the DSPM.

Response: Per conversations with City Staff, the driveway location is acceptable as shown.

39. The following comment was also included as part of the review of the zoning case: Please revise the site plan to call out a Cross-Access Easement, to be dedicated where the north/south drive aisle connects with the parcel to the south. Refer to Section 5-3.201 of the DSPM.

Response: In discussions with staff, it was agreed that the vehicle cross access provided at the Southwest corner of the site is sufficient to address cross access. The site plan has been revised to call out this easement.

40. Notes on the lighting plans and cut-sheets appear to be 6-point font size or less. Please revise notes so that they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Response: The font size has also been increased.

41. Please provide information about the proposed "frosted glass illuminated lantern", the L6A and L6B fixtures and the "internally illuminated sign cabinet with routed metal". Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Response: The L6A and L6B fixtures on the Site Details Exhibit have been relabeled as SB1 and SB2 lights. These are decorative sign lights that will be submitted by the retail developer under a separate sign permit submittal package.

42. Please revise the site plan to include an extension of the bike lane striping on the south side of Chauncey Lane to the new bike ramp.

Response: The site plan has been updated to include the striping along Chauncey Lane.

43. Please provide a signing and pavement marking plan for Scottsdale Road, Chauncey Lane and 73rd Place for Transportation staff review.

Response: A Preliminary Signing and Marking Plan is included with this submittal.

44. Please provide plans for median modification to increase the southbound and westbound left-turn storage at the intersection of Scottsdale & Chauncey, as recommended in the traffic study.

Response: For the southbound left-turn storage at the Scottsdale Road/Chauncey Lane intersection, Section 6.1 of the TIMA recommends that the City monitor the traffic volumes to determine the appropriate time to transition to dual left-turns. The minor deficiency noted is for Year 2023 projected traffic volumes, so transitioning the intersection at this time would not be appropriate. It is recommended to wait until the parcels in the eastern part of Crossroads East are developed.

For the westbound left-turn storage at the Scottsdale Road/Chauncey Lane intersection, the recommended storage is 10 feet more than the existing storage. Due to the median configuration, it is not possible to add this storage without impacting storage in the opposite direction.

If you have any questions, or need further assistance, please contact me at 480.800.3072 or at rkleinau@jlbpartners.com.

Sincerely,


Ryan Kleinau

JLB Partners



December 1, 2016

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

RE: 41-DR-2016
Chauncey Marketplace

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 11/14/16. The following **2nd Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **PLEASE NOTE: some comments are 2nd requests for issues not resolved with the resubmittal, while others are 1st comments based on resubmittal materials.**

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. As of the date of this letter, the accompanying zoning case for this project (19-ZN-2002#4) has not been approved by City Council. Additionally, the amendment to the ASLD Crossroads Development Agreement also has not been approved by City Council. Both the zoning case and the DA amendment must be approved before this case can proceed to a DRB hearing. Please take this into consideration when considering a resubmittal date.

Significant Policy Related Issues

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

Site Design:

2. Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry block, 8-inch wide brick, stone, concrete or similar solid and durable material to match the building(s). Stucco and paint surface of concrete block walls to match the building(s) unless they are split-faced, grid or similar decorative types of block. Please provide details and descriptive information regarding site walls for staff review. Refer to Section 2-1.401.5 of the DSPM.
3. Please revise the project data on the site plan to indicate the allowed/provided density, with supporting calculations. Refer to the Plan and Report Requirements for Development Applications.
4. Please provide illustrations and information regarding the proposed "dog park w/ 5' fence" noted on the site plan; including fence details. Refer to the Plan and Report Requirements for Development Applications.

Elevation Design

5. Please confirm via details and/or information that windows will be recessed a minimum of 50% of the external wall depth, and that windows will be recessed a minimum of 30% of the external wall depth. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines. Also refer to 1st Review Comments Letter for additional guidance.
6. Please revise the elevations to indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels. Refer to Section 2-1.402 of the DSPM. Also refer to 1st Review Comments Letter for additional guidance.

Circulation:

7. The solution for refuse collection on the revise site plan for the residential component is confusing. It appears there are sidewalks between the street and the pick-up area where a drive aisle should be and it is unclear if there is even a vehicular connection provided from the street to the pick-up area. Additionally, as indicated in the 1st review comments, the truck cannot be forced to reverse onto a public street. Please provide an enlarged exhibit of this area indicating the truck route, turning radii, and location of entrance to refuse storage area. Refer to Section 2-1.804 of the DSPM.

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:

Circulation:

8. Please revise the site plan to show the bike lane striping along the south side of Chauncey Lane extended to the new bike ramp.
9. Please provide plans for the median modification to increase the southbound and westbound left-turn storage at Scottsdale Road and Chauncey Lane intersection, per the recommendations of the traffic study.
10. Please revise the site plan to indicate directional ramps at all new crosswalks.

11. Please note: Safety railings will be required at back of sidewalk at locations where the drop-off is greater than 10" less than 2' from back of sidewalk, and where slopes are steeper than 1:2 beginning closer than 2' from back of sidewalk.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

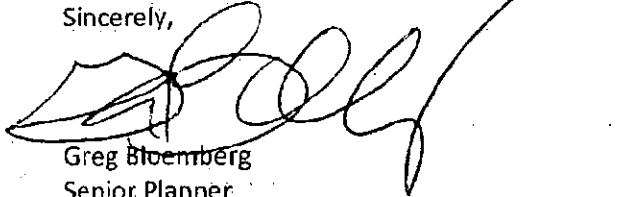
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 39 Staff Review Days since the application was determined to be administratively complete.

These 2nd 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 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: 41-DR-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.

Site Plan:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Plans for median modification, as recommended by traffic study (refer to comment #6)

One 24 X 36 copy of the revised Building Elevations (color & black and white)

January 10, 2017



Greg Bloemberg
Senior Planner
City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: 41-DR-2016
Chauncey Lane Marketplace

Dear Greg,

This letter is in response to the City of Scottsdale's 2nd Review Comments dated December 1, 2016 for the Chauncey Lane Marketplace Design Review Board Submittal (41-DR-2016). The following responses and attached materials are intended to provide the requested information to City Staff.

Zoning Issues:

1. As of the date of this letter, the accompanying zoning case for this project (19-ZN-2002#4) has not been approved by City Council. Additionally, the amendment to the ASLD Crossroads Development Agreement also has not been approved by City Council. Both the zoning case and the DA amendment must be approved before this case can proceed to a DRB hearing. Please take this into consideration when considering a resubmittal date.

Response: Understood. Per conversations with City Staff, we are resubmitting the DRB package to resolve the outstanding questions in preparation for the first DRB hearing after City Council hears the case on January 17, 2017.

Site Design Issues:

2. Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry block, 8-inch wide brick, stone, concrete or similar solid and durable material to match the building(s). Stucco and paint surface of concrete block walls to match the building(s) unless they are split-faced, grid or similar decorative types of block. Please provide details and descriptive information regarding site walls for staff review. Refer to Section 2-1.401.5 of the DSPM.

Response: The perimeter and site walls will be constructed by materials that meet the size and material requirements. The primary brick that will be used on both the retail and residential projects is the Superlite 8"Wx4"Hx16"L Architectural Block. It is a smooth masonry block that will be used in Harvest Brown color. Please see attached example detail of the site walls (both retail and residential).

3. Please revise the project data on the site plan to indicate the allowed/provided density, with supporting calculations. Refer to the Plan and Report Requirements for Development Applications.

Response: The project data on the site plan has been revised.

4. Please provide illustrations and information regarding the proposed "dog park w/ 5' fence" noted on the site plan;

including fence details. Refer to the Plan and Report Requirements for Development Applications.

Response: The dog park fence details were provided on the previously submitted exhibit sheet labeled HS1.4. However, for convenience we have provided a new exhibit showing all site walls and fences in one place. The dog park fence is made from 2"x2" welded wire fence and will be painted Sherwin Williams color Caviar (SW 6990).

Elevation Design Issues:

5. Please confirm via details and/or information that windows will be recessed a minimum of 50% of the external wall depth, and that windows will be recessed a minimum of 30% of the external wall depth. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines. Also refer to 1st Review Comments Letter for additional guidance.

Response: The windows and doors will meet the required recess depths. Please see the attached previously submitted shading detail exhibits.

6. Please revise the elevations to indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels. Refer to Section 2-1.402 of the DSPM. Also refer to 1st Review Comments Letter for additional guidance.

Response: The elevations have been revised to call out the locations of the electrical rooms. For the retail buildings, all service entrance sections, meters and service panels will be located behind decorative gates. For the residential building, the same equipment will be contained entirely inside of interior electrical rooms. Please note that all service entrance sections are also called out on the site plan.

Circulation Issues:

7. The solution for refuse collection on the revise site plan for the residential component is confusing. It appears there are sidewalks between the street and the pick-up area where a drive aisle should be and it is unclear if there is even a vehicular connection provided from the street to the pick-up area. Additionally, as indicated in the 1st review comments, the truck cannot be forced to reverse onto a public street. Please provide an enlarged exhibit of this area indicating the truck route, turning radii, and location of entrance to refuse storage area. Refer to Section 2-1.804 of the DSPM.

Response: Based on discussions with City Staff, the driveway to the multifamily trash room has been revised. This revised version was approved by Eliana Davis (Engineering) in a December 6, 2016 meeting. Two approved exhibits are included in this submittal that show the area in more detail, including the truck route, turning radii and location of the entrance to the refuse storage area.

8. Please revise the site plan to show the bike lane striping along the south side of Chauncey Lane extended to the new bike ramp.

Response: The bike lane striping has been revised on the site plan. Additionally, the striping plans have been revised and attached.

9. Please provide plans for the median modification to increase the southbound and westbound left-turn storage at Scottsdale Road and Chauncey Lane intersection, per the recommendations of the traffic study.

Response: Based on discussions with City Staff, the southbound left-turn storage from Scottsdale Road will be monitored by the City for future action. No plan modifications are needed for this item. For the westbound left-turn storage from Chauncey Lane, an additional 10 feet of striping has been added to the signing/marketing plans and site plan.

10. Please revise the site plan to indicate directional ramps at all new crosswalks.

Response: The site plan has been revised to indicate directional ramps at all new crosswalks. The crosswalk at Scottsdale Road and Chauncey Lane is existing and will not be revised. The location where the multi-use trail crosses the main project driveway will not be a ramp. This is consistent with how the projects to the north of this project addressed the multi-use trail.

11. Please note: Safety railings will be required at back of sidewalk at locations where the drop-off is greater than 10" less than 2' from back of sidewalk, and where slopes are steeper than 1:2 beginning closer than 2' from back of sidewalk.

Response: The site complies with this requirement. The only area where this condition occurs is the multi-use trail along Scottsdale Road and a safety railing will be provided at that location.

12. Please provide an approved turn-around at the end of 73rd Place consistent with the DSPM.

Response: Based on discussions with City Staff, a temporary access easement is shown on the site plan that will be granted to allow traffic on 73rd Place to use the project's driveway to turn around. This easement will remain in place until such time as 73rd Place has been built out to the south.

If you have any questions, or need further assistance, please contact me at 480.800.3072 or at rkleinau@jlbpartners.com.

Sincerely,


Ryan Kleinau
JLB Partners



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

February 17, 2017

41-DR-2016
Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 41-DR-2016 Chauncey Marketplace

The Development Review Board approved the above referenced case on February 16, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Greg Bloemberg
Senior Planner
gbloemberg@ScottsdaleAZ.gov

About Fees -

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

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