

**Correspondence Between
Staff and Applicant
Approval Letter**

Subject:

FW: Circle K 10-DR-2017

From: Cluff, Bryan [<mailto:BCluff@Scottsdaleaz.gov>]

Sent: Thursday, May 18, 2017 5:32 PM

To: William Scarbrough <bill@ldcaz.com>

Subject: Circle K 10-DR-2017

William,

The UP case is scheduled for City Council on 6/27. On the DRB case, I just received back some comments on the resubmittal from our water & sewer department as well as a couple items from Steve. Please see below for the couple remaining items for DRB. If these can be taken care of by the end of next week, we can keep you on track to go to DRB hearing 7/6 which is the 1st DRB hearing after your City Council hearing.

Water & Sewer:

1. Water Basis of Design (BOD) provides calculation of water demand including fire flow. However, the BOD does not provide information whether a fire hydrant flow test was conducted for minimum available residual pressure under fire flow condition.
2. Sewer Basis of Design provides calculation of wastewater generation for the new construction. However, the BOD does not provide information on the existing sewer volume discharged through the existing service line into the public sewer. The d/D ratio on the existing 8" public sewer line shall be ≤ 0.65 after the discharge of the sewer (existing flow from north plus new flow).
3. All new water and sewer constructions, materials and appurtenances shall be per COS's DS&PM, Chapters 6 & 7 and COS's Standard Detail Series 2300 and 2400. See redlines on the Drawing Sheet C-4 for all design comments.
4. Please pick up redlined plans from reception desk at One Civic.

Design:

1. Both bike racks need to be shifted north to allow the 6 feet of clear space at front of rack (in accordance with standard detail No. 2285) without conflicting with the columns that project from the building face.
2. The sidewalk that goes from Gold Dust to the front of the building is still 5'. There is a 6' dimension nearby but it is for something else, not the sidewalk that extends to Gold Dust. Please increase width to 6'.
3. The gas tank vents are not clearly identified on the plans. They should be designed as an integral part of the canopy, per the gas station design guidelines. Please update the plans to show this integration.
4. The notes and dimensions on the building elevations, window/wall sections, lighting plans & cut sheets still need to be increased to 12pt font.

Please let me know if you have any questions.

Thank you,

Bryan D. Cluff, LEED AP
Senior Planner
City of Scottsdale
Planning & Development
Phone: 480-312-2258
Fax: 480-312-7088



4/14/17

William Scarbrough
Land Development Consultants, LLC
11811 N Tatum Blvd 1051
Phoenix, AZ 85028

RE: 10-DR-2017
Circle K

Dear Mr. Scarbrough:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/1/17. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Sheet A-1 Floor Plan – 4968 indicates two 'water dispenser', one 'propane tank', and one 'red box', in front of the building. These items are not allowed, per Zoning Ordinance Section 5.1503. Please remove them from the plans or relocate them so that they will be inside the building.

Water and Waste Water:

2. The submittal does not clearly show any plans to modify the on-site water and/or sewer infrastructure, so a determination cannot be made regarding impacts to the water/sewer systems. Please provide calculations demonstrating projected on-site water and wastewater demands for this new business and clarify any intentions to modify existing water/sewer services.

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:

3. Please increase the width of the pedestrian walkway from the public sidewalk that is on Gold Dust Avenue to building entry area so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.
4. Please provide information and illustration regarding the location of the gas vents for the underground gas storage tanks. Please refer to the Scottsdale Gas Station and Convenience Store Design Guidelines, Architecture section.

Landscape Design:

5. Please coordinate the lighting plan with the landscape plan in order to avoid conflicts between light fixtures, and mature-size trees and light pole/fixtures. To avoid conflicts between trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.

Building Elevation Design:

6. Please revise the design of the fuel canopy fascia so that it will have 'cornice moulding' that matches the 'cornice moulding' that is utilized on the convenience store building. Please refer to the Scottsdale Gas Station and Convenience Store Design Guidelines, Architecture section.
7. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Gas Station and Convenience Store Design Guidelines, Architecture section.
8. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Gas Station and Convenience Store Design Guidelines, Architecture section.
9. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
10. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Other:

11. Please revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board, preventing heavier samples from falling off and making the boards easier to scan.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items

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

Site:

12. Please revise the site plan to include the following additional information in accordance with the Plan & Report Requirements for Development Applications:

- a. Required & provided open space including calculations.
- b. Required & provided bicycle parking including calculations.
- c. Specify pavement types for sidewalks.

Building Elevations:

13. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications.

Lighting:

14. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications.

Other:

15. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications.

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.

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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in dark ink, consisting of a stylized 'B' followed by a long horizontal line.

Bryan Cluff
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **10-DR-2017**

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 1st Review Comment Letter
- ☒ One copy: Revised Narrative for Project (if applicable)

☒ Context Aerial with the proposed Site Plan superimposed

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

☒ Site Plan:

3 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ NAOS Plan:

 24" x 36" 11" x 17" 8 ½" x 11"

☒ Open Space Plan Construction Envelope Exhibit:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Elevations:

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</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"

☒ Perspective(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):

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

☒ Photometric Analysis Plan(s):

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

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

☒ Floor Plan(s):

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

TO: City of Scottsdale Planning & Development Services Division

FROM: William Scarbrough, Land Development Consultants

RE: Circle K 10-DR-2017

DATE: May 26th, 2017

Applicant's Response to 2nd Review Comments

Please see below for the applicant's responses to each of the 2nd Review comments received from staff on May 18th, 2017.

Water & Sewer:

1. Water Basis of Design (BOD) provides calculation of water demand including fire flow. However, the BOD does not provide information whether a fire hydrant flow test was conducted for minimum available residual pressure under fire flow condition.

Flow test was conducted, updated the report with test results.

2. Sewer Basis of Design provides calculation of wastewater generation for the new construction. However, the BOD does not provide information on the existing sewer volume discharged through the existing service line into the public sewer. The d/D ratio on the existing 8" public sewer line shall be ≤ 0.65 after the discharge of the sewer (existing flow from north plus new flow).

Report updated per comment.

3. All new water and sewer constructions, materials and appurtenances shall be per COS's DS&PM, Chapters 6 & 7 and COS's Standard Detail Series 2300 and 2400. See redlines on the Drawing Sheet C-4 for all design comments.

Revised water & sewer plan per redlines.

Design:

1. Both bike racks need to be shifted north to allow the 6 feet of clear space at front of rack (in accordance with standard detail No. 2285) without conflicting with the columns that project from the building face.

Bike racks have been shifted north to comply with this comment.

2. The sidewalk that goes from Gold Dust to the front of the building is still 5'. There is a 6' dimension nearby but it is for something else, not the sidewalk that extends to Gold Dust. Please increase width to 6'.

Plan has been revised to show the 6' sidewalk width is maintained throughout.

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5/26/17

of the canopy, per the gas station design guidelines. Please update the plans to show this integration.

Revised plan to more clearly identify that the gas tank vents are concealed in the canopy column.

4. The notes and dimensions on the building elevations, window/wall sections, lighting plans & cut sheets still need to be increased to 12pt font.

Font has been increased to 12pt font.

Should you have any questions or require additional information, please do not hesitate to contact me at 480-334-3556 or by e-mail at bill@ldcaz.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "William Scarbrough".

William Scarbrough, LEED AP
Land Development Consultants



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

3/1/17

Contact Name:

William Scarbrough

Firm name:

LAND DEV. CONSULTANTS

Address:

11811 N. Tatum Blvd. #1051

City, State Zip:

PLX, AZ 85028

RE: Application Accepted for Review.

193 - PA- 2016

Dear Mr. Scarbrough:

It has been determined that your Development Application for Circle K
has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

Bryan Cluff

Title:

Senior Planner

Phone number:

480-312-2258

Email address:

Bcluff@scottsdaleAZ.gov