

**Correspondence Between
Staff and Applicant
Approval Letter**



**Planning & Development Services Department
Planning and Neighborhood**

7447 East Indian School Road
Scottsdale, Arizona 85251

April 23, 2018

42-DR-2017

Xavier Huerta

Bar Napkin Productions

2828 N Central Ave Ste 1300

Phoenix, AZ 85004

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 42-DR-2017 Dunkin Donuts

The Development Review Board approved the above referenced case on April 19, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jeff Barnes, 480-312-2376.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,



Jeff Barnes

Senior Planner

jbarnes@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins



11/20/2017

Mark Bergquist
2828 N Central Ave. Suite 130
Phoenix, AZ 85004

RE: 42-DR-2017 (Dunkin Donuts)

Dear Mr. Bergquist:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/19/2017. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Several of the plan sheets appear to reflect a parcel line around the project site that does not currently exist. Previous conversations indicated this would remain a part of the overall shopping center parcel. Please clarify if there is now an intention to split this out of the shopping center as its own parcel.
 - a. If the intent is to create a new parcel, please provide additional information showing that the proposed parcel can meet its development standards independent of the rest of the shopping center parcel, and that the remaining parcel for the shopping center can continue to meet its development standards without that area for parking, open space, frontage open space, etc.
2. On the proposed site plan, the parking calculations identify provided parking for Dunkin Donuts. The purpose of this information is unclear because the parking is shared with the overall parcel of the shopping center and the adjusted parking numbers are also already listed in the calculations on the site plan.
3. The parking calculations on the provided site plan identify the parking requirement for the proposed building, but do not appear to round up to the nearest whole parking space. This appears to result in 22 spaces required instead of the 19 spaces identified. Please revise the plans accordingly.
4. Please revise the site plan with the correct parking stalls dimensions, both standard and accessible spaces in accordance with the requirements of set forth in Sec. 9.106 of the Zoning

Ordinance.

5. Please also include the Open Space requirement calculation data on the site plan in the project data section.
6. The site plan dimensions 16.5 foot deep parking spaces to the west of the proposed building. The minimum parking space dimensions are 9 foot by 18 feet per Sec. 9.106.A.1.a. of the Zoning Ordinance. Please revise the site plan accordingly.
7. The site plan dimensions the proposed accessible parking space at 9 foot wide, but the minimum accessible parking space width is 11 feet with a 5 foot access aisle per Sec. 9.105.F of the Zoning Ordinance. Please revise the site plan accordingly.
8. Please revise the site plan so that the parking lot landscape island that is on the south side of the accessible parking space will have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in compliance with Scottsdale Zoning Ordinance Section 10.501.H.2.a.
9. Please indicate the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 7.105 and 7.200.B.
10. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.

Lighting:

11. Proposed fixture WSC-1 (P5675-20) is identified to be an "up/down" light, but exterior lighting is required to be directed downward only per Table 7.602.A.2 of the Zoning Ordinance. Fixture option P5674 should be used in its place to meet the directional lighting restriction.
12. Please coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Sec. 7.600 of the Zoning Ordinance.

Fire:

13. Please revise the site plan to demonstrate both the existing and proposed Hydrant spacing, in accordance with Fire Ord. 4283, 507.5.1.2.
14. Please revise the site plan to demonstrate the FDC meets the spacing requirements in accordance with Fire Ord. 4283, 912.
15. Please revise the site plan to demonstrate the proposed design is meeting the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) per DSPM 2-1.802.B.5.

Water and Waste Water:

16. The location of the existing sanitary sewer manhole does not show on the proposed site plan. It would appear the manhole is located in conflict with the new proposed curb of the drive-thru off the southeast corner of the proposed building.
 - a. Does this manhole accept existing service lines? If so it must be maintained or the existing manhole and service modified. If this is the only service into this manhole it could be replaced by a cleanout located 2 feet upstream of the service connection per DSPM 7-1.409.F or per relevant plumbing code for private sewers.
17. An appropriately located grease trap will be required, even though donuts will not be fried at location as identified in previous conversation other debris will still require a trap. DSPM 7-1.411 item 9 specifically requires traps for small coffee type shops.

18. Please revise the plans to identify that the minimum sewer service line shall be 6-inch and constructed and sloped per DSPM 7-1.409.A&B.
19. Please revise the site plan to show and label the existing water line easement through the site.
20. Please revise the plans to identify that a backflow prevention device is provided on the water services as required per Scottsdale Revised Code 49-3.

Building Elevations:

21. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
22. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Other:

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

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:

24. Please revise the site plan so that expansive areas of paved surfaces that are in the northern portion of the site will be reduced to provide 24-foot-wide drive aisles and landscape islands at the ends of adjacent vehicle parking space rows. Please refer to the Scottsdale Restaurant Design Guidelines, Site Design section. Attachment B.
25. Keyed notes on the site plan indicate note 7 as a screen wall and note 17 as a sign. However, on the site plan on the west side of the building there is a note 17 that appears to be a screen wall. Please clarify and revise accordingly. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
26. Keyed note 2 on the site plan indicates 'concrete filled pipe bollard'. Please revise the design of the pipe bollard so that it relates to other metal materials and details that are included with this project, and provide a paint color that relates to the building color scheme. Please refer to the Scottsdale Restaurant Design Guidelines and Scottsdale Sensitive Design Principle 9.
27. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
 - a. Provide a bar scale on the site plan.
 - b. Provide a vicinity map on the site plan.
 - c. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
 - d. Revise the project data to indicate the gross floor area on the site plan.
 - e. Revise the project data to indicate the lot coverage / floor area ratio - allowable, provided, show calculations.

- f. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.1304.
 - g. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
 - h. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
 - i. Revise the site plan to indicate the dimensions of the parcel.
 - j. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
 - k. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
28. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 29. Please eliminate the landscape symbols from the site plan. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 30. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.
 31. Please increase the width of the pedestrian walkway from the public sidewalk that is on Thomas Road to each tenant entry area so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.
 32. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 33. On Sheet SP-2 there is detail 2 'Drive-Thru Menu Layout' which has a note 'Speaker Tower and Canopy'. Please provide illustration and information regarding this item. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Landscape Design:

34. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
35. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.

36. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
37. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.

Building Elevation Design:

38. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
39. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.
40. Please provide a porte-cochere over the drive-through window and lane instead of the flat canopy. Drive-through elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building. Please refer to the Scottsdale Restaurant Design Guidelines, Architecture section.
41. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Restaurant Design Guidelines, Architecture section.
42. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Restaurant Design Guidelines, Architecture section.
43. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
44. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
45. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

Lighting Design:

46. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
47. To avoid conflicts between the light fixtures and the size of mature trees, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principle 13.

Engineering:

48. Please revise the plans to identify the refuse enclosure to be per COS Std. Det. 2146-2 (w/Grease containment) DSPM 2-1.804.
49. Because the proposal is for two separate users and each use is required its own refuse solution, a second refuse container will also be required. Please revise the site plan to account for the location of the refuse container for each user.
50. Please revise the plans to identify the locations of water and sewer service connections for each tenant space.
51. Cross access easements will be required at the time of final plans between project parcel and APN's 131-24-002F (gas station) & 131-24-002N (Sonic) per DSPM 5-3.201.

Technical Corrections

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

Circulation:

52. Please revise the site plan to identify the accessible ramp at the site driveway on Thomas Road to meet City standards, COS Std. Detail #2234.
53. With the Final Plans submittal, include striping and/or signage to better define the vehicle pathways and right-of-way in the parking lot near the northwest corner of the building. One of the approaches will need a stop sign.

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 23 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **42-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

☒ Four copies: Revised Narrative for Project

☒ Site Plan:

<u>11</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Landscape Plan:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Open Space Plan:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Elevations:

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

☒ Perspective(s):

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Roof Plan:

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

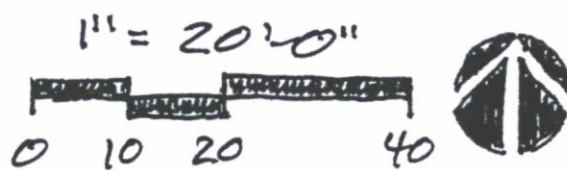
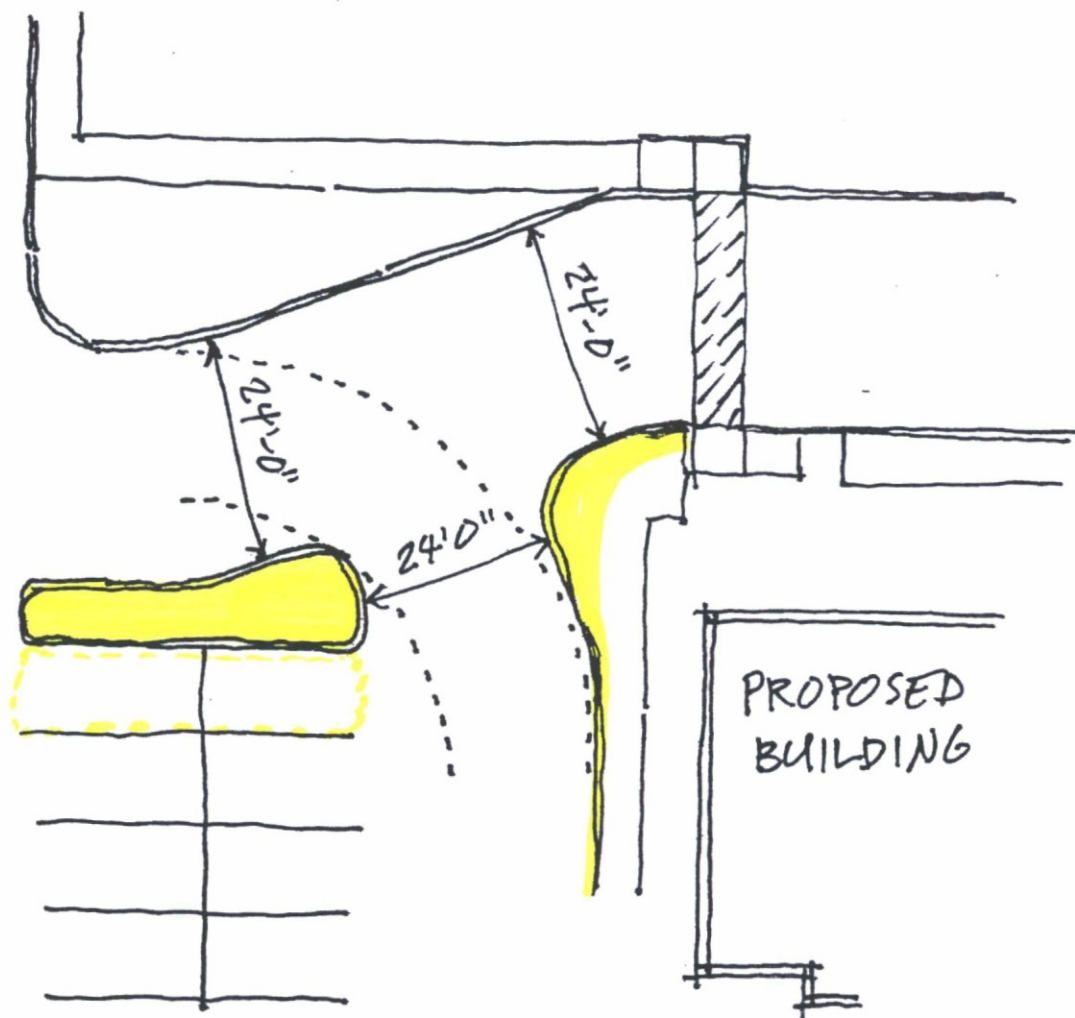
<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Photometric Analysis Plan(s):

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

<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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2/1/2018

Xavier Huerta
Bar Napkin Productions
2828 N Central Ave Ste 1300
Phoenix, AZ 85004

RE: 42-DR-2017 (Dunkin Donuts)

Dear Mr. Huerta:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/16/2018. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Signage identified on site plan and detail sheets does not appear to meet Article VII of the Zoning Ordinance. Signage will be subject to separate review and approval, however:
 - a. The directional signs shown are detailed to be over the maximum 3ft height allowed under Sec. 8.516.E.
 - b. A 20-foot tall pylon sign is shown for Dunkin Donuts, but freestanding signage is based on the whole shopping center parcel, which already has its allotted Tower Sign on each of its street frontages.

Fire:

2. Please revise the site plan to demonstrate the FDC meets the spacing requirements in accordance with Fire Ord. 4283, 912.

Water and Waste Water:

3. Please revise the plans to show and label a new water line easement covering the area of the water line extension from the exiting line to the new building.

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:

4. Keyed note 2 on the site plan indicates 'concrete filled pipe bollard'. Please revise the detail to identify paint or material finish/color to demonstrate how it relates to the building color scheme. Please refer to the Scottsdale Restaurant Design Guidelines and Scottsdale Sensitive Design Principle 9.
5. On Sheet SP-2 there is detail 2 'Drive-Thru Menu Layout' which has a note 'Speaker Tower and Canopy'. Please provide an elevation illustration and information regarding this item, including colors and materials. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Building Elevation Design:

6. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
7. Please provide a porte-cochere over the drive-through window and lane instead of the flat canopy. Drive-through elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building. Please refer to the Scottsdale Restaurant Design Guidelines, Architecture section.
8. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Lighting Design:

9. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Engineering:

10. Please revise the site plan to account for the location of the second refuse container (currently the west one) such that refuse collection vehicle does not need to back track per DSPM 2-1.804.A.5 & A.6.
11. Please revise the plans to identify the locations of separate water and sewer service connections for each tenant space.
12. Please revise the plans to identify the backflow prevention device to be reduced pressure principle per DSPM 6-1.417.
13. Cross access easements will be required at the time of final plans between project parcel and APN's 131-24-002F (gas station) & 131-24-002N (Sonic) per DSPM 5-3.201.

Technical Corrections

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

Circulation:

14. Please revise the site plan to identify the accessible ramp at the site driveway on Thomas Road to meet City standards, COS Std. Detail #2234.
15. With the Final Plans submittal, include striping and/or signage to better define the vehicle pathways and right-of-way in the parking lot near the northwest portion of site and near the refuse enclosures, which are currently unclear. Please show a circulation plan in the context of the shopping center.
16. Truncated domes are not required on pedestrian ramps internal to the project site.

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.

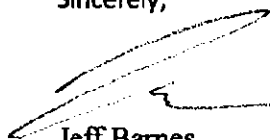
PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 36 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 42-DR-2017

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

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
☒ Four copies: Revised Narrative for Project

☒ Site Plan and details:

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

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Landscape Plan:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Open Space Plan:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Elevations:

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

☒ Perspective(s):

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Lighting Site Plan(s):

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

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

<u>1</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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2/1/2018

Xavier Huerta
Bar Napkin Productions
2828 N Central Ave Ste 1300
Phoenix, AZ 85004

RE: 42-DR-2017 (Dunkin Donuts)

Dear Mr. Huerta:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/16/2018. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Signage identified on site plan and detail sheets does not appear to meet Article VII of the Zoning Ordinance. Signage will be subject to separate review and approval, however:
 - a. The directional signs shown are detailed to be over the maximum 3ft height allowed under Sec. 8.516.E.
 - b. A 20-foot tall pylon sign is shown for Dunkin Donuts, but freestanding signage is based on the whole shopping center parcel, which already has its allotted Tower Sign on each of its street frontages.

Fire:

2. Please revise the site plan to demonstrate the FDC meets the spacing requirements in accordance with Fire Ord. 4283, 912.

Water and Waste Water:

3. Please revise the plans to show and label a new water line easement covering the area of the water line extension from the exiting line to the new building.

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:

4. Keyed note 2 on the site plan indicates 'concrete filled pipe bollard'. Please revise the detail to identify paint or material finish/color to demonstrate how it relates to the building color scheme. Please refer to the Scottsdale Restaurant Design Guidelines and Scottsdale Sensitive Design Principle 9.
5. On Sheet SP-2 there is detail 2 'Drive-Thru Menu Layout' which has a note 'Speaker Tower and Canopy'. Please provide an elevation illustration and information regarding this item, including colors and materials. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Building Elevation Design:

6. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
7. Please provide a porte-cochere over the drive-through window and lane instead of the flat canopy. Drive-through elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building. Please refer to the Scottsdale Restaurant Design Guidelines, Architecture section.
8. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Lighting Design:

9. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Engineering:

10. Please revise the site plan to account for the location of the second refuse container (currently the west one) such that refuse collection vehicle does not need to back track per DSPM 2-1.804.A.5 & A.6.
11. Please revise the plans to identify the locations of separate water and sewer service connections for each tenant space.
12. Please revise the plans to identify the backflow prevention device to be reduced pressure principle per DSPM 6-1.417.
13. Cross access easements will be required at the time of final plans between project parcel and APN's 131-24-002F (gas station) & 131-24-002N (Sonic) per DSPM 5-3.201.

Technical Corrections

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

Circulation:

14. Please revise the site plan to identify the accessible ramp at the site driveway on Thomas Road to meet City standards, COS Std. Detail #2234.
15. With the Final Plans submittal, include striping and/or signage to better define the vehicle pathways and right-of-way in the parking lot near the northwest portion of site and near the refuse enclosures, which are currently unclear. Please show a circulation plan in the context of the shopping center.
16. Truncated domes are not required on pedestrian ramps internal to the project site.

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.

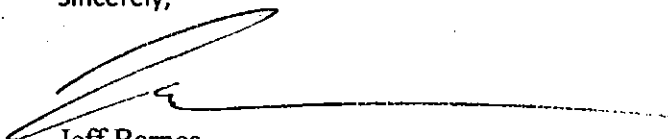
PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 36 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

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☒ Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Date: 10/19/2017
Contact Name: MARK BERGQVIST
Firm Name: BAR NADKIN PRODUCTIONS
Address: 2828 N. CANTON AVE #1300
City, State, Zip: _____

RE: Application Accepted for Review.

448 - PA - 2017

Dear MARK BERGQVIST:

It has been determined that your Development Application for DUNKIN DONUTS 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: Jeff Barnes
Title: Planner
Phone Number: (480) 312 - 2376
Email Address: jbarnes @ScottsdaleAZ.gov