

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

September 13, 2017

16-DR-2017

Troy Hill

Berry Riddell

6750 E Camelback Rd Ste 100

Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 16-DR-2017 Artesia PA-1

The Development Review Board approved the above referenced case on September 7, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- 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, Brad Carr, AICP, 480-312-7713.
- 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,

Brad Carr, AICP
Principal Planner
bcarr@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 |

7/12/2017

Brad Carr
City of Scottsdale
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

RE: 16-DR-2017
Artesia PA-1

Dear Mr. Carr:

Artesia Development Partners has completed addressing the above referenced development application in which we received 2nd Review comment on 6/26/2017. We believe we have addressed the review comments made by the City of Scottsdale team, as it applies to your guidance regarding the compliance with city codes, policies, and guidelines related to this application.

Zoning:

1. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

Roof Mechanical screening shown on SP-3.0 Roof & Building Section.

2. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Roof drainage showing on A-1.5, A-2.5, A-3.5, A-4.5.

3. On Hardscape Plan sheets L2.0, L2.1, and L2.2, and Landscape Plan, sheets L4.0, L4.1, and L4.2, based on the mature size of the proposed plants that are indicated in the 'Hedge Buffer' areas that are near 'guest parking lot' areas, please provide a different plant at these locations so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.

The majority plant materials used in the areas between the small visitor parking lots and the residential building, in each of 4 locations. Plant materials shown tend toward a looser form and shape, with less overall foliage density. Further, Otak has decreased the number of shrubs in these areas to decrease the need and frequency of pruning. Lastly, Otak has modified the configuration of the end of the small parking areas closest to the residential building to increase the width of the landscape planting space in these areas by 5'. Please see revised sheets.

4. Please refer to Zoning Ordinance Section 1.303. Please revise the landscape plan and parking lot landscape area calculations so that they comply with Zoning Ordinance Section 10.501.H.

Landscape plan has been revised & supplemented. The data tables are included within the Illustrative Master Plan (Sheet L 1.0) and the Open Space Calculation Plan (sheet L 6.0)

Water and Waste Water:

5. Please submit three (3) copies of a Water Design Report, and three (3) copies of a Waste Water Design Report. The Basis of Design Reports shall address the following comments:
 - a. Please show the location(s) where the sewer tap(s) tie into the existing public sewer system.
 - b. Please indicate what changes are being proposed to the installed water and sewer systems.
 - c. The revised Basis of Design Reports should follow the format of the original Basis of Design Reports for the site, with modifications made base on new improvements being completed by the updated project.

Three copies of the Water and Waste Water Design Reports provided.

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:

6. Please provide design details and colors of the hardscape and pavement design. Please refer to Zoning Ordinance Section 1.303.

The (4x) detail sheets include additional imagery and descriptive notes detailing the specific color, texture, surface finish, etc. for proposed materials. In addition, notes have been added to denoting where the various materials and colors are used throughout the project site. Additional descriptive notes and other information has been added to the hardscape details to further elaborate on the materials, textures, colors and finishes utilized.

7. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 - a. Revise the project data to indicate private open space per unit type - required, provided, show calculations - on the site plan.
 - b. Revise the project data to indicate the number of dwelling units identified by the number of bedrooms on the site plan.
 - c. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
 - d. Revise the site plan to indicate the dimensions of the parcel.
 - e. Revise the site plan to indicate the dimension between each building/structure.

Site design items a.-e. shown on SP-1.0

8. Notes and dimensions on the site plans, SP-1.0 – SP-3.1, 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 refer to Zoning Ordinance Section 1.303.

Notes and dimensions modified per directed. SP-1.0 thru SP-3.1

9. At locations where parking spaces overhang the abutting sidewalk, the clear width of the sidewalk appears to be too narrow for the adjacent pedestrian path. Please increase the sidewalk width so that it complies with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.

Parking bays updated. SP-1.0 and SP-1.1A

10. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Notes have been added to detail to indicate whether fixture is building mounted or free standing. Please see lighting sheets SE1.1 – SE1.6

11. Please provide information and illustration regarding the proposed 'garage exhaust' items that are noted on the site plan, sheet SP-1.0 and other sheets in the SP-X.X series. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Garage exhaust shown on M-101

Landscape Design:

12. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.

The Illustrative Master Plan (sheet L 1.0) has been revised to include a data table, which includes the requested information on this sheet. The information has also been added to the Open Space Calculation Plan (sheet L.6)

Building Elevation Design:

13. Please provide building elevations for Building 3 and Building 4 that comply with the Development Review Board Development Application Checklist and Plan & Report Requirements for Development Applications. There may be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Building elevations for Buildings 3 & 4 have been provided. Please see A-3.10, A-4.10

14. 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. Please refer to Zoning Ordinance Section 1.303.

Font size has been updated. See A-1.10, A-2.10, A-3.10, A-4.10

15. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, 00.5, etc.) to 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. Please refer to Zoning Ordinance Section 1.303.

Grad plane breaks have been added. See A-1.10, A-2.10, A-3.10, A-4.10

16. Please provide building elevations that are black line drawings, without any gray tones, so that all copies of the building elevations will be readable. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Black and white elevations provided. See b/w A-1.10, A-2.10, A-3.10, A-4.10

17. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.

Materials and color scheme narrative is attached addressing comment

18. 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.

Details showing window section recessed 50% of wall thickness. See SP-4.1, SP-4.2

19. 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.

Details showing door sections recessed 30% of wall thickness. See SP-4.1, SP-4.2

20. Several windows on the East, South, and West sides of the buildings appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Detail showing shade devices – mech. See SP-4.1, SP-4.2

21. 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.

The only exterior building lights are recessed cans in the soffit overhang. These fixtures don't show in the elevation drawings

Lighting Design

22. Please provide information and illustration regarding the location for proposed light fixture 'A'. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

A larger symbol has been added to the plans to make it easier to locate fixture type 'A'. Please see lighting sheets SE1.1 – SE1.6 for location and sheet SE2.1 for cut sheet detail

Floor Plans

23. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, 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 streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

SES – Service Entrance Sections shown on M-3.04

Other

24. 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. This helps prevent heavier samples from falling off and makes the boards easier to scan.

Color & material board sized from 11 x 17 to 8 ½ x 14

Public Art

25. The existing public artwork located at the site must be maintained in its current configuration by the property owner. Alternatively, the property owner can work in collaboration with the original artist to alter the original artwork, or the property owner can replace the artwork with alternative artwork of at least the same value, or the property owner could pay an in-lieu fee for artwork to be installed on the property. Although a decision about the disposition of the existing artwork is not needed for approval of your current DRB application, please consider the ultimate status of the artwork at the site for the future.

Artesia Development Partners continues to work with Artist to find acceptable solution for structures currently at entrance. This work will continue to be discussed with our Entrance DRB submittal.

ATTACHMENT A
Resubmittal Checklist

Case Number: **16-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 CD of submittal (PDF format only)
- ☒ One copy: Commitment for Title Insurance
- ☒ One copy: Results of Alta Survey

☒ Context Aerial with the proposed Site Plan superimposed

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

☒ Site Plan:

10 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Open Space Plan:

1 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"

☒ Perspectives:

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

☒ Landscape Plan:

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"

☒ 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"

☒ Floor Plan worksheet(s):

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

☒ Transition Plan:

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

Technical Reports:

☒ 2 copies of Drainage Report

Submit the Drainage Report to your Project Coordinator.



6/26/2017

Troy Hill
Meritage Homes
8800 E. Raintree Drive, Ste 300
Scottsdale, AZ 85260

RE: 16-DR-2017
Artesia PA-1

Dear Mr. Hill:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/2/2017. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
2. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
3. On Hardscape Plan sheets L2.0, L2.1, and L2.2, and Landscape Plan, sheets L4.0, L4.1, and L4.2, based on the mature size of the proposed plants that are indicated in the 'Hedge Buffer' areas that are near 'guest parking lot' areas, please provide a different plant at these locations so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.
4. Please revise the landscape plan and parking lot landscape area calculations so that they comply with Zoning Ordinance Section 10.501.H.

Water and Waste Water:

5. Please submit three (3) copies of a Water Design Report, and three (3) copies of a Waste Water Design Report. The Basis of Design Reports shall address the following comments:
 - a. Please show the location(s) where the sewer tap(s) tie into the existing public sewer system.
 - b. Please indicate what changes are being proposed to the installed water and sewer systems.
 - c. The revised Basis of Design Reports should follow the format of the original Basis of Design Reports for the site, with modifications made base on new improvements being completed by the updated project.

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:

6. Please provide design details and colors of the hardscape and pavement design. Please refer to Zoning Ordinance Section 1.303.
7. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 - a. Revise the project data to indicate private open space per unit type - required, provided, show calculations - on the site plan.
 - b. Revise the project data to indicate the number of dwelling units identified by the number of bedrooms on the site plan.
 - c. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
 - d. Revise the site plan to indicate the dimensions of the parcel.
 - e. Revise the site plan to indicate the dimension between each building/structure.
8. Notes and dimensions on the site plans, SP-1.0 – SP-3.1, 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 refer to Zoning Ordinance Section 1.303.
9. At locations where parking spaces overhang the abutting sidewalk, the clear width of the sidewalk appears to be too narrow for the adjacent pedestrian path. Please increase the sidewalk width so that it complies with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.
10. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
11. Please provide information and illustration regarding the proposed 'garage exhaust' items that are noted on the site plan, sheet SP-1.0 and other sheets in the SP-X.X series. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Landscape Design:

12. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.

Building Elevation Design:

13. Please provide building elevations for Building 3 and Building 4 that comply with the Development Review Board Development Application Checklist and Plan & Report Requirements for Development Applications. There may be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
14. 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. Please refer to Zoning Ordinance Section 1.303.
15. In order to improve readability of the building 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. Please refer to Zoning Ordinance Section 1.303.
16. Please provide building elevations that are black line drawings, without any gray tones, so that all copies of the building elevations will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
17. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
18. 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.
19. 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.
20. Several windows on the East, South, and West sides of the buildings appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

21. 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.

Lighting Design:

22. Please provide information and illustration regarding the location for proposed light fixture 'A'. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Floor Plans:

23. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, 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 streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Other:

24. 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. This helps prevent heavier samples from falling off and makes the boards easier to scan.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Public Art:

25. The existing public artwork located at the site must be maintained in its current configuration by the property owner. Alternatively, the property owner can work in collaboration with the original artist to alter the original artwork, or the property owner can replace the artwork with alternative artwork of at least the same value, or the property owner could pay an in-lieu fee for artwork to be installed on the property. Although a decision about the disposition of the existing artwork is not needed for approval of your current DRB application, please consider the ultimate status of the artwork at the site for the future.

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 42 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr", written in a cursive style.

Brad Carr, AICP, LEED-AP
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **16-DR-2017**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (PDF format)

☒ Context Aerial with the proposed Site Plan superimposed

| | | | | | | |
|-------|----------|-----------|----------|-----------|----------|------------|
| Color | <u>1</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 8 ½" x 11" |
|-------|----------|-----------|----------|-----------|----------|------------|

☒ Site Plan:

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>8</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 8 ½" x 11" |
|----------|-----------|----------|-----------|----------|------------|

☒ Open Space Plan:

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>1</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 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" |

☒ Perspectives:

| | | | | | | |
|-------|----------|-----------|----------|-----------|----------|------------|
| Color | <u>1</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 8 ½" x 11" |
|-------|----------|-----------|----------|-----------|----------|------------|

☒ Landscape Plan:

| | | | | | | |
|-------|----------|-----------|----------|-----------|----------|------------|
| 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" |

☒ Lighting Site Plan(s):

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>1</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 8 ½" x 11" |
|----------|-----------|----------|-----------|----------|------------|

☒ Photometric Analysis Plan(s):

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>1</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 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"

☒ Floor Plan worksheet(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports:

☒ 3 copies of Water Design Report

☒ 3 copies of Waste Water Design Report

Brad Carr
City of Scottsdale
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

RE: 16-DR-2017
Artesia PA-1 DRB 2nd Submittal

Dear Mr. Carr:

Artesia Development Partners has completed addressing the above referenced development application in which we received comment on 5/5/2017. We believe we have addressed the review comments made by the City of Scottsdale team, as it applies to your guidance regarding the compliance with city codes, policies, and guidelines related to this application.

Zoning:

1. Identify bike parking locations and number of spaces as required by the Parking ordinance. Zoning Ordinance Sec. 9.103; DSPM Sec. 2.1-808.
Bike parking – long term in garage with 1 per unit in each of the unit storage rooms, and short term at surface parking bays at entrance to buildings 1-4.
2. Please revise the project plans to identify the location of the trail easement as required by zoning case 2-ZN-2005#2.
The trail easement per zoning case 2-ZN-2005#2 has been shown on the pedestrian circulation plan (sheet L8.0).
3. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order 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. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
Plants are shown at ¾ (75%) maturity as is industry standard for landscape architecture. In addition, the landscape as designed meets the client's need for privacy at individual verandas, meets the code as specified and is irrigated utilizing a state of the art "drip system" for sustainability. A landscape maintenance manual will be prepared not allowing "shearing" of plant species, allowing them to take their natural form.
4. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.303.
Plans were submitted in 1st submittal, but not reviewed. Plans are provided in this submittal as well.

Fire:

5. Please revise the project plans to demonstrate minimum drive width of 24' (Fire Ord. 4045, 503.2.1)
Drive aisles identified on Site Plan Sheet SP-1.0.
6. Please revise the project plans to demonstrate unobstructed vertical clearance minimum 13'6" (Fire Ord. 4045, 503.2.1)
Vertical clearance at drop off identified on Site Plan Sheet SP-1.0.
7. "Key switch/pre-emption sensor" required for gated communities (Fire Ord. 4045, 503.6.1)
"Key switch/pre-emption sensor" has been provided and is shown on gate detail, sheet L5.3 as well SP1.0.
8. Please revise the project plans to demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2)
Hydrant spacing, existing and proposed, has been shown on the Utility Exhibit provided.
9. Please revise the project plans to demonstrate FDC meets spacing requirements in accordance with (Fire Ord. 4045, 912) & (I's & A's, 8.17.2.4.6.1)
FDC meets spacing requirements on the Utility exhibit provided.

Drainage:

10. Please submit two (2) copies of a Drainage Report (including a CD with a PDF file of the Drainage Report) to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The Drainage Report shall address the following comments:
Drainage Report has been provided.
 - a. Please provide the latest aerial map of the project site on an 11"x17" paper in the drainage report. Please draw polygons over the existing buildings footprints, paved areas, Decomposed Granite (DG) areas, landscape areas, etc. and label them on this map using appropriate symbols/legends. Please create a table on this map and enlist the total area under each land-use category both in sq.ft. and in acres. Please calculate the 'Existing Condition' area-weighted average Runoff Coefficient ('C') for the entire site using appropriate 'C' value for pavement, DG, landscape, etc. (DS&PM, Section 4-1.800; Section 4-1A & Section 4-1B)
Updated exhibits are provided in report showing that current proposed landscape areas exceed historic and approved 2007 plans.
 - b. Please draw polygons over the proposed buildings footprints, paved areas, landscape areas, etc. on an 11"x17" color CONCEPTUAL GRADING AND DRAINAGE PLAN to be included provided in the drainage report. Please create a table on this map and enlist the total area under each land-use category both in sq.ft. and in acres. Please calculate the 'Proposed Condition' area-weighted average Runoff Coefficient ('C') for the entire site using appropriate 'C' value for each land-use category. [Reference: COS DS&PM: Section 4-1.800; Section 4-1A & Section 4-1B]
Composite C Values calculated
 - c. Please calculate stormwater storage volume requirement using $V = \Delta CRA$ equation based on the pre- vs. post-development area-weighted 'C' values found from addressing Comment #2 & Comment #3. If it turns out that the stormwater storage volume is not required or it is insignificant (negligible), then such should be stated out in the drainage report as a criterion of not requiring providing onsite stormwater storage for this project

site. However, if the volume requirement turns out to be significant, then onsite stormwater detention/retention basins must be provided. [Reference: COS DS&PM: Section 4-1.402, Section 4-1.800]

Based on slight decrease in composite C values, no additional retention is required.

- d. In the event onsite stormwater detention/ retention basins are required, the City requires that all stormwater basins must be drained out within 36 hours. That's why the City prefers detention basins over retention basins which can be drained out to existing storm drain systems by means of bleed off pipes. However, in the absence of existing storm drain systems in the vicinity area or to have challenge with achieving gravity flow into the existing storm drain systems, retention basins are allowed as long as the Engineer states in the Case Drainage Report that a Geotechnical Report showing the results of the percolation test of the subsurface soil using the dual-ring infiltrometer will be provided as a part of the Final Drainage Report submittal. The Engineer must also state in the Case Drainage Report that dual-chamber dry wells may have to be installed if the percolation test results fail to demonstrate complete emptying through natural percolations within 36 hours. [Reference: COS DS&PM: Section 4-1.402 & Section 4-1.800]

No additional retention required per above.

- e. Please quantify the area of disturbance for the redevelopment on the folded 24" X 36" Conceptual Grading and Drainage Plan as well as in the Case Drainage Report. In the event the area of disturbance for the redevelopment is > 0.9 acres, The "First Flush" (the first ½ inch of rainfall) must be retained onsite by means of surface detention/ retention basins to meet the ADEQ water quality requirements. [Reference: COS DS&PM: Section 4-1.300]

First flush treatment provided at project outfall by use of dual vortex treatment device.

- f. Approximate Drainage Easement (D.E.) dedication limits around all onsite surface retention/detention basins must be shown and be called out on the folded 24"X36" Conceptual Grading and Drainage Plan for the "First Flush" retention/detention basins and/or around the onsite stormwater detention/ retention basins that are required as a part of stormwater storage requirement. [Reference: COS DS&PM: Section 4-1.700 & Section 4-1.900]

No "First Flush" retention basins are necessary; therefore no drainage easements are required.

- g. Any disturbed area ≥ 1.0 acres requires a Notice of Intent (NOI) Certification from the ADEQ prior to construction. In the event the area of disturbance for the redevelopment is > 0.9 acres, please add a section in the Case Drainage Report having a meaningful title (e.g. ADEQ Water Quality Requirements) and state in that section that an NOI will be submitted to ADEQ and an approved NOI Certification from ADEQ with an AZCON number will be provide to the City during the Improvement Plans submittal. [Reference: COS DS&PM: Section 4-1.300]

Added

Note: In addition to items a thru g above, it was brought to our attention that FLO-2D modeling had been recently prepared by FCDMC. While this report has not been finalized or published, preliminary results indicated that flow patterns in Scottsdale Road were different than originally designed with 1996 Scottsdale Road improvements. Based on design level analysis (and not planning tools) it has been verified that offsite flows do not impact the Artesia development. This is addressed in the drainage report.

water and waste water:

11. Please provide greater detail on the proposed modifications necessary for the development project, including, but not limited to, changes to water infrastructure locations, sewer infrastructure locations, water meters and sewer manhole locations.

Existing infrastructure to remain and proposed improvements shown on Utility Exhibit.

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:

12. Please provide a site plan and project data that complies with the Development Review Board Development Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Site Plan Sheet SP-1.0 has been provided.

Fire:

13. Please revise the project plans to demonstrate commercial turning radii (25' inner/49' Outside /55' Bucket Swing) (DSPM 2-1.802(5))

Commercial turning radii show as Note 1 on Site Plan Sheet SP-1.0.

14. Divided entrances and drive thru bypass lanes shall be 20' wide min (DSPM 2-1.802(2))

See Site Plan Sheet SP-1.0 – Entrance is not divided.

15. Please revise the project plans to provide turn-around for emergency vehicles at end of dead-end over 300' (DSPM 2-1.802(8))

There are no dead-end streets greater than 300'.

16. Please revise the project plans to demonstrate fire lane surface will support 83,000 lbs. GVW (DSPM, 2-1.802(3))

Note 1 added to Site Plan Sheet SP-1.0.

17. Please revise the project plans to identify the location of Fire Riser room (DSPM 6-1.504(1))

Fire riser rooms show on Site Plan Sheet SP-1.0 noted on building footprints.

Landscape Design:

18. Unable to find Sheet L 2.1. Please provide it. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Hardscape Plan sheet L 2.1 has been provided.

19. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.

Landscape areas are provided on the Open Space Calculation Plan (sheet L6.0).

20. Darken the line weight for all information and illustrations that are located beyond the building footprint. It is difficult to read and understand these aspects of the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning

Light weights have been adjusted for better visual clarity.

21. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.

Bike parking is provided in the below grade garage.

22. Due to the sword-shaped leaves, with sharp tip, of *Agave sisalana* Sisal Agave, please revise the landscape plan so that there will be a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant. Please refer to DSPM Sec. 2-1.1001.13.

The Agave sisalana have been replaced with Hesperaloe parviflora throughout.

23. Sheet L 2.2 refers to 'Paving & Flatwork' and 'Site Details'. Please provide information and illustrations for the items so that the Development Review Board and staff will be able to understand the proposed design concepts. Please refer to Zoning Ordinance Section 1.303.

Detail references have been added to the hardscape keynotes legend and 'Paving & Flatwork' and 'Site' details have been included (see sheets L 2.3 and L 5.0-L5.3).

Building Elevation Design:

24. Please provide building elevations that comply with the Development Review Board Development Application Checklist and Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Building elevations provided on Architectural Plan Sheets A-1.10, A-2.09, SP-4.0, SP-4.1 and SP-4.2.

Open Space:

25. Please provide open space plans that comply with the Development Review Board Development Application Checklist and Plan & Report Requirements for Development Applications. There will be comments regarding the open space plans after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

An Open Space Calculation Plan has been provided (see sheet L 6.0) that meets the requirements.

Circulation:

26. Please revise the project plans to provide a continuous 5-foot wide (minimum) around the interior and exterior of the loop road as shown in the 2-ZN-2005#2 site plan. (Zoning Ordinance, Sec. 1.204.)

We would like staff to consider that we have provided an appropriate pedestrian circulation scheme while also avoiding the need for more concrete in the desert. Please see provided Pedestrian Circulation Plan (SP-1.0b and L 8.0) as requested in comment #29.

27. Please revise the project plans so that dead-end parking aisles conform to the City of Scottsdale standard detail. As shown on the site plan there is not enough back up depth at the end of the aisle. (DSPM, Sec. 2.1-809; Fig. 2.1-4)

Dead-end parking aisles have been revised. Please see Site Plan Sheets SP-1.0 and SP-1.0A.

Floor Plans:

28. Please provide floor plans that comply with the Development Review Board Development Application Checklist and Plan & Report Requirements for Development Applications. There will be comments regarding the floor plans after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Floor plans provided. Please see Floor Plans Sheets A-5.0 thru A-5.16 and A-7.1 thru A-7.3.

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:

29. Please submit a pedestrian circulation plan for the site, including how this phase of the development will link to the portions of the development on the exterior of the loop road. (Zoning Ordinance, Sec. 1.303.)

A Pedestrian Circulation Plan has been provided (see sheets SP-1.0b and L 8.0).

30. Please revise the project plans to identify locations along the loop road where pedestrians are allowed to cross from the interior to the exterior and the treatments provided to accommodate this movement safely. (Zoning Ordinance, Sec. 1.303.)

Crosswalk locations have been shown and identified on the Pedestrian Circulation Plan (sheets SP-1.0b and L 8.0) as requested in comment #29 and also on the Hardscape Plans (sheets L 2.1-L 2.2) along with the referring detail. Detail provided on sheets L 5.2.

31. There are no refuse enclosures identified on the site plan. There are existing refuse enclosures around the perimeter of the loop road. Please provide a narrative on how the trash collection is being proposed, including recycling. (Zoning Ordinance, Sec. 1.303.)

Refuse narrative for pickup show as Note 5 on Site Plan Sheet SP-1.0.

ATTACHMENT A
Resubmittal Checklist

Case Number: **16-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 CD of submittal (PDF format only)
- ☒ One copy: Commitment for Title Insurance
- ☒ One copy: Results of Alta Survey

☒ Context Aerial with the proposed Site Plan superimposed

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

☒ Site Plan:

10 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Open Space Plan:

1 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"

☒ Perspectives:

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

☒ Landscape Plan:

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"

☒ 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"

☒ Floor Plan worksheet(s):

1 24" x 36"

1 11" x 17"

1 8 ½" x 11"

☒ Transition Plan:

1 24" x 36"

1 11" x 17"

1 8 ½" x 11"

Technical Reports:

☒ 2 copies of Drainage Report

Submit the Drainage Report to your Project Coordinator.



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

4/3/17

Contact Name:

Troy Hill

Firm name:

Artesia Development Partners, LLC

Address:

8800 E. Raintree Dr.

City, State Zip:

Scottsdale, AZ 85260

RE: Application Accepted for Review.

589 - PA-2016

Dear

Mr. Hill

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

Artesia

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:

Brad Carr

Title:

Principal Planner

Phone number:

480-512-7713

Email address:

Bcarr@scottsdaleAZ.gov