

**Correspondence Between
Staff and Applicant
Approval Letter**



February 7, 2017

Alexandra Schuchter
Diversified Partners
7500 E. McDonald Drive #100A
Scottsdale, Az.

RE: 1-ZN-2017
BCA 77, LLC

Ms. Schuchter:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 1/9/17. 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:

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Airport:

2. Per Chapter 5 of the Scottsdale Revised Code, this site falls under the Airport Influence Area. With the next submittal, please provide dedication documentation for an Avigation Easement over the entire property, to include a recordable legal and graphic.

Significant Policy Related Issues

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2001 General Plan

3. Please revise the project narrative to identify how the proposed rezone complies with the 2001 General Plan. The first submittal only references the 2010 Greater Airpark Character Area Plan (GACAP). Please number all relevant goals and approaches (bullets) so they are easily identifiable. Please note the 2001 General Plan land use designation for the subject property as Employment - Regional Use District.

In particular, please respond to the Land Use, Character and Design, Economic Vitality and Community Mobility Elements of the General Plan. Specifically the following:

- Character and Design Element: Goals 1 and 4 encourage proposals to be responsive to the natural environment, site conditions, and unique character of each area of the community; while being responsive to people's needs (please see comment 4 below)
- Economic Vitality: Goals 4, 5 and 7 encourage quality renovation and reuse of underutilized buildings as a means to improve and support businesses in adapting to market changes.
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2010 Greater Airpark Character Area Plan

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Greenway-Hayden Loop is designated as a Signature Corridor in the GACAP. Under Policy CD2.1, the Greenway-Hayden Loop Signature Corridor is expected to *"serve as the "main street" of the Greater Airpark, north of the runway, and should reference multi-modal connections from other cities to major destinations; such as the Tournament Players Club and the Scottsdale Sports Complex. The public realm should animate the street during all seasons. Design elements could include large window displays, banners, integrated signage, passive cooling elements, covered patios, shade, public art, bicycle/pedestrian connections or gathering areas"*.

Please respond to how this proposal will realize this at the pedestrian level; and note that there have been a series of developments along Greenway-Hayden Loop that have built these improvements, or have plans to do so (ex. Scottsdale Quarter, LivNorth, District at the Quarter and Enterprise Car Rental). Please reference the landscape plan from case 14-DR-2016 (Enterprise Rent-a-Car) provided with this letter for perspective on what is envisioned for this corridor; specifically in consideration to this item with the provision of an enhanced landscape design along the Greenway-Hayden Loop frontage.

5. Page 3 of the project narrative cites the property to the north as being zoned I-1. That site was recently rezoned to C-3. Please revise the narrative accordingly.

Circulation:

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6. With the next submittal, please provide an updated Citizen Involvement Report if there have been any additional outreach efforts or comments from the public. If nothing has changed, provide an updated cover sheet with a current date on it.

Technical Corrections

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7. Please revise the site plan to indicate sight distance triangles at all site driveways. Refer to Section 5-3.119.D and Figure 5.3-26 of the DSPM.
8. With the next submittal for this case, or with the final plans submittal, please dedicate a Corner Safety Triangle (25' X 25') onsite at the intersection of Greenway-Hayden Loop and Paradise Lane. Provide dedication document and recordable legal & graphic. Refer to Section 5-3.119.D and Figure 5.3-27 of the DSPM.

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 17 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,

A handwritten signature in blue ink, appearing to be 'Greg Bloemberg', with a long, sweeping horizontal line extending to the right.

Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-ZN-2017**

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

- ☒ Two copies: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ Two copies: Revised Narrative for Project

☒ Site Plan:

5 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Other Supplemental Materials:

Dedication document, legal & graphic for Avigation Easement

Other easements mentioned in comments letter can either be dedicated with this case or with the final plans submittal (PC #7113-16)



February 15, 2017

Mr. Greg Bloemberg
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: Browns Classic Auto, BCA 77, LLC, 1-ZN-2017 02/07/17 Review Comments

Dear Mr. Bloemberg:

Regarding the review comments dated February 7, 2017 for the project referenced above, please see our responses listed below.

Zoning:

1. Per Article III of the Zoning Ordinance, the definition of "gross floor area" only excludes the following indoor spaces: basement space used for storage and elevator shafts. For the parking calculations, the floor plan provided excludes floor area devoted to "break rooms". These break rooms must be included in the gross floor area and parking calculations. The area devoted to break rooms is 849 square feet. If added to the primary vehicle storage and restoration use, calculated at 1:800, 1 additional space is required.

Also please note: Vehicle sales at this location is being treated as ancillary to the vehicle restoration/storage use and does not need to be parked; as there is no outdoor display and sales are primarily via consignment or online. The "1-2 walk-ins" per month indicated in the narrative is clearly incidental to the primary use of the building; which is vehicle restoration and storage. Please revise the parking calculations to reflect these changes. The floor area shown for "sales" should be included in the "service/storage" category.

Response: The Floor Plan has been revised to include the break rooms, and the additional parking stall included. The Floor Plan has also been updated to replace the ancillary Vehicle Sales parking requirements with Vehicle Restoration/Storage parking requirements.

Airport:

2. Per Chapter 5 of the Scottsdale Revised Code, this site falls under the Airport Influence Area. With the next submittal, please provide dedication documentation for an Avigation Easement over the entire property, to include a recordable legal and graphic.

Response: Legal Description and Graphic for use with the Aviation Easement are included with this submittal.

2001 General Plan

3. Please revise the project narrative to identify how the proposed rezone complies with the 2001 General Plan. The first submittal only references the 2010 Greater Airpark Character Area Plan (GACAP). Please number all relevant goals and approaches (bullets) so they are easily identifiable. Please note the 2001 General Plan land use designation for the subject property as Employment - Regional Use District.

In particular, please respond to the Land Use, Character and Design, Economic Vitality and Community Mobility Elements of the General Plan. Specifically the following:

- Character and Design Element: Goals 1 and 4 encourage proposals to be responsive to the natural environment, site conditions, and unique character of each area of the community; while being responsive to people's needs (please see comment 4 below)
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- Community Mobility: Goals 2 and 3 promote traffic reduction in regional serving areas, in this instance the Greater Airpark Area, as a means to maintain and enhance economic vitality and the quality of life in the community.

Response: The Project Narrative has been updated to better address the elements noted above.

2010 Greater Airpark Character Area Plan

4. Page 3 of the project narrative inaccurately cites the GACAP land use designation for the subject property as Employment; when it is actually designated Aviation. Accordingly, the Aviation land use designation encompasses the Scottsdale Airport and includes properties with access to the Airport runway via taxilane and/or taxiway. Aviation and aviation-supported uses, such as tourist/corporate accommodations and limited retail may be considered for inclusion on aviation properties that front a Signature Corridor.

Greenway-Hayden Loop is designated as a Signature Corridor in the GACAP. Under Policy CD2.1, the Greenway-Hayden Loop Signature Corridor is expected to "serve as

the “main street” of the Greater Airpark, north of the runway, and should reference multi-modal connections from other cities to major destinations; such as the Tournament Players Club and the Scottsdale Sports Complex. The public realm should animate the street during all seasons. Design elements could include large window displays, banners, integrated signage, passive cooling elements, covered patios, shade, public art, bicycle/pedestrian connections or gathering areas”.

Please respond to how this proposal will realize this at the pedestrian level; and note that there have been a series of developments along Greenway-Hayden Loop that have built these improvements, or have plans to do so (ex. Scottsdale Quarter, LivNorth, District at the Quarter and Enterprise Car Rental). Please reference the landscape plan from case 14-DR-2016 (Enterprise Rent-a-Car) provided with this letter for perspective on what is envisioned for this corridor; specifically in consideration to this item with the provision of an enhanced landscape design along the Greenway-Hayden Loop frontage.

Response: The Project Narrative has been updated to better address the pedestrian-level improvements and the Signature Corridor designation of Greenway-Hayden Loop.

5. Page 3 of the project narrative cites the property to the north as being zoned I-1. That site was recently rezoned to C-3. Please revise the narrative accordingly.

Response: Narrative has been revised.

Circulation:

6. The site plan indicates a portion of the street sidewalk being relocated onto the adjacent private property. A Non-Motorized Public Access Easement must be dedicated over this portion of sidewalk (shown as “Sidewalk Easement” on site plan). With the next submittal, please confirm the adjacent property owner is on board with this requirement, or relocate the sidewalk so it is not encroaching onto private property. At the time of final plans, please provide necessary dedication documentation, including recordable legal & graphic, for the portion of sidewalk not in the City right-of-way. The dedication document must be signed by the adjacent property owner.

Response: An agreement has been reached with the adjacent property owner for the Sidewalk Easement dedication.

7. With the next submittal, please provide an updated Citizen Involvement Report if there have been any additional outreach efforts or comments from the public. If nothing has changed, provide an updated cover sheet with a current date on it.

Response: The Citizen Involvement Report has been updated; no further public input has been received.

Circulation:

8. Please revise the site plan to indicate sight distance triangles at all site driveways. Refer to Section 5-3.119.D and Figure 5.3-26 of the DSPM.

Response: Sight Distance Triangles have been added to the Site Plan.

9. With the next submittal for this case, or with the final plans submittal, please dedicate a Corner Safety Triangle (25' X 25') onsite at the intersection of Greenway-Hayden Loop and Paradise Lane. Provide dedication document and recordable legal & graphic. Refer to Section 5-3.119.D and Figure 5.3-27 of the DSPM.

Response: A Legal Description and Graphic are included with this submittal for use with a Corner Safety Triangle easement.

If you have any further questions, please contact me at 602-216-1234 or by email at traver.jones@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Traver Jones, P.E.

\\kimley-horn.com\mt_phx\PHX_Civil\191235071\Submittals\2017-02-14 Rezone 2nd Submittal\Comment Response.doc



(Date)

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Diversified Partners
7500 E McDonald Dr Ste 100A
Scottsdale, Az

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Also please note: Per discussion with the Zoning Administrator, vehicle sales at this location is being treated as ancillary to the vehicle restoration/storage use and does not need to be parked; as there is no outdoor display and sales are primarily via consignment or online. The "1-2 walk-ins" per month you indicate in your narrative is clearly incidental to the primary use of the building, which is vehicle restoration and storage. Please revise the parking calculations to reflect these changes. The floor area you show for "sales" should be included in the "service/storage" category.

2.

Circulation:



May 26, 2017

Alexandra Schuchter
Diversified Partners
7500 E McDonald Dr Ste 100A
Scottsdale, Az

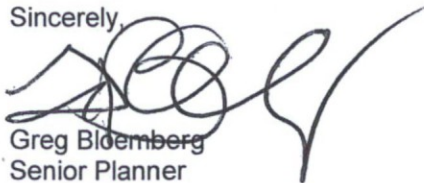
Re: 726-PA-2016
1-ZN-2017
BCA 77, LLC

Dear Alexandra Schuchter,

This is to advise you that the case referenced above was approved at the May 23, 2017 City Council meeting. The ordinance No. 4305 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 480-312-4306.

Sincerely,



Greg Bloembergen
Senior Planner

Scottsdale Northwest Airpark Property Owners Association

14605 N. Airport Drive, Suite 210, Scottsdale, AZ 85260 Telephone 480.483.1985 Fax 480.483.7815

April 12, 2017

Greg Bloemberg
City of Scottsdale Planning & Development Services
7447 E Indian School Road Suite 105
Scottsdale, AZ 85251-3915

Re: Case: BCA 77, LLC, 1-ZN-2017

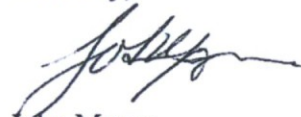
Dear Mr. Bloemberg,

The above-referenced Case has been brought to the attention of the Scottsdale Northwest Airpark Property Owners Association (SNAPOA). We respectfully request that any recommendations to approve the request by the owner for a zoning district map amendment from Industrial Park (I-1) to General Commercial District (C-4) be held for continuance at this time.

For the record, SNAPOA was not notified of the requested zoning change and would like to further research the impact of same on the Association's community. Immediately of concern is traffic and safety for that intersection, as it has already been proven problematic with accidents including one fatality. The other issue of concern is the precedence that may be set by allowing this zoning change.

We thank you for your time and attention to this matter.

Sincerely,



John Meyer,
Property Manager on behalf of
Scottsdale Northwest Airpark Property Owners Association



February 7, 2017

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Scottsdale, Az.

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Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-ZN-2017**

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☒ Two copies: Revised Narrative for Project

☒ Site Plan:

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☒ Other Supplemental Materials:

Dedication document, legal & graphic for Avigation Easement

Other easements mentioned in comments letter can either be dedicated with this case or with the final plans submittal (PC #7113-16)

LANDSCAPE LEGEND

(U.O.N. - UNLESS OTHERWISE NOTED)

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

NOTE: CALIPER SIZE IS USED FOR PROJECT TREES. BOX SIZE YIELDS TO CALIPER SIZE PER COS

TREES SIZE / CLPR / HT. QTY

Quercus virginiana 24" box 1.5' / 7.0' 11

Southern live oak

Prosopis juliflora 36" box 2.0' / 6.0' 15

Arizona Mesquite

Caesalpinia mexicana 24" Box 1.0' / 5.0' 11

Mexican Bird of Paradise

SHRUBS / ACCENTS / VINES SIZE QTY

Agave desertiana 5 Gallon 25

Agave desertiana

Hesperaloe parviflora 1 Gallon 52

Red Yucca

Caesalpinia pulcherrima 5 Gallon 38

Red bird of Paradise

Desylinon wheeleri 5 Gallon 10

Desert Spoon

Agave geminiflora 5 Gallon 25

Twin Flower Agave

Senna artemisioides 5 Gallon 05

Feathery cassia

Asclepias subulata 5 Gallon 27

Desert Milkweed

Ruellia peninsularis 5 Gallon 56

Desert Ruellia

Muhlenbergia capillaris 5 gallon 11

"Regal Mist" Deer Grass

GROUNDCOVERS SIZE QTY

Ruellia brittoniana "Pink Katie" 1 Gallon 50

Pink Dwarf Ruellia Katie

Lantana montevidensis 1 Gallon 82

"Gold Mound" Lantana

INERT MATERIAL SIZE

Decomposed Granite - 3/4" Select Express Gold 2" min thickness in all landscape areas

Submit samples to LA for approval

Fractured 'cobble' Granite 3" to 6" at a 3" depth (color to be Express Gold)

BLDG. FOUNDATION PLANTING & IRR. NOTES

Positive drainage needs to be maintained from the buildings exterior walls for a minimum of 10'. No irrigated landscape materials within the first 3' next to the building foundation & within 3'-6" of the building foundation only landscape materials that can be irrigated with a 1 gph emitter are allowed. Any landscape materials requiring an emitter greater than 1gph, including turf shall be a minimum of 6' from the outside face of the building foundation. All irrigation lines, other than those supplying individual emitters shall not be placed within 6" of the building foundation.

LANDSCAPE / SITE SPACE DATA

CURRENT ZONING: I-1

REQUIRED ZONING: C-3

GROSS SITE AREA: 71,141 S.F. (1.63 ACRES)

NET LOT AREA: 41,646 S.F. (.96 ACRES)

TOTAL LANDSCAPE AREA: 18,049 S.F.

ON-SITE LANDSCAPE AREA: 13,676 S.F.

ROW LANDSCAPE AREA: 4,373 S.F.

FRONTAGE (2915 SF MIN REQUIRED) 10743 S.F. PROVIDED

OPEN SPACE (2914 SF MIN REQUIRED) 878 S.F. PROVIDED

PARKING O.S. (3089 SF MIN REQUIRED) 4471 S.F. PROVIDED

PARKING LOT LANDSCAPE REQUIRED

PARKING LOT AREA X 15% 20,597 SF X .15 = 3089 SF

PROVIDED = 4471 SF

PARKING SPACES REQUIRED 38/TOTAL

CALL THE PROJECT DATE

802-263-1100

1-800-874-1100

(OUTSIDE BUSINESS HOURS)

9.14.16

Revisions

PROJECT NO: 14-DR-2016

DRAWN BY: HCS

CHK'D BY: HAL

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LANDSCAPE PLAN

LA.02

2

6

Enterprise Rent a Car - Scottsdale -- Landscape Plan

SCALE: 1" = 20'-0"

30° STORM WATER E 80°

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Alexandra Schuchter

From: traver.jones@kimley-horn.com
Sent: Wednesday, January 4, 2017 10:09 AM
To: Alexandra Schuchter
Subject: FW: Height Analysis for Browns Classic Auto, 7995 E. Paradise Lane

From: Jones, Traver
Sent: Thursday, December 15, 2016 5:06 PM
To: Bloemberg, Greg <Gbloemberg@scottsdaleaz.gov>
Subject: RE: Height Analysis for Browns Classic Auto, 7995 E. Paradise Lane

Sounds good, thanks Greg!

From: Bloemberg, Greg [mailto:Gbloemberg@scottsdaleaz.gov]
Sent: Thursday, December 15, 2016 4:58 PM
To: Jones, Traver <traver.jones@kimley-horn.com>
Subject: RE: Height Analysis for Browns Classic Auto, 7995 E. Paradise Lane

They will be stipulated.

Greg Bloemberg
Senior Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: traver.jones@kimley-horn.com [mailto:traver.jones@kimley-horn.com]
Sent: Thursday, December 15, 2016 4:52 PM
To: Bloemberg, Greg
Subject: RE: Height Analysis for Browns Classic Auto, 7995 E. Paradise Lane

Greg, will you require the Avigation Easement or the Noise Disclosure Notice to be submitted with the Rezone Application?

Traver

From: Ferrara, Sarah [mailto:Sferrara@scottsdaleaz.gov]
Sent: Thursday, December 15, 2016 4:45 PM
To: Jones, Traver <traver.jones@kimley-horn.com>
Cc: Bloemberg, Greg <Gbloemberg@scottsdaleaz.gov>
Subject: RE: Height Analysis for Browns Classic Auto, 7995 E. Paradise Lane

Traver,

Since you are not making any modifications to the building, a height analysis will not be required by the Scottsdale

Airport. However, there are two other things that may need to be stipulated for this case which are and also included in the short form: recorded avigation easement and noise disclosure notice.

Thanks!
Sarah

From: traver.jones@kimley-horn.com [mailto:traver.jones@kimley-horn.com]

Sent: Thursday, December 15, 2016 12:58 PM

To: Ferrara, Sarah <Sferrara@scottsdaleaz.gov>

Cc: Bloemberg, Greg <Gbloemberg@scottsdaleaz.gov>

Subject: Height Analysis for Browns Classic Auto, 7995 E. Paradise Lane

Sarah,

I received your voicemail and I understand that no further action will be required with the Scottsdale Airport for the height analysis. We will not be making any modifications to the existing building that will increase the building height or change the building footprint.

Could you please confirm that you do not need the Airport Vicinity Short Form for this project?

Thanks,

Traver Jones, P.E.

Kimley-Horn | 7740 North 16th Street, Suite 300, Phoenix, AZ 85020

Direct: 602 216 1234



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 1/9/17
Contact Name: Alexandre Schuchter
Firm name: Diversified Partners
Address: 7500 E. McDonald Dr. #100A
City, State Zip: Scottsdale, AZ 85250

RE: Application Accepted for Review.
726 - PA- 2016

Dear Ms. Schuchter:

It has been determined that your Development Application for BCA 77, LLC 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: Greg Blumberg
Title: Senior planner
Phone number: 480-312-4306
Email address: GBlumberg@scottsdaleaz.gov



**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: _____