

**Correspondence Between  
Staff and Applicant  
Approval Letter**



May 12, 2017

Tim Rasnake  
Archicon  
5055 East Washington Street, Suite 200  
Phoenix, Arizona 85034

RE: 18-DR-2017  
2nd St. Hub

Dear Mr. Rasnake:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on April 6, 2017. The following **1<sup>st</sup> 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:

- DOMB* *ok*
1. Please revise the site plan data to include the allowed and provided Gross Floor Area Ratio (G FAR) and floor area allowed (Section 1.204 of the Zoning Ordinance and Plan & Report requirements for Development Applications (PRRDA)). Based on the information provided, and assuming that Lot 1 and Lot 2 of 2<sup>nd</sup> Street Commons MCR 1080-47 will be replatted as one lot as discussed at the pre-application meeting, the G FAR allowed is  $1.3 * 37620 = 48906$  square. The G FAR provided is  $10697/37620 = 0.28$ . Please provide all calculations on the site plan.
  2. Please revise the site plan data to include to correct property zoning, which is C-3 DO (Section 1.204 of the Zoning Ordinance and PRRDA)
  3. Please revise the site plan (Sheet DR2) and landscape plan to show the traffic safety triangles on the southwest corner of North Scottsdale Road and East 2nd Street (Sections 1.204 and 7.104 of the Zoning Ordinance and Figure 5.3-27 of the Design Standards and Polices Manual (DSPM), and the PRRDA).

*DOMB* *ok*

*IT IS DOWN THAT WAY*

*Patio is not*

As it pertains to the southwest corner of North Scottsdale Road and East 2nd Street, the twenty-five (25) foot by twenty-five (25) foot traffic safety triangle is to be drawn at the intersection of the west forty-five (45) foot wide North Scottsdale Road right-of-way that will to be dedicated. This will affect the location of the patio and structure near this intersection because it is proposed to be located in the traffic safety triangle, and no structures or

*RAILING IS IN*  
fencing/railing (except columns as approved by the Transportation Department staff) are allowed in the traffic safety triangle between eighteen (18) inches and eight (8) feet in height. Please revise the site design to comply with the traffic safety triangles requirements (Section 7.104 of the Zoning Ordinance and Sections 2-1.1001 and 5-3.119.D of the DSPM).

- Table ok*
4. Show and label all easements on the Site Plan (Sections 1.204 of the Zoning Ordinance and PRRDA).
5. Please revise the parking calculation in project data on the Site Plan to comply with Sections and Subsections of 9.103., Table 9.103.B., and 9.104. of the Zoning Ordinance. The required and provided parking calculation data information are on the Site Plan shall be revised in according with the following:
- d*
- Parking Required for building at 3720 North Scottsdale Road (Lot 1 of 2<sup>nd</sup> Street Commons MCR 1080-47):
    - Restaurant/Retail/Office/Personal Care Service area: 4037 square feet - (2,000 square foot wavier per Section 9.104.H.3.c.iii. of the Zoning Ordinance) / 300 = 6.79 spaces
    - Restaurant Patio area = 550 square feet – 1000 sqft (500 square feet per street frontage) = -450 / 350= 0 spaces required
  - Parking Required for building at 3712 North Scottsdale Road (Lot 2 of 2<sup>nd</sup> Street Commons MCR 1080-47):
    - Restaurant/Retail/Office/Personal Care Service space: 6657 square feet of building area existing as of 07/31/2013
    - Four (4) parking space provided for building at 3712 North Scottsdale Road (Lot 2 of 2<sup>nd</sup> Street Commons MCR 1080-47) for the 6657 square feet of building area existing as of 07/31/2013
    - Parking required: 4 spaces in accordance with Section 9.104.H.2.a.i. of the Zoning Ordinance
  - Total Parking required for the buildings at 3712 North Scottsdale Road and 3720 North Scottsdale Road = 6.79+ 0+4 = 10.79 or 11 spaces.
  - Total Parking provided = 20 spaces
- [Please be advised that the number of provided parking spaces may change based on the comments contained in this review letter.]
- Accessible parking spaces required = 20 \* 0.04 = 0.8 or 1 space
  - Accessible parking spaces provided = 1 spaces
  - Bike Parking Required at 3720 North Scottsdale Road (Lot 1 of 2<sup>nd</sup> Street Commons):
    - 2 spaces (1 rung)
  - Bike Parking Provided at 3720 North Scottsdale Road (Lot 1 of 2<sup>nd</sup> Street Commons):
    - 4 spaces (2 rungs)

*Table*

The above parking calculations are based on the assumption that the Lot 1 and Lot 2 of 2<sup>nd</sup> Street Commons MCR 1080-47 will be replatted as one lot as discussed at the pre-application meeting.

6. Please revise the North Scottsdale Road and East 2<sup>nd</sup> Street building elevations and site plan of the building at 3720 North Scottsdale Road building to comply with the Building Location requirements of section 5.3006.F.1.b. and Section 6.1205.C.4. of the Zoning Ordinance. In accordance with this section, at least twenty-five (25) percent of the length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet. Please submit a building elevation worksheet and site plan worksheet demonstrating that the revised site plan and building elevation comply with these requirements. The submitted plans do not acknowledge the wall plans on the east and north elevations of the northeast corner of the building above the entry way. In addition, the submitted plans do not acknowledge the wall plan on the north elevation of the northwest corner of the building. These wall features are part of the building and are required to comply with the above referenced requirements.

Circulation:

7. Please revise the site plan and enlarged site plan and to remove the patios that are proposed in the forty five (45) foot North Scottsdale Road right-of-way. The proposed patio in the right-of-way will require approval of a license agreement by the City Council (Section 47-46 and 47-51 of the Scottsdale Revised City Code (SRC)).
8. With the exception of the North Scottsdale Road driveway shown on the site plan, please revise the site plan to show and note that the remaining existing driveway ramps to North Scottsdale Road and East 2<sup>nd</sup> Street are to be removed and replaced with curb, gutter and pavement in accordance with the City of Scottsdale (COS) Supplements to MAG Specifications and Details, and the Design Standards & Policies Manual (Section 47-21 of the SRC, and Section 5-8000 of the DSPM).

Refuse:

9. A minimum of one refuse enclosure with a grease containment area in accordance with the COS MAG Detail 2146-2 is required for each restaurant (Section 24-3 of the SRC, and Section 2-1.804.B. of the DSPM), in addition to the refuse enclosure for the retail area. In accordance with the submitted plans, the north building appears to provide two restaurant spaces, and the south building appears to provide one restaurant space and two retail spaces. Therefore, two refuse enclosures in conformance with COS MAG Detail 2146-2, or one enclosure in conformance with COS MAG Detail 2147-2 is required for the north building, and one refuse enclosure in conformance with COS MAG Detail 2146-2, and one refuse enclosure in conformance with COS MAG Detail 2146-2 for the south building. In addition, refuse trucks shall not back up more than thirty-five feet, or into East 2<sup>nd</sup> street, as proposed, and the enclosures shall be at a thirty (30) degree angle to the alley.

Due to the limited area and alley restrictions, staff proposes the owner provide the following alternative refuse solution, Option A: (Please refer to the markup included as Attachment A):

- a. Shift the proposed Lot 1 refuse enclosure to the northwest corner of the Lot 2, and reconfigure the Lot 1 where the refuse enclosure is proposed, to accommodate additional parking. This enclosure shall conform with COS MAG Detail 2146-2, with the screen wall raised so that the wall is one foot taller than the refuse compactor (Section 7.105.A.2. of the Zoning Ordinance).
- b. Limit the use of the refuse enclosure on the southwest corner of the south lot to non-restaurant refuse.
- c. Record a shared refuse agreement against the north and south lots, or combine the lots into one lot to allow the uses of the reduce number of refuse enclosures for both properties and the compactor and grease containment to be used by all restaurants and

business on the two lots. The shared refuse agreement shall be reviewed and approved by the City of Scottsdale Attorney's Office, and Solid Waste Director, or designee. Staff also provided Options B and C as alternatives; but, Option is the preferred solution.

### 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:

- a.  
B2NB
10. Please dedicate a non-motorized public access easement over any public sidewalk that extends outside of the right-of-way on Scottsdale Road and 2nd Street per DSPM Section 5-8.300. Please revise the site plan to show and label the easement.

#### Landscape Design:

- OK
11. Please relocate the two trees adjacent to North Scottsdale Road and the new building, south of the southwest corner of North Scottsdale Road and East 2<sup>nd</sup> Street to be approximately ten (10) feet farther to the south (Section A9 of the Downtown Urban Design and Architectural Guidelines (DUDAG) and Section 5-3.119.D. of the DSPM). This request is intended to provide shade for the bus stop, adjacent the patio, and to minimize the sight visibility conflicts near the southwest corner of North Scottsdale Road and East 2<sup>nd</sup> Street.

#### Building Elevation Design:

- DONB. B?
- REMOVED
- ELIMINATE
12. Please revise the building elevation so that the face of the SES will be flush with the building façade (Section 2-1.402 of the DSPM).
  13. The proposed width and depth of the canopy element of the tower features appears to be disproportional in scale to the tower and the remainder of the building and appears as an excessive use of a decorative detail feature for an area of the building roof that is not utilized. Please decrease the width and depth of the canopy projections from the tower elements of both building to be consistent with the building and tower size and scale (Commercial Design Guidelines Architecture Massing 6 and 9).
  14. The proposed arched wall feature on the northwest corner of the north of elevation of the north building appears to be a decorative feature that is inconsistent with the remaining building's architectural form and relate to the internal function of the building and site. Please eliminate this feature or modify it to be consistent with the building form and internal function Commercial Design Guidelines Architecture Massing 9).

### 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:

#### Site Design:

- DONB ✓
15. Please revise the North Scottsdale Road sidewalk at the location that the brick pavers meet the accessible curb ramp so that the brick pavers end in a squared/ninety (90) degree end, instead of the proposed angle. The concrete sidewalk ramp landing may be enlarged to the south to allow this to occur.

16. Please be advised that if the owner desire to utilize custom design bike racks that blend with the architecture of the building, this may be allowed provided that the proposed design complies with COS MAG Detail #2285.

#### 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:

17. Prior to the issuance of a building permit, the property owner shall replat the two lots as one lot (Chapter 48 Article II Division 4B of the SRC).
18. With the improvement plan submittal the owner submit plans to mill and pave the entire width of the alley adjacent to the west property line (Section 5-3.1100.F.3 of the DSPM).

#### Building Elevations:

19. Please be advised that no exterior roof ladders shall be allowed where they are visible to the public or from an offsite location (Section 2-401.3 of the DSPM). Please provide a floor plan or roof plan that illustrates the location of the roof ladder
20. Please be advised that with the construction document submittal, the property shall submit plans that demonstrate that the 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 (Section 7.105 of the Zoning Ordinance and Section 2-1.401.4 of the DSPM).

#### Other:

21. Please be advised that any new meter will be accessed water resources fees in accordance with Section 49-75 of the SRC. In addition, please remove any meter to the site that will no longer be utilized. The size of a meter that is removed may be available to be credited to a new meter.
22. Please be advised that any new or relocated electrical and communication lines shall be placed under ground (Section 47-80 of the SRC).
23. Prior to the issuance of a building permit, or the recordation of the plat to combine the property into one lot, whichever is first, the property owner shall execute an agreement with the City to construct the public improvements, and provide assurance to the City as cash deposit, letter of credit, or bond for constructing the public improvements (Section 47-23 of the SRC).
24. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in section 48-4 and Sec. 48-101 of the SRC.
25. With the construction document submittal, the owner shall provide documentation that the proposed shade sails over the parking spaces comply with the flame spread index of Class A.

26. Prior to the issuance of the a building and encroachment permit for the canopy encroachments in to the right-of-way, the property owner shall enter into a Permission for Private Improvements In Right-of-Way agreement with the City.

Please resubmit the revised application requirements and additional information identified in Attachment B, 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 twenty six (26) Staff Review Days since the application was determined to be administratively complete.

These 1<sup>st</sup> 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 480-312-4218 or at [dsymer@ScottsdaleAZ.gov](mailto:dsymer@ScottsdaleAZ.gov).

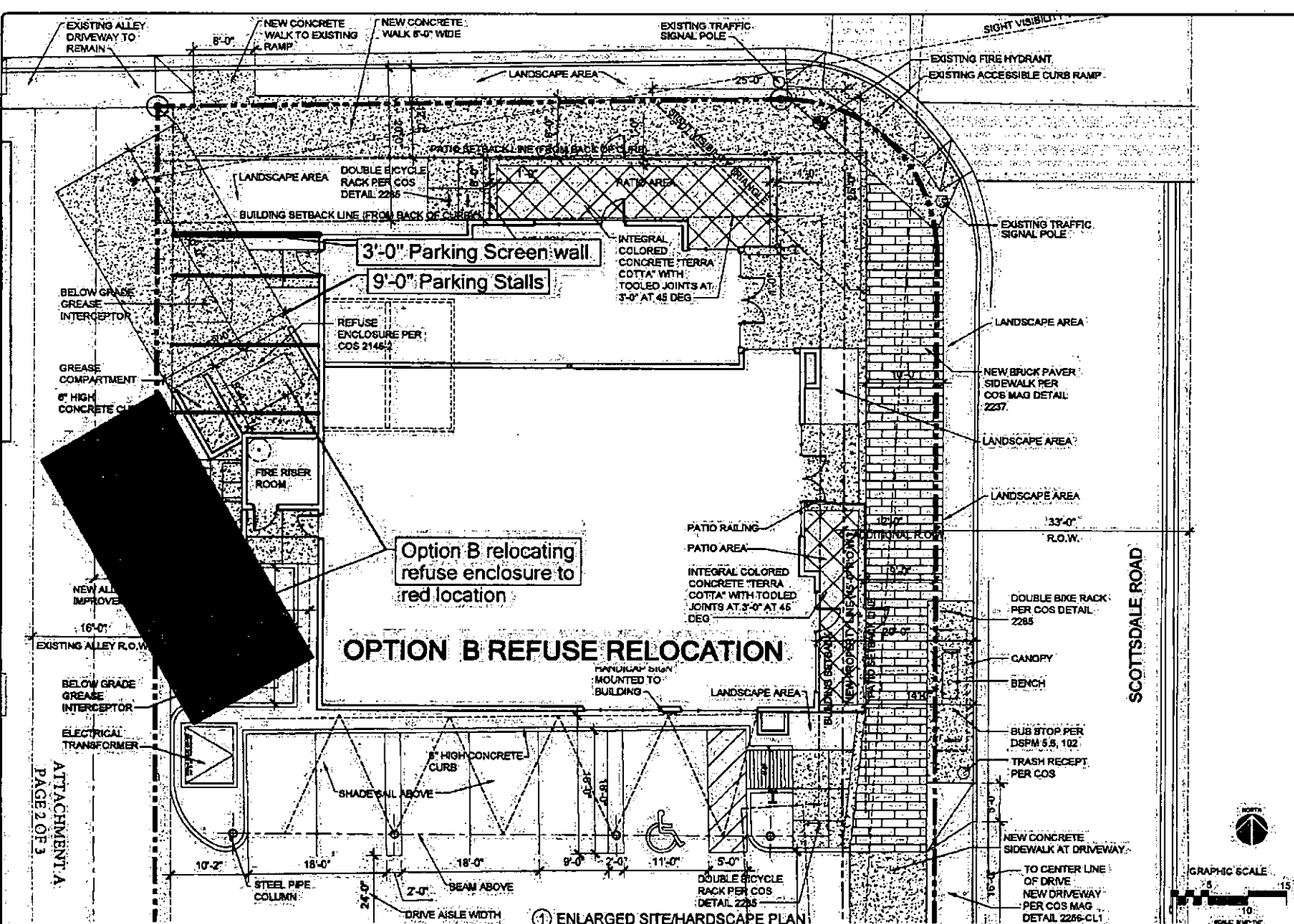
Sincerely,



Dan Syme, AICP  
Senior Planner

cc: Arizona Partners  
c/o 2nd Sdale, LLC  
Bob Rusing  
8300 North Scottsdale Road, A200  
Scottsdale, Arizona 85258





**OPTION B REFUSE RELOCATION**

Option B relocating refuse enclosure to red location

① ENLARGED SITE/HARDSCAPE PLAN

ATTACHMENT A  
PAGE 2 OF 3

**ARCHICON**  
Architects & Engineers, L.L.C.  
1000 N. CENTRAL AVENUE  
SUITE 200  
SCOTTSDALE, AZ 85257  
TEL: 480.948.1100  
WWW.ARCHICON.COM

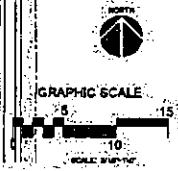
**TRINIS**  
21100

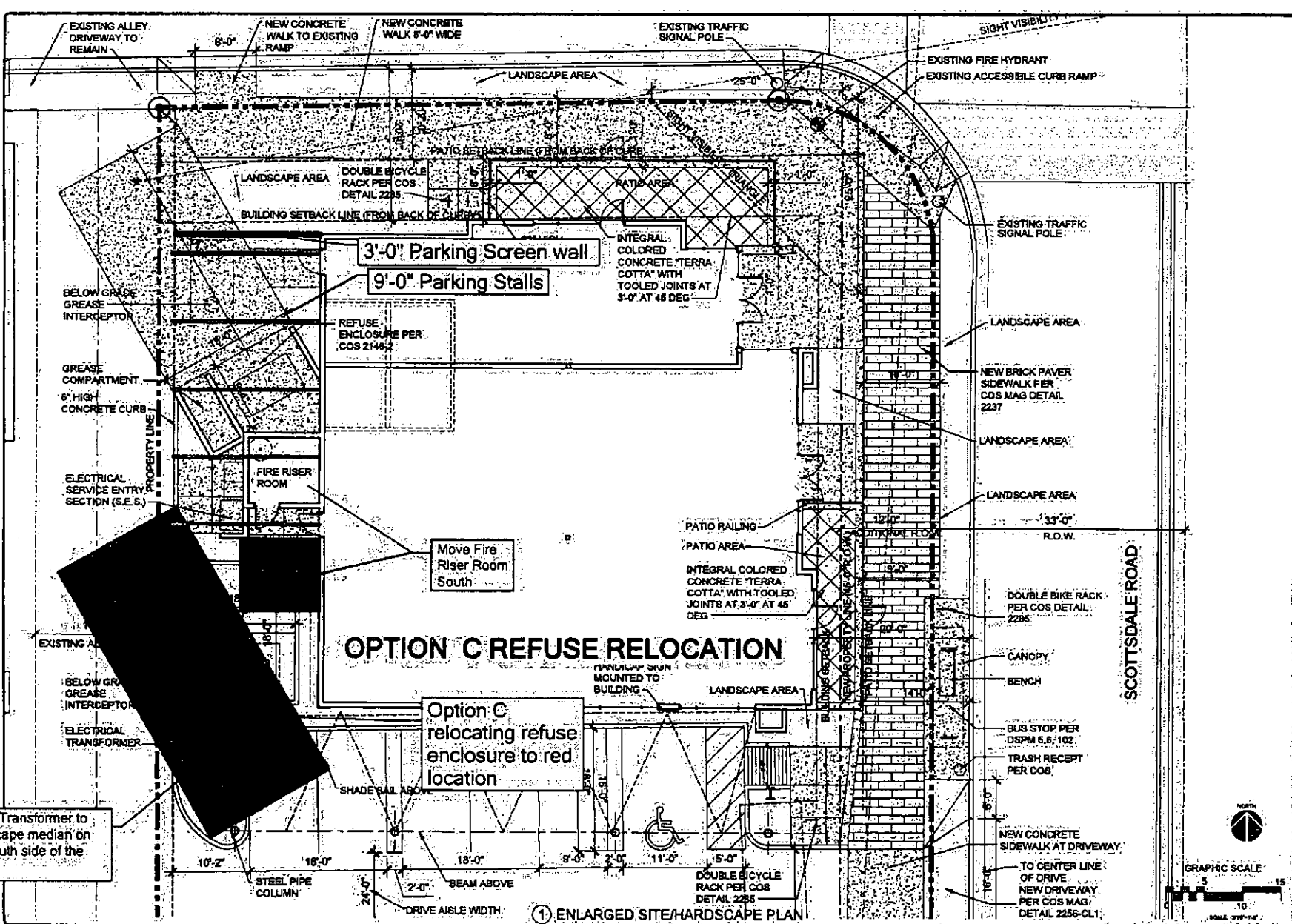
**RETAIL DEVELOPMENT**  
3719 E 3730 N, SCOTTSDALE ROAD  
S.W.C. N. SCOTTSDALE RD & E. 2nd STREET  
SCOTTSDALE, ARIZONA

NO.	DESCRIPTION	DATE	BY

RED FILE  
SCHEDULED HARDSCAPE  
PLAN - NORTH PORTION  
OF SITE

**DR3**  
EST. 1988  
1000 N. CENTRAL AVENUE  
SUITE 200  
SCOTTSDALE, AZ 85257  
TEL: 480.948.1100  
WWW.ARCHICON.COM





**OPTION C REFUSE RELOCATION**

Option C relocating refuse enclosure to red location

① ENLARGED SITE/HARDSCAPE PLAN

**ARCHICON**  
 ARCHITECTURE & INTERIORS, LLC  
 1000 N. CENTRAL EXPRESSWAY  
 SUITE 200  
 PHOENIX, ARIZONA 85004  
 TEL: 602-998-4800  
 FAX: 602-998-4801  
 WWW.ARCHICONAZ.COM

**DRIVE**  
**THRU**  
**2**  
**DRIVE**

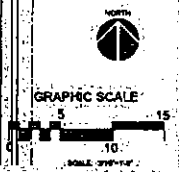
**RETAIL DEVELOPMENT**  
 3712 & 3720 N. SCOTTSDALE ROAD  
 S.W.C. N. SCOTTSDALE RD & E. 2nd STREET  
 SCOTTSDALE, ARIZONA

NO.	DESCRIPTION	DATE

PROJ. NO. 10-000000  
 DRAWING NUMBER: 10-000000-01  
 PLAN - HARDSCAPE PORTION OF SITE



**DR3**  
 DATE: 01/14/2014



**ATTACHMENT B  
Resubmittal Checklist**

Case Number: **18-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 (DWG or DWF format only)
- ~~One original: Signed Prop. 207 Waiver Request~~
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance
- ~~One copy: Results of Alta Survey~~
- ~~Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)~~
- ~~Two copies of the Revised Trip Generation Comparison~~
- ~~Two copies of the Revised Parking Study / Analysis~~
- ~~One copy: Revised Security, Maintenance & Operations Plan~~

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

5    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Enlarged Site Plans:

5    24" x 36"            1    11" x 17"            1    8 ½" x 11"

Site Plan Worksheet:

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"







Elevation Worksheet(s):

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Perspective(s):

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

Landscape Plan:

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



Lighting Site Plan(s) If site plan changes:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Photometric Analysis Plan(s) If site plan changes:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

\_\_\_\_\_ 24" x 36" \_\_\_\_\_  11" x 17" \_\_\_\_\_  8 ½" x 11"



1 June 2017

**2<sup>nd</sup> Street HUB**  
3712 & 3720 N. Scottsdale Road  
S.W.C. Scottsdale Rd & 2<sup>nd</sup> Street  
Scottsdale, Arizona

Re: 18-DR-2017  
2<sup>nd</sup> Street Hub

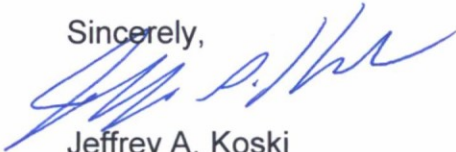
The following are response comments to the City letter dated 12 May 2017:

1. The site plan data has been revised to include the GFAR and floor area allowed with the calculations on Sheet DR2.
2. The site plan data has been modified to show the current zoning of C-3 DO. See Sheet DR2.
3. The site plan has be modified to show that the patio railing is out of the traffic safety triangle. See Sheet DR3
4. The easements have all been shown on the site plan. See Sheet DR2.
5. The parking calculations on Sheet DR2 have been modified per the provided calculations.
6. The building elevations have been modified to remove the "wing" at the Northeast corner of the building. See Sheets DR5 and DR9.
7. The patios have been removed from the plans and will be submitted for a separate submittal for license agreement by the City Council. A note has been added to Sheet DR3 stating this.
8. The site plan has been revised to call out that the driveways to be removed will be replaced with curb, gutter and pavement per COS MAG standards. See sheet DR2.
9. The north refuse enclosure has been changed per the request from staff.
10. The non-motorized public access easements have been shown on Sheet DR2 and will be a part of the plat process.
11. The landscaping has been revised per the comment. See Sheet LA.01.

12. The west building elevation has been modified to have the SES flush with the exterior face of the building. See Sheet DR6.
13. The canopy element has been reduced in size as presented to Dan Symer and Steve Venker on Friday, May 26, 2017, and all were in agreement as to the revision. See Sheet DR5
14. The arched wall feature has been eliminated and a wire mesh feature as presented to Dan Symer and Steve Venker on Friday, May 26, 2017, and all were in agreement on this approach. See Sheet DR5
15. The brick pavement at the intersection has be modified to be square. See Sheet DR3.
16. Noted.
17. The replat process has been started on these two lots.
- 18-26. Items noted.

If you have any questions or comments, please let me know.

Sincerely,



Jeffrey A. Koski  
Project Director



May 12, 2017

Tim Rasnake  
Archicon  
5055 East Washington Street, Suite 200  
Phoenix, Arizona 85034

RE: 18-DR-2017  
2nd St. Hub

Dear Mr. Rasnake:

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  - Accessible parking spaces provided = 1 spaces
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    - 2 spaces (1 rung)
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    - 4 spaces (2 rungs)

The above parking calculations are based on the assumption that the Lot 1 and Lot 2 of 2<sup>nd</sup> Street Commons MCR 1080-47 will be replatted as one lot as discussed at the pre-application meeting.

6. Please revise the North Scottsdale Road and East 2<sup>nd</sup> Street building elevations and site plan of the building at 3720 North Scottsdale Road building to comply with the Building Location requirements of section 5.3006.F.1.b. and Section 6.1205.C.4. of the Zoning Ordinance. In accordance with this section, at least twenty-five (25) percent of the length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet. Please submit a building elevation worksheet and site plan worksheet demonstrating that the revised site plan and building elevation comply with these requirements. The submitted plans do not acknowledge the wall plans on the east and north elevations of the northeast corner of the building above the entry way. In addition, the submitted plans do not acknowledge the wall plan on the north elevation of the northwest corner of the building. These wall features are part of the building and are required to comply with the above referenced requirements.

Circulation:

7. Please revise the site plan and enlarged site plan and to remove the patios that are proposed in the forty five (45) foot North Scottsdale Road right-of-way. The proposed patio in the right-of-way will require approval of a license agreement by the City Council (Section 47-46 and 47-51 of the Scottsdale Revised City Code (SRC)).
8. With the exception of the North Scottsdale Road driveway shown on the site plan, please revise the site plan to show and note that the remaining existing driveway ramps to North Scottsdale Road and East 2<sup>nd</sup> Street are to be removed and replaced with curb, gutter and pavement in accordance with the City of Scottsdale (COS) Supplements to MAG Specifications and Details, and the Design Standards & Policies Manual (Section 47-21 of the SRC, and Section 5-8000 of the DSPM).

Refuse:

9. A minimum of one refuse enclosure with a grease containment area in accordance with the COS MAG Detail 2146-2 is required for each restaurant (Section 24-3 of the SRC, and Section 2-1.804.B. of the DSPM), in addition to the refuse enclosure for the retail area. In accordance with the submitted plans, the north building appears to provide two restaurant spaces, and the south building appears to provide one restaurant space and two retail spaces. Therefore, two refuse enclosures in conformance with COS MAG Detail 2146-2, or one enclosure in conformance with COS MAG Detail 2147-2 is required for the north building, and one refuse enclosure in conformance with COS MAG Detail 2146-2, and one refuse enclosure in conformance with COS MAG Detail 2146-2 for the south building. In addition, refuse trucks shall not back up more than thirty-five feet, or into East 2<sup>nd</sup> street, as proposed, and the enclosures shall be at a thirty (30) degree angle to the alley.

Due to the limited area and alley restrictions, staff proposes the owner provide the following alternative refuse solution, Option A: (Please refer to the markup included as Attachment A):

- a. Shift the proposed Lot 1 refuse enclosure to the northwest corner of the Lot 2, and reconfigure the Lot 1 where the refuse enclosure is proposed, to accommodate additional parking. This enclosure shall conform with COS MAG Detail 2146-2, with the screen wall raised so that the wall is one foot taller than the refuse compactor (Section 7.105.A.2. of the Zoning Ordinance).
- b. Limit the use of the refuse enclosure on the southwest corner of the south lot to non-restaurant refuse.
- c. Record a shared refuse agreement against the north and south lots, or combine the lots into one lot to allow the uses of the reduce number of refuse enclosures for both properties and the compactor and grease containment to be used by all restaurants and

business on the two lots. The shared refuse agreement shall be reviewed and approved by the City of Scottsdale Attorney's Office, and Solid Waste Director, or designee. Staff also provided Options B and C as alternatives; but, Option is the preferred solution.

### **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 dedicate a non-motorized public access easement over any public sidewalk that extends outside of the right-of-way on Scottsdale Road and 2nd Street per DSPM Section 5-8.300. Please revise the site plan to show and label the easement.

#### **Landscape Design:**

11. Please relocate the two trees adjacent to North Scottsdale Road and the new building, south of the southwest corner of North Scottsdale Road and East 2<sup>nd</sup> Street to be approximately ten (10) feet farther to the south (Section A9 of the Downtown Urban Design and Architectural Guidelines (DUDAG) and Section 5-3.119.D. of the DSPM). This request is intended to provide shade for the bus stop, adjacent the patio, and to minimize the sight visibility conflicts near the southwest corner of North Scottsdale Road and East 2<sup>nd</sup> Street.

#### **Building Elevation Design:**

12. Please revise the building elevation so that the face of the SES will be flush with the building façade (Section 2-1.402 of the DSPM).
13. The proposed width and depth of the canopy element of the tower features appears to be disproportional in scale to the tower and the remainder of the building and appears as an excessive use of a decorative detail feature for an area of the building roof that is not utilized. Please decrease the width and depth of the canopy projections from the tower elements of both building to be consistent with the building and tower size and scale (Commercial Design Guidelines Architecture Massing 6 and 9).
14. The proposed arched wall feature on the northwest corner of the north of elevation of the north building appears to be a decorative feature that is inconsistent with the remaining building's architectural form and relate to the internal function of the building and site. Please eliminate this feature or modify it to be consistent with the building form and internal function (Commercial Design Guidelines Architecture Massing 9).

### **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:

#### **Site Design:**

15. Please revise the North Scottsdale Road sidewalk at the location that the brick pavers meet the accessible curb ramp so that the brick pavers end in a squared/ninety (90) degree end, instead of the proposed angle. The concrete sidewalk ramp landing may be enlarged to the south to allow this to occur.

16. Please be advised that if the owner desire to utilize custom design bike racks that blend with the architecture of the building, this may be allowed provided that the proposed design complies with COS MAG Detail #2285.

### **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:**

17. Prior to the issuance of a building permit, the property owner shall replat the two lots as one lot (Chapter 48 Article II Division 4B of the SRC).
18. With the improvement plan submittal the owner submit plans to mill and pave the entire width of the alley adjacent to the west property line (Section 5-3.1100.F.3 of the DSPM).

#### **Building Elevations:**

19. Please be advised that no exterior roof ladders shall be allowed where they are visible to the public or from an offsite location (Section 2-401.3 of the DSPM). Please provide a floor plan or roof plan that illustrates the location of the roof ladder
20. Please be advised that with the construction document submittal, the property shall submit plans that demonstrate that the 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 (Section 7.105 of the Zoning Ordinance and Section 2-1.401.4 of the DSPM).

#### **Other:**

21. Please be advised that any new meter will be accessed water resources fees in accordance with Section 49-75 of the SRC. In addition, please remove any meter to the site that will no longer be utilized. The size of a meter that is removed may be available to be credited to a new meter.
22. Please be advised that any new or relocated electrical and communication lines shall be placed under ground (Section 47-80 of the SRC).
23. Prior to the issuance of a building permit, or the recordation of the plat to combine the property into one lot, whichever is first, the property owner shall execute an agreement with the City to construct the public improvements, and provide assurance to the City as cash deposit, letter of credit, or bond for constructing the public improvements (Section 47-23 of the SRC).
24. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in section 48-4 and Sec. 48-101 of the SRC.
25. With the construction document submittal, the owner shall provide documentation that the proposed shade sails over the parking spaces comply with the flame spread index of Class A.

26. Prior to the issuance of the a building and encroachment permit for the canopy encroachments in to the right-of-way, the property owner shall enter into a Permission for Private Improvements In Right-of-Way agreement with the City.

Please resubmit the revised application requirements and additional information identified in Attachment B, 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.

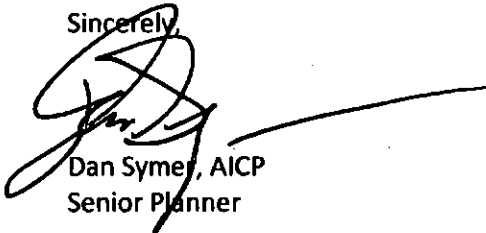
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL 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 twenty six (26) Staff Review Days since the application was determined to be administratively complete.

These 1<sup>st</sup> 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 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

Sincerely,

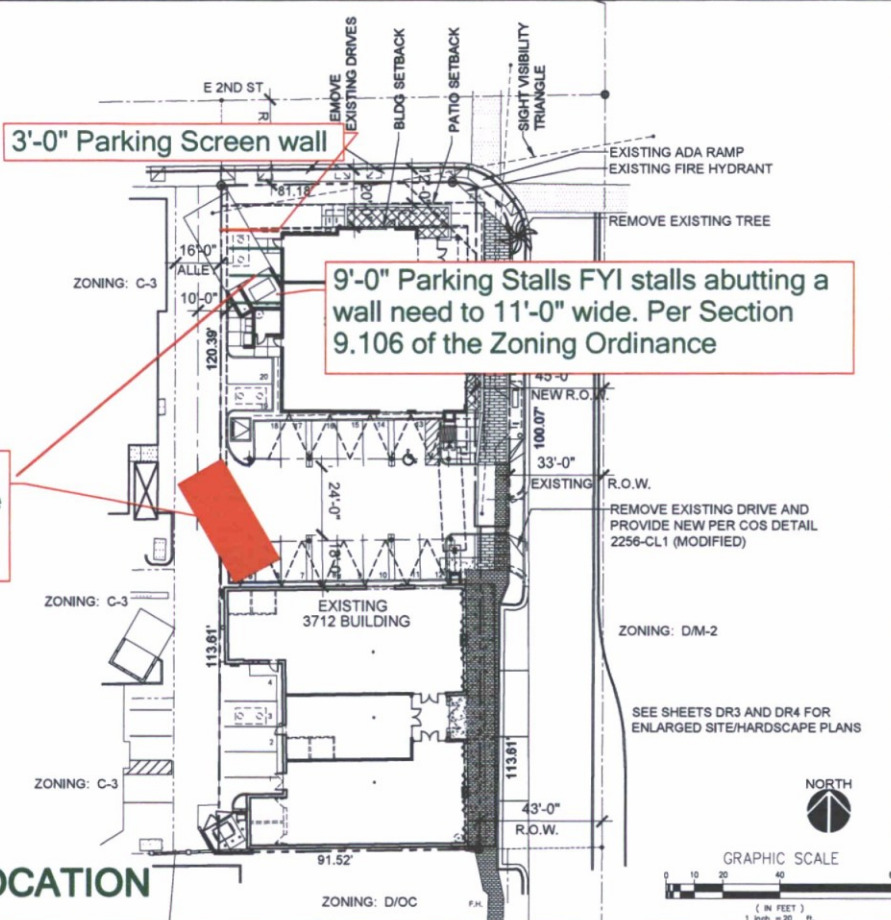


Dan Symer, AICP  
Senior Planner

cc: Arizona Partners  
c/o 2nd Sdale, LLC  
Bob Rusing  
8300 North Scottsdale Road, A200  
Scottsdale, Arizona 85258

# OPTION A REFUSE RELOCATION

Option A relocating refuse enclosure to red location

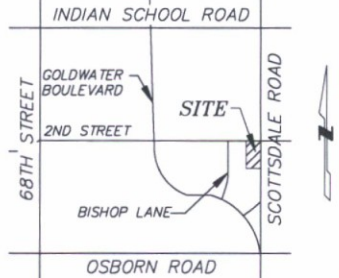


## 4 SITE PLAN

- ALL EXISTING DRIVEWAYS THAT ARE TO BE DEMOLISHED PER THE PROPOSED PLAN ARE TO BE REPLACED WITH CURB AND GUTTER CONSTRUCTED IN ACCORDANCE WITH COS MAG DETAIL, SRC SECTION 47-21.
- ALL NEW FIRE LANES SHALL BE CONSTRUCTED TO SUPPORT 83,000 LBS OF GROSS VEHICLE WEIGHT PER DSPM SECTION 2-1.803(3).
- NON-MOTORIZED PUBLIC ACCESS EASEMENTS SHALL BE DEDICATED TO ALL PUBLIC SIDEWALKS WHICH EXTEND OUTSIDE OF THE RIGHT-OF-WAY ON NORTH SCOTTSDALE ROAD AND EAST SECOND STREET PER DSPM SECTION 5-8.300.

## 6 SITE NOTES

## 5 VICINITY MAP



## 5 VICINITY MAP

N.T.S.

**OWNER:**  
 ARIZONA PARTNERS  
 8300 N. HAYDEN ROAD  
 SUITE A200  
 SCOTTSDALE, ARIZONA 85258  
 PH: 602-319-2250  
 ATTN: BOB RUSING  
 EMAIL: rr@azpre.com

**ARCHITECT:**  
 ARCHICON, ARCHITECTURE & INTERIORS, L.C.  
 5055 E WASHINGTON STREET  
 SUITE 200  
 PHOENIX, ARIZONA 85034  
 PH: 602-222-4266  
 ATTN: TIM RASNAKE  
 EMAIL: timr@archicon.com

## 1 PROJECT TEAM

THIS PROJECT CONSISTS OF TWO BUILDINGS AT THE SOUTHWEST CORNER OF SCOTTSDALE ROAD AND 2ND STREET. THE SOUTHERN BUILDING IS AN EXISTING BUILDING WHICH IS TO BE RENOVATED BOTH INTERIOR AND EXTERIOR FOR RETAIL/RESTAURANT USES. A NEW BUILDING WILL BE CONSTRUCTED ON THE CORNER WITH RETAIL/RESTAURANT USES INCLUDING OUTDOOR PATIO AREAS. A NEW PARKING AREA BETWEEN THE TWO BUILDINGS WITH A UNIFYING ARCH FEATURE WILL BE PROVIDED TO TIE THE ARCHITECTURE AND THEME OF BOTH BUILDINGS TOGETHER.

## 2 PROJECT NARRATIVE

APN:	130-13-412 (LOT 1)	12,132 SF (0.279 AC)
	130-13-413 (LOT 2)	10,396 SF (0.239 AC)
<b>TOTAL LOT NET SQUARE FOOTAGE:</b>	22,529 SF (0.517 AC)	
<b>TOTAL LOT GROSS:</b>	37,620 SF (0.863 AC)	
<b>PARCEL ZONING:</b>	C-3	
<b>3720 BUILDING</b>	4,037 GSF	
	3,937 SF LEASABLE	
	100 SF FIRE RISER ROOM	
	555 SF EXTERIOR PATIO AREA	
<b>3712 BUILDING</b>	6,657 GSF (INCLUDES COVERED ENTRY AND FIRE RISER)	
	6,562 SF LEASABLE (INDOORS)	
	95 SF FIRE RISER ROOMS	
<b>TOTAL GROSS BUILDING SQUARE FOOTAGE:</b>	10,694 SF	

## PARKING REQUIREMENTS

- RESTAURANTS**  
 1 SPACE PER 120 GSF  
 1 SPACE PER 350 GSF EXCEPT FIRST 500 GSF ORIENTED TO STREET
- RETAIL**  
 1 SPACE PER 250 GSF

## TOTAL PARKING REQUIRED:

CREDIT OF 19 PARKING SPACES FOR 3712 BUILDING  
 CREDIT OF 2,000 SF FOR 3720 BUILDING

**RESTAURANT**  
 3,937 SF + 6,657 SF = 10,594 SF - 2000SF = 8,594 / 300 = 29 SPACES  
 370 SF + 185 SF EXTERIOR PATIO - 500 SF = 555-500/350 = 1 SPACES

**TOTAL PARKING SPACES REQUIRED:** 30-19 = 11 SPACES

**TOTAL PARKING SPACES PROVIDED:** 20  
**TOTAL ACCESSIBLE SPACES PROVIDED:** 1

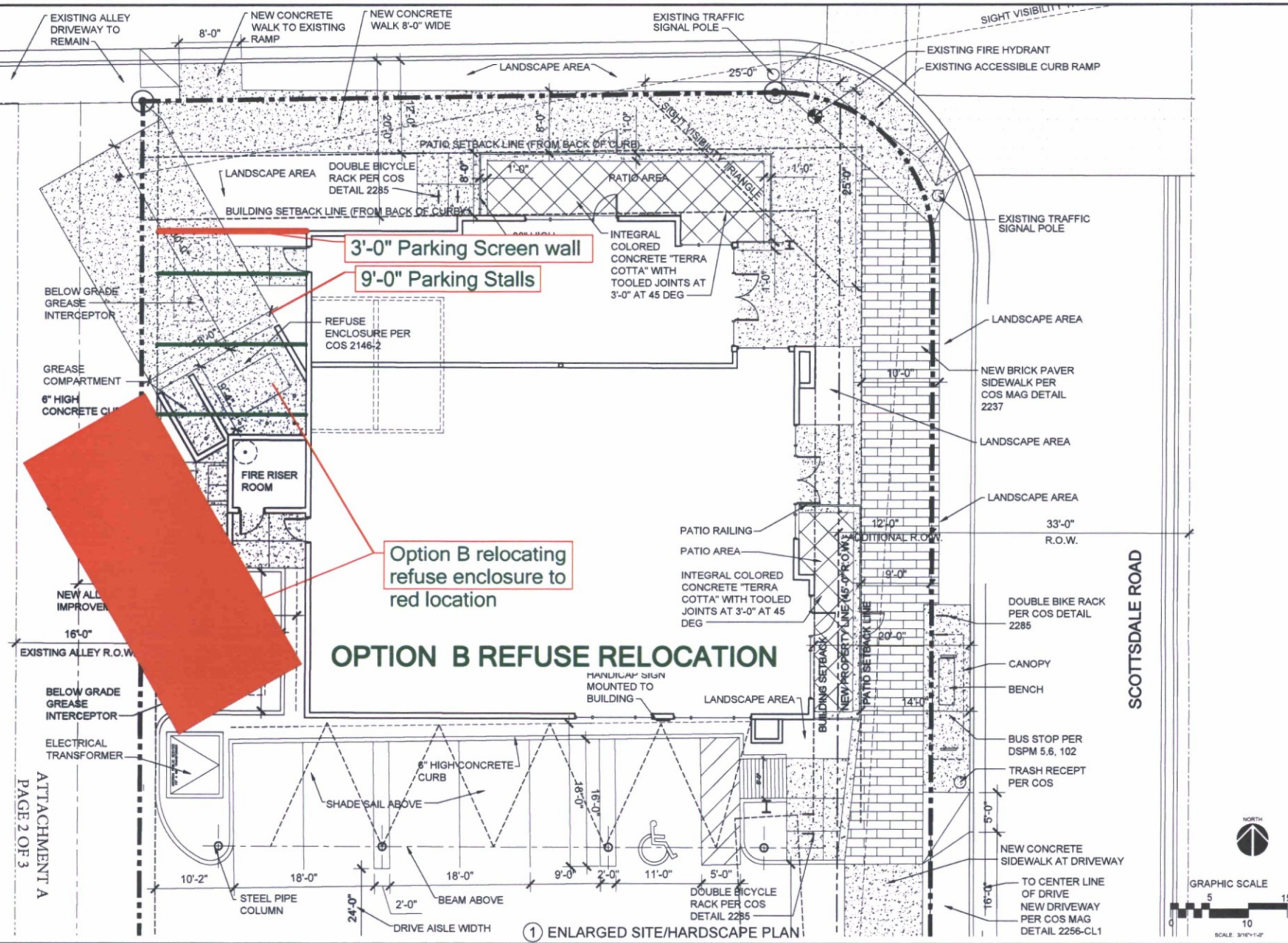
## 3 PROJECT DATA



RETAIL DEVELOPMENT  
 3712 & 3720 N. SCOTTSDALE ROAD

DATE:	10/16/2017
PROJECT NO.:	17-001
DRWING BY:	J. J.
CHECKED BY:	J. J.
DATE:	10/16/2017
EXP. DATE:	





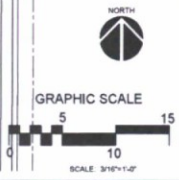
**OPTION B REFUSE RELOCATION**

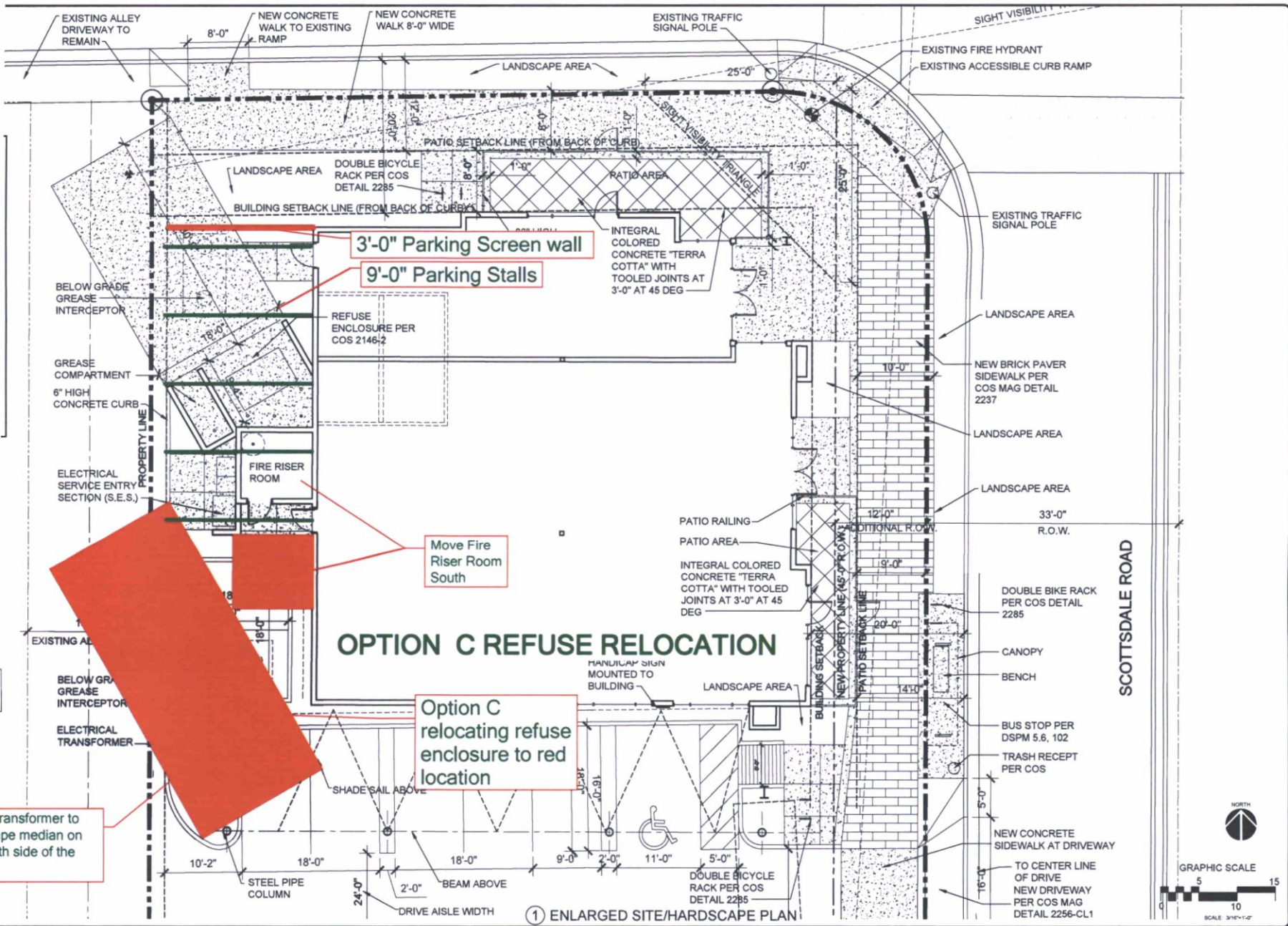
Option B relocating refuse enclosure to red location

3'-0" Parking Screen wall  
9'-0" Parking Stalls

① ENLARGED SITE/HARDSCAPE PLAN

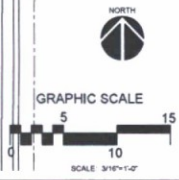
ATTACHMENT A  
PAGE 2 OF 3





**OPTION C REFUSE RELOCATION**

① ENLARGED SITE/HARDSCAPE PLAN



**ATTACHMENT B  
Resubmittal Checklist**

Case Number: **18-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 (DWG or DWF format only)
- One original: Signed Prop. 207 Waiver Request
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance
- One copy: Results of Alta Survey
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- Two copies of the Revised Trip Generation Comparison
- Two copies of the Revised Parking Study / Analysis
- One copy: Revised Security, Maintenance & Operations Plan

- 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"
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- Site Plan:

<u>5</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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- Enlarged Site Plans:

<u>5</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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- Site Plan Worksheet:

<u>1</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"

Elevation Worksheet(s):

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Perspective(s):

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

Landscape Plan:

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

Lighting Site Plan(s) If site plan changes:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Photometric Analysis Plan(s) If site plan changes:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

\_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 4/6/17  
Contact Name: TIM RASPAKE  
Firm name: Archicon  
Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_

RE: Application Accepted for Review.  
75 - PA-2017

Dear TIM:

It has been determined that your Development Application for 2nd St + HUB 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: \_\_\_\_\_  
Title: SENIOR PLANNER  
Phone number: 480 312-4218  
Email address: DSymer@scottsdaleaz.gov