

**Correspondence Between
Staff and Applicant
Approval Letter**



6/2/2017

Ming Chen
Chen Architects
877 N. Alma School Rd.
Chandler, AZ 85224

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Mr. Chen:

Your case 7-DR-2017, Asian Bistro, is scheduled for the 7/20/2017 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 6/16/2017 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
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- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 1/2"x11" paper, not stapled, of the following:

- Site Plan (black and white)
 - Elevations (color)
 - Elevations (black and white)
 - Perspective (color)
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- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-7713 or at bcarr@ScottsdaleAZ.gov to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday, 7/17/2017. Please limit your presentation to a maximum of 10 minutes.

Thank you,

Brad Carr, AICP, LEED-AP
Principal Planner



May 5, 2017

Mr. Brad Carr, AICP, LEED-AP
Principal Planner
Planning & Development Services Dept.
City of Scottsdale

RE: **Case#: 7-DR-2017**
Asian Bistro
10225 & 10227 N. Scottsdale Rd.
Scottsdale, AZ

Dear Mr. Carr:

I am writing to follow up on your written comments dated 3/17/2017, in regards to the above mentioned DR project:

Item No.

Zoning:

1. Project Narrative:
Revised, as indicated. See the attachment.
2. Added Sheet A-4 for Proposed ROOF PLAN with SITE PLAN NOTES, indicating all above ground mechanical and utility equipment screening requirements as per Zoning Ordinances.
3. Sheet A-1/ SITE PLAN:
Revised, 5' wide sidewalk is accommodated after 2' vehicle over hang.
4. Added Sheet A-4 for Proposed ROOF PLAN with SITE PLAN NOTES, indicating all above ground mechanical and utility equipment screening requirements as per Zoning Ordinances.
5. Sheet A-4/ ROOF PLAN:
See Keynote #10, Roof Drain & Overflow Drain are inside of the Building Envelope with Leaders to outlet in the rear of the Building.
6. Sheet MS-1:
Added ARCHAEOLOGICAL NOTES.
7. Sheet MS-1:
Added new Fire Hydrant approx. 180' in the parking island at Northwest area. See Keynote #4 and the Master Site Plan.
8. Sheet A-1 & A-2:
Added FDC to the front of the Building with Keynote# 23 on Sheet A-1; and # 18 on Sheet A-2.
9. Sheet C-1:
Updated Grading & Drainage Plan and Utility connections. (4) copies of plans are attached.
8" PVC Sewer Line may not be extended, was pre-approved by Eliana Hayes of City Engineering over the phone in the second week of April.

Site Design:

10. Sheet A-1/ SITE PLAN:
Received a pre-approval verbally from Eliana Hayes to turn Trash Bin 90 degree to the Alley, It requires that Trash pick-up driver pulls the Bin with wheelers out to Alley for services, and push back to the original place afterwards. Also, 6' high Masonry Screen Fence requirement was waived, due to the Trash Bin area will be totally screen by two-story building and next door single-story building. A 6" conc. Curb is to be constructed between Trash Bin & Grease container to prevent the spilled grease flow to trash bin area, as per John Dickson's instructions.
11. Sheet A-1/ SITE PLAN:
Revised, 5' wide sidewalk is accommodated after 2' vehicle over hang.
12. Sheet A-1/ SITE PLAN:
Re-set the Building back by 2'-11" to accommodate 24"x72" bicycle parking spaces, see Keynote # 3.
13. Mr. Austin Prusak of APS was contacted, the account application package was received.
14. Added Sheet A-4 for Proposed ROOF PLAN with SITE PLAN NOTES, indicating all above ground mechanical and utility equipment screening requirements as per Zoning Ordinances.

Landscape Design:

15. Sheet A-1/ SITE PLAN:
Keynote #6 was updated with proper size of the Pots for the project.

Building Elevation Design:

16. Sheet A-5/ BUILDING ELEVATIONS:
Revised, ALUCOBOND Panels wrap around (2) Pillars only. Main material will be E.I.F.S. finishes.
17. There is NO window in the South Elevation, where shows openings through rear masonry walls. The Elevation was updated to clarify the graphic presentation.
18. All Windows are located in the North Elevation in which 11'-9" deep overhangs are designed. See Building Section on Sheet A-7.
Main Entry Doors facing north, with 4' deep canopy above. Thus, (50) percent requirements are not applicable to this item.
19. Sheet A-4/ ROOF PLAN:
See Keynote #10, Roof Drain & Overflow Drain are inside of the Building Envelope with Leaders to outlet in the rear of the Building.
20. Added Sheet A-4 for Proposed ROOF PLAN with SITE PLAN NOTES, indicating all above ground mechanical and utility equipment screening requirements as per Zoning Ordinances.
21. Sheet A-5/ BUILDING ELEVATIONS:
Keynotes # 12 & 18 shows (2) Site Lighting in the Front; (3) in the rear.
22. All Plans show proper light weights for better readability.
23. Sheet A-7/ BUILDING SECTION:
Building Section N-S was added.
24. All Plans show the enlarged Fonts for better presentation.

25. Sheets SP-1 & SP-2/ LIGHTING PLAN & PHOTOMETRIC PLAN:
Two sheets are added in the submittal.

Other:

26. Sheet MS-1:
Updated all PROJECT DATA, as required.
27. All Plans show the enlarged Fonts for better presentation.
28. Color/ Sample Board:
See the attached Board.
29. Roof Access Hatch & Ladder:
See Keynote# 8 on Sheet A-3/ SECOND FLOOR PLAN, and Keynote# R8 on Sheet A-4/ ROOF PLAN.

Should you have any questions pertaining to this letter, please contact me at 480-792-1200.

Respectfully,



Ming Chen, MEP
Architect



3/17/2017

Ming Chen
Chen Architects
877 N. Alma School Rd.
Chandler, AZ 85224

RE: 7-DR-2017
Asian Bistro

Dear Mr. Chen:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/9/2017. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please revise the Project Narrative so that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance which was amended in December 2012.
2. Please indicate the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 7.105 and 7.200.B.
3. At locations where parking spaces are perpendicular to a sidewalk, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width. Please refer to Zoning Ordinance Section 9.106.A.1.b.
4. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment, including ventilation equipment for the kitchen. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
5. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

6. Please note that any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Fire:

7. Please revise the project plans to demonstrate existing and proposed fire hydrant spacing. (Fire Ord. 4045, 507.5.1.2)
8. Please revise the project plans to demonstrate FDC meets the spacing requirements in accordance with Fire Ord. 4045, 912 and I's & A's, 8.17.2.4.6.1.

Water and Waste Water:

9. Please submit four (4) copies of the revised Grading & Drainage Plan that includes the proposed connections to the water and sewer infrastructure south of the proposed building, and shows the extension of the 8" PVC sewer across both lot frontages per Sec. 49-117 & 49-224 of the City Code.

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:

10. Please revise the project plans to demonstrate that the proposed refuse enclosure is angled 30 degrees to the adjacent alley (DSPM, Sec. 2-1.804)
11. Please revise the project plans to provide a minimum five (5) foot sidewalk along the building frontage with the parking area. (DSPM, Sec. 2-1.808; Transportation Master Plan, Ch. 7, Sec. 8)
12. It appears that the proposed bicycle parking spaces are smaller than the space that is required. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.
13. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to Attachment B, APS Construction Energy Answers, and contact Mr. Austin Prusak, APS Customer Project Manager (602-493-4456).
14. All exterior mechanical, utility, and communications equipment shall be screened by a wall that matches the architectural characteristics, color, and finish of the building. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

Landscape Design:

15. Landscape pots are noted on the site plan. Please provide landscape pots that are a minimum of 36 inches in diameter and have a sufficient depth to support the root system of the plants located in the pots. Please refer to Scottsdale Sensitive Design Principle 11.

Building Elevation Design:

16. Please revise the proposed 'Alucobond Panels' that are indicated on the north and east sides of the building, and provide an alternate material for the exterior walls of the front of the

building. This metal panels may be appropriate as an accent material but not for the exterior wall finish at the front of the building. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Restaurant Design Guidelines, Architecture section.

17. A few windows on the South side of the building 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 and the Scottsdale Restaurant Design Guidelines, Architecture section. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
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 and Scottsdale Restaurant Design Guidelines, Architecture section.
19. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
20. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
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.
22. 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.
23. Please provide a cross section of the restaurant building so that the Development Review Board and COS staff will be able to understand the forms and bulk of the proposed development.
24. 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.

Lighting Design:

25. 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 mayl 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.

Other:

26. Please provide a site plan and project data that complies with 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.
 - a. Revise the project data to indicate required bicycle parking of two spaces and indicate where bike parking is provided.
 - b. Revise the project data to indicate open space provided on the site plan.
 - c. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
 - d. Revise the project data to indicate the net lot area, the amount of building floor area provided, and the floor area ratio required and provided.
 - e. Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.
27. 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 refer to Zoning Ordinance Section 1.303.
28. Please provide paint color drawdowns and 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. (Zoning Ordinance, Sec. 1.303)
29. 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.

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 26 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr". The signature is fluid and cursive, with the first name "Brad" and last name "Carr" clearly distinguishable.

Brad Carr, AICP, LEED-AP
Principal Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **7-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)
- Two copies: Revised Narrative for Project

Site Plan:

<u>8</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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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	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Lighting Site Plan:

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

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

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Floor Plans:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Building Cross-Section(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Civil site plan:

<u>4</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 2.9.2017
Contact Name: MING CHEN
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Application Accepted for Review.

565 - PA - 2016

Dear MR. CHEN :

It has been determined that your Development Application for DRB 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: BRAD CARR
Title: PRINCIPAL PLANNER
Phone Number: (480) 312 - 7713
Email Address: bcarr @ScottsdaleAZ.gov