

**Correspondence Between
Staff and Applicant
Approval Letter**

May 26, 2017

Greg Bloemberg
City of Scottsdale – Planning Department
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Re: 9-GP-2016 /22-ZN-2016 – Rose Lane Commercial Parcel

Dear Greg:

Please see the following responses to the first review letter dated October 7, 2016:

1. The Project Narrative has been revised to further discuss the Neighborhood Commercial designation.
2. The Project Narrative has been revised to address the following items:
 - Consistency with established vegetative pattern along Scottsdale Road in keeping with the Scottsdale Road Streetscape Design Guidelines. Additionally, the Character & Design Element and Mobility Element have been expanded upon to address this comment. The landscape plan has been revised consistent with the Scottsdale Road Streetscape Guidelines; new trees will be mature.
 - CD Goal 4, Bullet 13 does not seem to apply (speaks to entry features for key entrances to Scottsdale). If Staff intended to note Bullet 12, the applicant intends to retain mature landscaping along the street frontage to preserve shade and character.
 - CD Goal 6, Bullet 6 has been addressed and the landscape plan shows the preservation of mature plant materials on site (where feasible). Existing olive trees are noted on the plan.
 - The Rose Lane landscaping will match the surrounding development projects. The landscape plan currently shows olives to remain and the introduction of Chinese Elm trees. Any further changes or suggestions by City Staff can be handled with the DRB application.
 - The site is located within Resort Corridor (SSCAP), and is thus expected to have an enhanced resort character and streetscape. The plans have been revised to show an 8' sidewalk detached from the street curb.

3. The site plan has been revised to show meaningful pedestrian connections though and within the site.
4. The developer is has considered the comment regarding the burying the powerlines, however they have elected to leave them in place at this time.
5. The Project Narrative has been revised to address the incorporation of building and landscape design with existing and recently redeveloped site along this segment of Scottsdale Road.
6. The map has been updated to show correct location for Resort Corridor.
7. There is no update to the Citizen Involvement Report at this time.
8. The site plan and landscape plans have been updated to show landscape parking islands distributed throughout the parking area to comply with this section of the Zoning Code.
9. The project data information on the site plan has been updated to show both proposed and provided bicycle parking.
10. The project data information on the site plan and the information on the open space plan has both been updated to include information on parking lot landscaping.
11. The site plan has the proposed bicycle parking location updated and dimensioned to comply with this section of the Zoning Ordinance.
12. The site plan has been updated to show proposed screen walls at the refuse area to comply with this section of the Zoning Ordinance. The parking at the East side of the site is being screened from Scottsdale Road by landscape materials, per the landscape plan.
13. The TIMA has been updated and is included with the resubmittal.
14. The site plan and landscape plans have been updated to show an 8'-0" sidewalk along Scottsdale Road detached from the curb.
15. The site plan has revised to include proposed locations for the two FDCs along Rose Lane to comply with the Fire Ordinance.

16. The site plan has been revised to show updated location for refuse and grease containment area.
17. The southwest corner of the site has a chain in place as it is part of an existing easement for emergency vehicle access and we cannot install a curb here and block the access (D.E. #199-05 per ALTA survey information).
18. Font size revised to 12-point to improve readability.
19. The site plan shows the proposed bicycle parking location dimensioned and the MAG detail referenced to comply with this section of the Zoning Ordinance.
20. The site plan notes the material and finish of the refuse screen walls to comply with the DS&PM.
21. The site plan has been revised to incorporate all project data information per the City's requirements including adjacent parcel zoning information, gross/net lot area, dimensions of abutting right-of-way, dimension between buildings, setbacks, sidewalk widths, location of above-ground utility equipment, and location of streetlights, traffic signals and overhead utility lines.
22. The Project Narrative has been revised to further discuss SSDP #5 and design of the public realm.
23. Case Drainage Report provided with resubmittal with CDs.
24. Provided a 11x17 color Pre-Development Aerial Map in the Drainage Report as requested. Also provided a 11x17 Conceptual Grading Plan and a Post-Development Aerial Map in the Drainage Report delineating the ground cover in each.
25. Provided Existing Site Drainage Map on 11x17 paper and added an "evaluation-area-volume" table on the map and in the report as requested.
26. The existing drywell is called out in the Existing Site Drainage Map as well as the Conceptual Grading Plan.
27. In the Drainage Report, page 4, the mentioning of the percolation data has been removed and has been revised see Section 2.1 for the changes.

28. The C-value for the existing compacted soil has been revised to 0.65 and the retention volume required for the post-development has been recalculated and the Report has been updated to reflect the change.
29. Added the requested information in Appendix B.
30. The font size has been revised to 12-point on the landscape plans.
31. The plant species have been revised to match the plants listed in the Scottsdale Road Streetscape Design Guidelines. All plant material within the property line complies with the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant list as required by the City of Scottsdale DS&PM 2-1.1001.
32. Black and white elevations are provided with resubmittal.
33. The site plan has been updated to show proposed fire riser room locations. As the site plan is conceptual and floor plans have not yet been designed these locations are only proposed, the final locations will comply with this section of the DS&PM.
34. There is a new permit for the existing freestanding "V" monument sign for the Andaz Resort and we will create a permanent easement to preserve it. The City's sign reviewer has already approved this sign and the improvements have been made as part of the Andaz Resort renovations.
35. The site plan has been updated to show a new transit shelter along Scottsdale Road to comply with this section of the Transportation Master Plan.
36. We are not opposed to the idea of removing the "umbilical cord" driveway connection, but would need to better understand the City's mechanism for doing so.
37. There three site plan concepts included with the resubmittal to give flexibility to future developer(s). Regarding the two-building concept, the specific use of the area between the two buildings is intended to serve as a connection point through the site and may include landscaping or outdoor furniture, to be determined at the time of DRB. As noted in 21. above, the project data including dimensions between the buildings has been added to the site plan.
38. The site plan has been revised to note the requirement for a Motorized Public Access Easement for Rose Lane.

39. Acknowledged. Prior to final plans submittal, the Owners Information Certificate will be submitted to the Fire Department for review and approval.

If you have any questions regarding the above responses please do not hesitate to contact me.

Sincerely,



Michele Hammond
Principal Planner

184694v1



October 7, 2016

Travis Keele
Blackstone Rio Group
4858 E Baseline Rd 101
Mesa, AZ 85206

RE: 9-GP-2016 and 22-ZN-2016
Rose Lane Commercial Parcel

Mr. Keele:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/30/16. 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.

General Plan Significant Policy Related Issues

1. The project narrative discusses the Neighborhood Commercial designation definition (page 5); however, there is no explanation as to how the proposal meets the definition. Please revise the narrative to include an explanation as to how the proposal meets that definition (with supportive graphics as needed). Include the proposed zoning district, intensity of uses and neighborhood compatibility.
2. The project narrative states that the proposed street frontage of the site along Scottsdale Road will be consistent with the "established vegetative pattern along Scottsdale Road". Furthermore, the Character & Design Element (Goal 4) and the Community Mobility Element (Goal 1, bullet 2) of the General Plan promote streetscape improvements as a means to create visual quality and unified character within the area. Please revise the narrative to confirm that the design will implement the Scottsdale Road Streetscape Design Guidelines that have been established for this segment of Scottsdale Road (Segment 3 - Resort Corridor); and revise the narrative to take into consideration the following:
 - Character & Design Goal 4 (particularly bullet 13) and Goal 6 (particularly bullet 6) both reiterate the community's desire to save mature trees and landscaping as they add to an area's visual significance and character. The subject site includes several mature Olive trees that are adjacent to both Rose Lane and Scottsdale Road. These mature trees are noted as appropriate trees within "Segment 3 - Resort Corridor" of the Scottsdale Streetscape Design Guidelines, and are integral to maintaining this area's visual significance and character. Although the landscape plan notes that several of the existing Olive trees are to remain, it is unclear as to how many of the existing trees are being saved. Please

provide an inventory that accounts for those trees that are being salvaged to confirm that a large number of trees are in fact being salvaged.

- Please revise the narrative and the landscape plan to demonstrate that the Rose Lane landscaping will match that of the surrounding development projects that have recently emerged on Rose Lane.
 - The subject site is within the Resort Corridor, as designated in the Southern Scottsdale Character Area Plan (SSCAP). As such, this area is expected to have an enhanced resort character; including the street frontage along Scottsdale Road. Please revise the site plan to include a minimum 8-foot wide sidewalk detached from street curb, similar to the condition on the north side of Rose Lane (along Scottsdale Road).
3. Both the 2001 General Plan (Land Use Element Goal 5, bullet 2, Goal 9, bullet 4, Economic Vitality Element Goal 5, bullet 6, Community Mobility Element Goal 11, bullet 9) and the SSCAP (Character & Design Policies CD 2.1, 8.1 and 8.2) Speak to the importance of neighborhood-serving pedestrian connections to and within the development. The narrative states that the pedestrian connectivity has been emphasized through the proposed site plan; however, it appears that existing connections and sidewalk improvements are being carried over from the previous development that occupied this site. Please revise the site plan to include pedestrian connections through and within the site. Provide meaningful pedestrian connections from both the residential project to the south as well as from the Scottsdale Road frontage. Consider a striped and/or raised pedestrian crossing through the drive aisles as a means of creating a safe crossing.
 4. Please respond to General Plan Public Services and Facilities Element Goal 3, bullet 4 and SSCAP Public Services and Facilities Policy PSF 3.3 regarding the 69kv powerlines that border the eastern edge of the site; and consider burying the powerlines in conjunction with the development request as this would not only benefit the project, but enhance the resort character expected for this segment of Scottsdale Road. Also refer to SSCAP LU 4.1 and CD 8.
 5. The response to Character and Design Element Goal 2 (page 9 of the narrative) references several redevelopment projects in close proximity to the subject site. Please revise the narrative to include dialogue that confirms this project will incorporate building and landscape design features from these newly developed sites as a means to continue the established contextual character.
 6. Please update page 8 of the narrative - the map insert has been misplaced and indicates the incorrect location for the Resort Corridor.
 7. With the next submittal, please provide an updated Citizen Involvement Report outlining any additional outreach efforts or public comment.

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:

Site Design:

8. Please revise the site plan and landscape plan to include one additional landscape island in each row of parking spaces in the parking lot east of the building. A landscape island is required every 15 spaces. Refer to Section 10.501.H.2.a.ii of the Zoning Ordinance.
9. The site plan acknowledges the required number of bicycle parking spaces (racks); however the number spaces proposed is not provided. Please revise the site plan to include the number of racks to be provided. Refer to Section 9.103.C of the Zoning Ordinance.
10. Neither the site plan nor the Open Space Plan indicate the required and provided parking lot landscaping. Please revise both plans to include the required/provided parking lot landscaping w/ supporting calculations. On the Open Space Plan, please add another graphic symbol to identify the parking lot landscaping. Refer to Section 10.501.H.2 of the Zoning Ordinance.
11. Please revise the site plan to demonstrate compliance with Section 9.106.C.2 of the Zoning Ordinance with regard to rack location.
12. Please revise the site plan to indicate the location(s) of all existing and/or proposed screen walls. Refer to Sections 5.1304, 7.105, 9.106.F and 10.501.H of the Zoning Ordinance.

Circulation:

13. As submitted, the Traffic Impact Analysis (TIMA) is not approved. Please revise the TIMA accordingly to respond to the following issues:
 - The report identifies eastbound and westbound left-through movements experience poor levels of service and that modifications to the cycle length may improve the operation. What modifications are recommended?? The signal is part of a coordinated plan along Scottsdale Road and would need to function within the cycle length of nearby signals.
 - Evaluate the intersection of Scottsdale & Rose Lane with modifications to eastbound striping to provide a dedicated left-turn lane, a through lane and a dedicated right-turn lane; and eliminate the split phasing at the intersection. How does this impact the operation at this intersection??
 - Provide a striping plan to improve the capacity and operation of the Scottsdale/Rose Lane intersection. The plan should improve the alignment of the lanes on Rose Lane approaching Scottsdale Road.
 - Provide a trip generation comparison to the previous land use.
 - Include 24-hour traffic volumes on all figures.
14. Please revise the plans to indicate a minimum 8-foot wide sidewalk along Scottsdale Road, detached from the street curb. Refer to Scottsdale Revised Code 47-36 and the Chapter 7, Section 8 of the 2008 Transportation Master Plan.

Fire:

15. Please revise the site plan to demonstrate the FDC meets spacing requirements. Refer to Fire Ordinance 4045, 912.

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:

16. Please revise the site plan to indicate the location(s) of required refuse enclosure(s). Note, refuse collection area must include grease containment and be located within 100 feet of the service exits of the buildings. Refer to Section 2-1.804 of the DSPM.
17. The proposed vehicular circulation condition at the southeast corner of the site is not functional. There is no back-up area for the southernmost parking space, and an existing chain across the drive aisle on the property line appears to impede vehicular maneuvering, as well as refuse collection for the project to the south. Please revise the design of this portion of the parking lot to include a minimum 5-foot deep and replace the chain with a curb to prevent vehicles from crossing over into the residential project. Refer to Section 2-1.709.C of the DSPM.
18. Notes and dimensions on the site plan appear to be 6-point font size or less. Please revise notes and dimensions so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications.
19. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces; as well as the rack design. Refer to Scottsdale Supplement to MAG Standard Detail #2285 and note detail number on site plan. NOTE: Detail #2285 requires minimum 6.5 feet X 9.5 feet of site area for bicycle parking. Also refer to Section 2-1.808 of the DSPM.
20. Perimeter and site walls shall be constructed with 6 or 8-inch masonry blocks, 8-inch wide brick, stone, concrete or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Vary the horizontal and vertical alignment of the wall to promote visual interest. Refer to Section 201.401.5 of the DSPM.
21. Please provide a site plan with project data that complies with the Plan and Report Requirements for Development Applications. There may be additional comments after the revised site plan has been received and reviewed by staff. Refer to Section 1.303 of the Zoning Ordinance. Add the following:
 - Zoning of all adjacent parcels
 - Gross and net lot area in square feet and acres
 - Dimensions of all abutting right of way
 - Dimension between buildings
 - Setbacks to each building from all property lines
 - Locations of sidewalks, with pavement types, and dimensions
 - Location of above-ground utility equipment
 - Locations of street lights, traffic signals and overhead utility lines

Project Narrative:

22. Please revise the project narrative regarding Scottsdale Sensitive Design Principle 5, design in the public realm, and incorporate comments that describe how the redevelopment will implement the Scottsdale Road Streetscape Design Guidelines for Segment 3.

Drainage

23. Please provide an 11 X 17 Pre-Development Aerial Map (color) as part of the revised drainage report that shows all existing grass areas, landscape areas and paved areas on the project site, using transparent polygons, and quantify each in square feet so the data in the drainage report can be verified. Also, please provide an 11 X 17 Conceptual Grading & Drainage Plan as part of the revised drainage report that shows the same information listed above. Refer to Sections 4-1.402 and 4-1.900 of the DSPM.
24. The "Existing Site Drainage Map" (Exhibit 2) must be provided on 11 X 17 paper; not 8.5 X 11 for clarity. Please create an "elevation-area-volume" table on this map as well as in the drainage report for the existing retention basin that has an existing storage volume of 11,844 cubic feet. Refer to Section 4-1.900 of the DSPM.
25. In Section 2.5 on Page 6 of the drainage report, it is stated that there are existing drywells at the bottom of the existing retention basin. Please show and call out the existing drywells on Exhibit 2, as well as on the requested Conceptual Grading & Drainage Plan. Refer to Section 4-1.900 of the DSPM.
26. In Section 2.1 on Page 4 of the drainage report, it is stated that "Using percolation data, the infiltration rate of each basin is calculated as follows:". No geotechnical report has been included in the drainage report as an addendum to show the results of the percolation test of the subsurface soils. If a percolation test is to be done as part of the proposed improvements, please rewrite this section accordingly and state in the drainage report that a geotechnical report will be included in the Final Drainage Report as an addendum to the civil improvement plans submittal. The statement at the end of this section stating "In the event that the basin volume cannot be drained out via direct percolation, drywells will be proposed to allow the proposed basins to drain within the 36-hour time limit" is acceptable; however, if there are already existing drywells at the bottom of the existing retention basin this section may have to be rewritten. Refer to Sections 4-1.402 and 4-1.800 of the DSPM.
27. In Section on Page 3 of the drainage report, it is stated that "demolition of the existing building included the concrete slab of the building and therefore the impervious area of the demolished building is now natural ground with a C-value (i.e. Runoff Coefficient) of) 0.45". This is not an accurate assumption. A C-value of 0.45 is only acceptable for "undisturbed natural desert" per the DSPM. C-value is not applicable to the compacted soil that lies beneath the concrete slab. A C-value of 0.6 or 0.7 may be appropriate for the compacted soil and should be taken into consideration if the concrete slab is removed. Please rewrite this section to include a more accurate assumption of the C-value for the compacted soil and use this C-value accordingly in the calculation for the storm water storage volume requirement as appropriate. Refer to Sections 4-1.402 and 4-1.800 of the DSPM.
28. Please include the NOAA 14 rainfall data in the drainage report, printed out directly from the NOAA website, to demonstrate the 100-year, 2-hour precipitation depth for verification purposes. Refer to Sections 4-1.402 and 4-1.900 of the DSPM.
29. NOTE: With the civil improvement plan submittal a Drainage Easement (DE) must be dedicated around the existing and/or modified retention basin and a draft of the DE dedication documentation, including the legal description and graphic, must be submitted to the City. If any part of the existing DE needs to be released as part of the project, a separate request for Release of Drainage Easement will be required. Refer to Sections 4-1.402 and 4-1.700 of the DSPM.

Landscape Design:

30. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications.
31. Please modify the plant species that are listed on the Plant List so that they match the plants that are in the Scottsdale Road Streetscape Design Guidelines. Refer to the following link: <http://www.scottsdaleaz.gov/assets/scottsdaleaz/construction/scottsdale-road-streetscape/srdesign.pdf>.

Building Elevation Design:

32. Please provide building elevations that are black & white, without gray tones, to improve readability. Refer to the Development Review Board Application Checklist and the Plan and Report Requirements for Development Applications.

Fire:

33. Please revise the site plan to indicate the location of required fire riser rooms(s). Refer to Section 6-1.504 of the DSPM.

Circulation:

34. Please revise the site plan to indicate a minimum 25' X 25' corner safety triangle at the intersection of Scottsdale & Rose Lane. NOTE: The existing freestanding sign, which was only in place to direct the public to the resort, must be removed from the public right of way. Please coordinate with the Sign Plan Reviewer if you wish to reinstall the sign behind the right of way line. Refer to Section 5-3.119.D and Figure 5.3-27 of the DSPM.
35. Please revise the plans to indicate a new transit shelter, to replace the existing shelter, at the bus stop on Scottsdale Road adjacent to this site. Refer to City of Scottsdale Standard Streetscape Detail #2264 and the Section 3, Policy 7.0 of the 2008 Transportation Master Plan.

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:

36. There appears to be an opportunity with this project to eliminate the long "umbilical cord" connecting this site to the resort property in Paradise Valley. Now that the site is proposed to be rezoned to C-1, which effectively severs the site from the resort, the connection is no longer needed. Please consider eliminating the connection as part of the future plat submittal.

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:

37. It is unclear on the site plan what the area between the two buildings is to be used for. The landscape plan appears to indicate a pedestrian connection through the site, but again it is not identified. Please clarify what this area is to be used for and, if it is a sidewalk, please call out the minimum width. Refer to the Plan and Report Requirements for Development Applications.

Circulation:

38. NOTE: A Motorized Public Access Easement will be required over the entire length of Rose Lane that encroaches onto this site. Please revise the site plan to acknowledge the future easement. Refer to the Plan and Report Requirements for Development Applications.

Fire:

39. Prior to final plans submittal, an Owners Information Certificate must be submitted to the Fire Department for review and approval.

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.

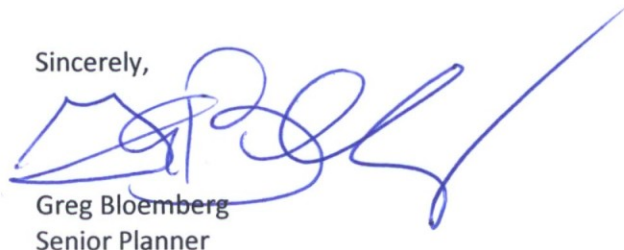
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 28 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,

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

Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **22-ZN-2016**

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

- ☒ Five copies: 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)
- ☒ Three copies: Revised Narrative for Project
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

- ☒ Context Aerial with the proposed Site Plan superimposed

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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- ☒ Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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- ☒ Open Space Plan:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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- ☒ 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"

- ☒ Landscape Plan:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



June 21, 2017

Michele Hammond
Berry Riddell, LLC
6750 E. Camelback Road #100
Scottsdale, Az. 85251

RE: 9-GP-2016 and 22-ZN-2016
Rose Lane Commercial Parcel

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 5/31/17. The following **2nd Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note: some comments are 2nd requests for issues that were not resolved with the resubmittal.**

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

1. Please revise the site plan to indicate a minimum eight foot setback from back of curb to the transit shelter; and show a continuous sidewalk connection from the transit shelter to the street curb. Refer to Supplement to MAG Detail #2264-1.
2. Please eliminate the landscape symbols from the site plan. Showing landscape symbols results in too much information on the plan, making it difficult to read. Refer to the Plan and Report Requirements for Development Applications.

Drainage:

3. The groundcover delineation for the pre-developed condition appears to designate some landscape areas as impervious. This may overestimate pre-developed flow and under-estimate impacts during post-developed conditions. Please delineate these landscape areas and take this into account when calculating the weighted runoff coefficient. Refer to Section 4-1.806 of the DSPM.

4. Please provide a preliminary grading & drainage plan (24 X 36) that indicates existing topography, proposed contours or finished grade elevations and arrows indicating drainage patterns. Label the existing basin and indicate the proposed drainage easement for the basin. Refer to Section 4-1.804 of the DSPM.
5. For redevelopment projects, the current policy is to preserve any existing storm water storage and meet first flush treatment for the re-developed area. The proposed drainage concept is acceptable if it can be demonstrated that the existing basin has enough storage to accommodate both the 100-year, 2-hour volume per NOAA Atlas 14 rainfall, and first flush (0.5 inch). Refer to Section 37-1.804 of the Scottsdale Revised Code.
6. The area of disturbance during construction of this project will exceed one acre. Any disturbed area over one acre requires a Notice of Intent (NOI) Certification from the ADEQ prior to construction. Please add a section to the report stating that an NOI will be submitted to ADEQ and an approved NOI Certification with an AZCON number will be provide to the City at the time of final plans review. Refer to Section 4-1.300 of the DSPM.
7. Please include a completed Warning and Disclaimer of Liability with the revised drainage report. Refer to Section 4-1A of the DSPM. **Please contact Alex Menez in Storm Water (480-312-7278, amenez@scottsdaleaz.gov) with any questions.**

Circulation:

8. Please revise the site plan to show a sidewalk along the Rose lane frontage with a minimum width of six feet. Site plan currently shows a five-foot wide sidewalk. Refer to Section 2-1.808 of the DSPM.
9. Please revise the site plan to indicate a minimum 25-foot X 25-foot Corner Safety Triangle at the intersection of Scottsdale Road & Rose Lane. Refer to Section 5-3.119.D of the DSPM.
10. Please revise the site plan to indicate a minimum six-foot wide pedestrian connection from the proposed transit shelter to the building(s). Refer to the Land Use Element (Goal 5, bullet 2 and Goal 9, bullet 4) and the Community Mobility Element (Goal 11, bullet 9) of the General Plan, and Section 2-1.708 of the DSPM.

Considerations

The following considerations have been identified in the second 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:

11. Rose Lane adjacent to the property frontage is in exceedingly poor condition. Please consider milling and overlaying Rose Lane as part of this project.

Technical Corrections

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

Site:

12. Please confirm the proposed refuse enclosure will include a grease containment area, and will be located no more than 100 feet from the furthest service exit. Refer to Section 2-1.804 of the DSPM.
13. Please revise the site plan to indicate all sidewalk ADA ramps will meet current ADA requirements. Additionally, the ramp at the intersection of Scottsdale Road & Rose Lane needs to be reconstructed to eliminate a current condition that causes water to pond at this location. Please acknowledge on the site plan and in the response letter. Refer to Section 12 of the DSPM.
14. Please note for any future Development Review Board submittal: Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry block, brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments and/or heights for walls over 200 feet in length. Refer to Section 2-1.401.5 of the DSPM.
15. Please revise the site plan to indicate the location(s) for all existing and/or proposed screen walls, including height and thickness of each wall. Refer to Sections 5.1304, 9.106.F and 10.501.H of the Zoning Ordinance.

Circulation:

16. Please provide a striping plan, or revise the site plan, to indicate restriping of the eastbound and westbound approaches on Rose Lane to provide a separate thru/left-turn lane and right-turn lane.

Landscape Design:

17. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
18. Please modify the plant species that are listed on the Plant List so that they match the plants identified in the Scottsdale Road Streetscape Design Guidelines.

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 43 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 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,

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

Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: 22-ZN-2016

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 first review comment letter.

☒ One copy: Revised CD of submittal (DWG or DWF format only)

☒ Site Plan:

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

Technical Reports:

☒ 2 copies of Revised Drainage Report _____

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

September 18, 2017

Michele Hammond
Berry Riddell, LLC
6750 E. Camelback Road #100
Scottsdale, Az. 85251

RE: Determination of a Planning Commission hearing

Ms. Hammond:

Your Development Applications, 9-GP-2016 and 22-ZN-2016, Rose Lane Commercial Parcel, are scheduled to be considered by the Planning Commission at the 11/8/17 hearing.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 11/6/17. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site post requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Planning and Development Services Division has had this application in review for 60 Staff Review Days.

Regards,

Greg Bloemberg
Senior Planner

cc: case File

August 24, 2017

RE: 9-GP-2016 and 22-ZN-2016
Rose Lane Commercial

Dear Greg:

Please find the following responses to the 2nd Review Letter dated June 21, 2017

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

1. Please revise the site plan to indicate a minimum eight-foot setback from back of curb to the transit shelter; and show a continuous sidewalk connection from the transit shelter to the street curb. Refer to Supplement to MAG Detail #2264-1.

Response: Site plan and landscape plan have been updated to provide a 8' setback from back of curb to the transit shelter.

2. Please eliminate the landscape symbols from the site plan. Showing landscape symbols results in too much information on the plan, making it difficult to read. Refer to the Plan and Report Requirements for Development Applications.

Response: Landscape symbols have been removed from the site plan.

Drainage:

3. The groundcover delineation for the pre-developed condition appears to designate some landscape areas as impervious. This may overestimate pre-developed flow and under-estimate impacts during post-developed conditions. Please delineate these landscape areas and take this into account when calculating the weighted runoff coefficient. Refer to Section 4-1.806 of the DSPM.

Response: Exhibit 2 of the report has been revised to include the previously existing landscape areas. The weighed runoff coefficient has been updated accordingly.

4. Please provide a preliminary grading & drainage plan (24 X 36) that indicates existing topography, proposed contours or finished grade elevations and arrows indicating drainage patterns. Label the existing basin and indicate the proposed drainage easement for the basin. Refer to Section 4-1.804 of the DSPM.

Response: A Preliminary Grading and Drainage Plan has been provided on 24" x 36" sheet. Proposed finish grade callouts are provided as well as proposed contours in the retention basin. Existing contours are also provided showing existing topography. The retention basin has been labeled accordingly and the proposed 30' drainage easement has been labeled as well.

**22-ZN-2016
08/24/2017**

**9-GP-2016
08/24/2017**

5. For redevelopment projects, the current policy is to preserve any existing storm water storage and meet first flush treatment for the re-developed area. The proposed drainage concept is acceptable if it can be demonstrated that the existing basin has enough storage to accommodate both the 100-year, 2-hour volume per NOAA Atlas 14 rainfall, and first flush (0.5 inch). Refer to Section 37-1.804 of the Scottsdale Revised Code.

Response: The existing retention basin is proposed to be modified to accommodate the proposed sidewalk along Scottsdale Road. The revised basin will provide the required volume for both the 100-year, 2-hour storm event as well as first flush treatment.

6. The area of disturbance during construction of this project will exceed one acre. Any disturbed area over one acre requires a Notice of Intent (NOI) Certification from the ADEQ prior to construction. Please add a section to the report stating that an NOI will be submitted to ADEQ and an approved NOI Certification with an AZCON number will be provided to the City at the time of final plans review. Refer to Section 4-1.300 of the DSPM.

Response: Section 3.2 has been added to the report indicating that an AZPDES permit is required for future development of the site.

7. Please include a completed Warning and Disclaimer of Liability with the revised drainage report. Refer to Section 4-1A of the DSPM. **Please contact Alex Menez in Storm Water (480-312-7278, amenez@scottsdaleaz.gov) with any questions.**

Response: A signed copy of the Warning and Disclaimer of Liability has been included herein.

Circulation:

8. Please revise the site plan to show a sidewalk along the Rose lane frontage with a minimum width of six feet. Site plan currently shows a five-foot wide sidewalk. Refer to Section 2-1.808 of the DSPM.

Response: The site plan has been revised to show a 6' sidewalk along Rose Lane.

9. Please revise the site plan to indicate a minimum 25-foot X 25-foot Corner Safety Triangle at the intersection of Scottsdale Road & Rose Lane. Refer to Section 5-3.119.D of the DSPM.

Response: Based on conversations with City Staff, the grandfathered sign will remain in place, which was recently redesigned (permitted) and thus any corner safety triangle dedications will need to account for the approved sign location.

10. Please revise the site plan to indicate a minimum six-foot wide pedestrian connection from the proposed transit shelter to the building(s). Refer to the Land Use Element (Goal 5, bullet 2 and Goal 9, bullet 4) and the Community Mobility Element (Goal 11, bullet 9) of the General Plan, and Section 2-1.708 of the DSPM.

Response: We will evaluate this further as part of the DRB submittal and review process. There are potential conflicts with drainage that may not allow for a pedestrian connection directly from

the transit shelter to the building(s). However, there are sidewalks being provided along Scottsdale Road, Rose Lane and interior to the site that provide ample pedestrian access.

Considerations

The following considerations have been identified in the second 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:

11. Rose Lane adjacent to the property frontage is in exceedingly poor condition. Please consider milling and overlaying Rose Lane as part of this project.

Response: Rose Lane has been resurfaced as part of the Enclave and Andaz redevelopments.

Technical Corrections

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

Site:

12. Please confirm the proposed refuse enclosure will include a grease containment area, and will be located no more than 100 feet from the furthest service exit. Refer to Section 2-1.804 of the DSPM.

Response: As required by the DSPM, the refuse enclosure will include a grease containment area and will be located no more than 100' from the furthest service exit. To be addressed with DRB submittal.

13. Please revise the site plan to indicate all sidewalk ADA ramps will meet current ADA requirements. Additionally, the ramp at the intersection of Scottsdale Road & Rose Lane needs to be reconstructed to eliminate a current condition that causes water to pond at this location. Please acknowledge on the site plan and in the response letter. Refer to Section 12 of the DSPM.

Response: The ADA requirements will be addressed with the DRB submittal.

14. Please note for any future Development Review Board submittal: Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry block, brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments and/or heights for walls over 200 feet in length. Refer to Section 2-1.401.5 of the DSPM.

Response: Acknowledged.

15. Please revise the site plan to indicate the location(s) for all existing and/or proposed screen walls, including height and thickness of each wall. Refer to Sections 5.1304, 9.106.F and 10.501.H of the Zoning Ordinance.

Response: Site wall design is conceptual only and final design including height and thickness will be provided with the DRB submittal.

Circulation:

16. Please provide a striping plan, or revise the site plan, to indicate restriping of the eastbound and westbound approaches on Rose Lane to provide a separate thru/left-turn lane and right-turn lane.

Response: Based on a field visit conducted on 8/4/2017, the requested lane striping is already in place. See attached exhibit from the traffic engineer.

Landscape Design:

17. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Response: The landscape plan was revised to 12-point font with the previous resubmittal and provide again with this resubmittal package. Future DRB submittals will conform to the 12-point font requirement as well.

18. Please modify the plant species that are listed on the Plant List so that they match the plants identified in the Scottsdale Road Streetscape Design Guidelines.

Response: As identified in the Scottsdale Road Streetscape Design Guidelines, all plant material within the right-of-way shall be taken from the overall plant list for Segment 3 of the Guidelines. The landscape architect has separated out the streetscape planting from the on-site planting to better clarify.

If you have any questions regarding the responses above please feel free to contact me.

Sincerely,



Michele Hammond
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 22-ZN-2016

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 first review comment letter.
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)

☒ Site Plan:

5	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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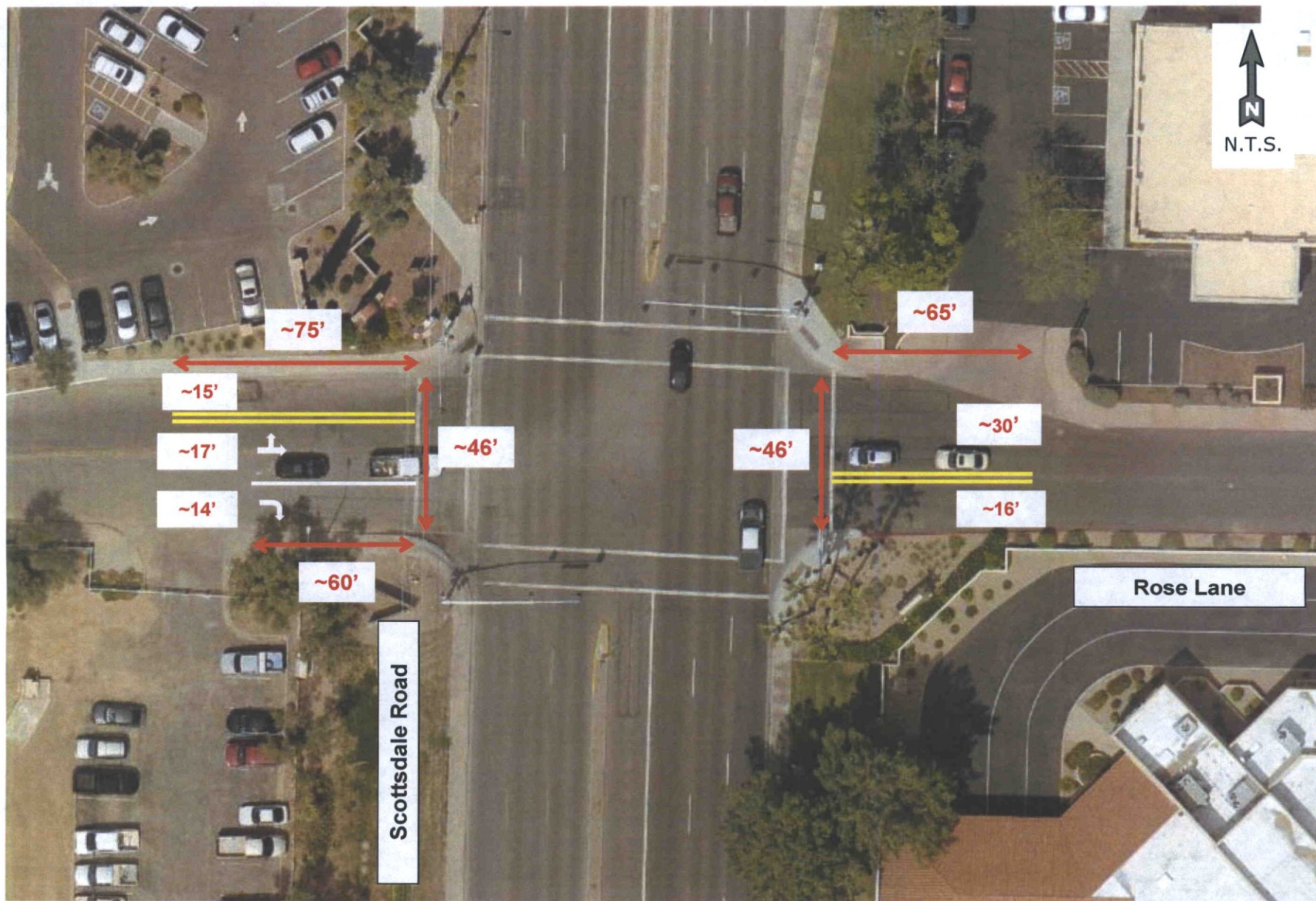
☒ Landscape Plan:

Color	24" x 36"	11" x 17"	8 ½" x 11"
B/W	1	1	1

Technical Reports:

- ☒ 2 copies of Revised Drainage Report

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.



22-ZN-2016
08/24/2017

9-GP-2016
08/24/2017



December 11, 2017

John Berry
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 9-GP-2016
22-ZN-2016
Rose Lane Commercial Parcel

Dear John Berry,

This is to advise you that the case referenced above was approved at the December 5, 2017 City Council meeting. The ordinance and resolution may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-4306.

Sincerely,

Greg Bloemberg
Senior Planner

Acevedo, Alex

From: Curtis, Tim
Sent: Thursday, April 06, 2017 2:41 PM
To: Steinke, Casey; Acevedo, Alex; Castro, Lorraine
Subject: FW: Rose Lane Commercial Parcel

For file to keep open.
Thanks,
Tim Curtis

From: Michele Hammond [<mailto:mh@berryriddell.com>]
Sent: Thursday, April 06, 2017 8:20 AM
To: Bloomberg, Greg
Cc: Curtis, Tim
Subject: Re: Rose Lane Commercial Parcel

Much appreciated!!

Sent from my iPhone

This message and any of the attached documents contain information from Berry Riddell LLC that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message. Thank you.

On Apr 6, 2017, at 8:16 AM, Bloomberg, Greg <GBLO@Scottsdaleaz.gov> wrote:

Michele,

This is fine. Thanks for letting me know. I will add this e-mail to the file and keep the cases active.

Greg Bloomberg

Senior Planner

Current Planning

City of Scottsdale

e-mail: gbloomberg@scottsdaleaz.gov

phone: 480-312-4306

From: Michele Hammond [<mailto:mh@berryriddell.com>]
Sent: Thursday, April 06, 2017 8:10 AM
To: Bloomberg, Greg
Subject: Rose Lane Commercial Parcel

Hi Greg:

I left you a voicemail regarding cases 9-GP-2016 and 22-ZN-2016. We respectfully ask for an extension on the 1st review letter that was issued on October 7, 2016 (keeping the case active) beyond the 180 days that is mention is the last paragraph of the letter. We intend to resubmit in the next two weeks. Please let me know if this is acceptable to City Staff.

Much appreciated!

Michele Hammond

Principal Planner

BERRY RIDDELL LLC

6750 E. Camelback Road, Suite 100

Scottsdale, Arizona 85251

602-463-4081 cell

480-385-2753 direct

480-385-2757 fax

mh@berryriddell.com

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