

**Correspondence Between  
Staff and Applicant  
Approval Letter**

June 13, 2018

8-DR-2018

Logan Powell

Porchlight Homes LLC

2915 E Baseline Rd Ste 118

Gilbert, AZ 85234

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No: 8-DR-2018 Hudson East**

The Development Review Board approved the above referenced case on June 7, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- 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](mailto: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"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins

Date: 1-18-18  
Contact Name: Logan Powell  
Firm Name: Porchlight Homes  
Address: 2915 E. Baseline #118  
City, State, Zip: Gilbert, AZ 85234

RE: Application Accepted for Review.


728 - PA - 2015

Dear Mr. Powell :

It has been determined that your Development Application for Hudson East 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: Sr. Planner  
Phone Number: (480) 312 - 2376  
Email Address: jibarnes @ScottsdaleAZ.gov

## Barnes, Jeff

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**From:** Logan Powell <LPowell@porchlighthomes.com>  
**Sent:** Tuesday, May 29, 2018 4:54 PM  
**To:** Barnes, Jeff  
**Cc:** Ryan Larsen  
**Subject:** RE: Hudson East 8-DR-2018

Jeff,

Below is a description of the changes made in response to comments we took for the DRB meeting. This might be helpful for your write up.

"In response to the city's comments regarding the streetscape elevations to be even more residential in appearance and to have architectural features similar to adjacent existing buildings, we have revised and added the following items to the McDonald road streetscape. Firstly, we added a entry trellis between the two building which consists of four stone columns and supporting an iron trellis and green screen. Secondly, to create an even more residential human-scaled project, we added a one-story metal roof element on the McDonald road streetscape. The residential project next door, Viridian Apartments, has metal roof accents at the two-story level. Our addition of the one-story residential design element recalls the entry porches facing the paseo. Thirdly, the depth of the stone veneer element has been increased to twice their original depth to further enhance the façade setbacks creating deeper shade and shadows. Fourthly, to further reinforce the residential massing, an additional one-story stone veneer column was added. Fifthly, a green-screen design element was added under the metal roof that will feature down-lighting in the recess to accent the architectural feature, further integrate landscaping, and add drama by lighting the landscaping in the evening hours. The new residential scaled stone veneer column and roofing element visually combine with the pedestrian entry feature along McDonald road creating an architectural cadence of columns and one-story roof elements across the streetscape. This will layer the residential scaled visual and pedestrian experience as you view or approach the project from McDonald road. Lastly, the stone veneer color has been changed to Creative Mines - Karma/ Craft Inner Piece which has a brown undertone that will create greater contrast with the primary body color of the façade."

Regards,  
Logan

**From:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 29, 2018 4:06 PM  
**To:** Logan Powell <LPowell@porchlighthomes.com>  
**Cc:** Ryan Larsen <rlarsen@porchlighthomes.com>  
**Subject:** RE: Hudson East 8-DR-2018

Logan,

2:00 should be fine for hard copies, but anything that could be done to get electronic copies to me earlier than noon would relieve pressure on our staff fin finalizing that report.

Thanks,  
Jeff

**From:** Logan Powell <[LPowell@porchlighthomes.com](mailto:LPowell@porchlighthomes.com)>  
**Sent:** Tuesday, May 29, 2018 3:37 PM  
**To:** Barnes, Jeff <[JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov)>

cc: Ryan Larsen <[rlarsen@porchlighthomes.com](mailto:rlarsen@porchlighthomes.com)>

**Subject:** RE: Hudson East 8-DR-2018

Jeff,

Ryan shared your e-mail with me.

I am wrapping up all the exhibits and have asked all the consultants to have the final documents by noon tomorrow. I planned to deliver hard copies tomorrow around 2:00pm and swap out the stone sample on the color board. I will send electronic copies of all the docs tomorrow by noon, earlier if possible.

Will that work for you?

**Logan Powell • Vice President**

[Porchlight Homes](http://PorchlightHomes.com)

**Cell: 602-909-0353 • Office: 480-813-1324**

2915 E. Baseline Road, Suite 118 • Gilbert, AZ 85234



**From:** Barnes, Jeff <[JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov)>

**Sent:** Tuesday, May 29, 2018 3:18 PM

**To:** Ryan Larsen <[rlarsen@porchlighthomes.com](mailto:rlarsen@porchlighthomes.com)>

**Subject:** Hudson East 8-DR-2018

Ryan,

I saw that you had put together a revised design and Vice Chair Young had given positive feedback on it. I wanted to check on the timing for getting those revised documents. I need to wrap up our staff report tomorrow and the last pieces I'm waiting on to do so are the revised elevations and materials sheets to substitute in the attachments. Even if they are not able to be printed and brought in, will electronic versions be available to email to me so I can print them 8.5x11 to use in the report?

Thanks,

**Jeff Barnes**

**Senior Planner**

**City of Scottsdale**

**Planning & Development Services**

[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)

**(480) 312-2376**

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<https://eservices.scottsdaleaz.gov/bldgresources>

## Barnes, Jeff

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**From:** Logan Powell <LPowell@porchlighthomes.com>  
**Sent:** Wednesday, May 16, 2018 3:17 PM  
**To:** Barnes, Jeff  
**Cc:** Ryan Larsen; Grant, Randy  
**Subject:** RE: 8-DR-2018 (Hudson East)

Jeff,

We would like to pull Case 8-DR-2018 (Hudson East) from the May 17, 2018 Development Review Board meeting agenda and reschedule for the next available DRB meeting. We'd like to take the next couple weeks to make certain that we are aligned with staff and the DRB because currently it is not clear to us what changes will satisfy the board.

To achieve a design that can be supported by all parties we request a meeting asap with staff to get better direction on the reservations of the DRB.

Please confirm the continuance and let me know your availability to meet.

Regards,

**Logan Powell • Vice President**

[Porchlight Homes](#)

**Cell: 602-909-0353 • Office: 480-813-1324**

[2915 E. Baseline Road, Suite 118 • Gilbert, AZ 85234](#)



**From:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>  
**Sent:** Monday, May 14, 2018 9:06 AM  
**To:** Logan Powell <LPowell@porchlighthomes.com>; Ryan Larsen <rlarsen@porchlighthomes.com>  
**Subject:** 8-DR-2018 (Hudson East)

Gentlemen,

The report went out to the Board Members and we received a few preliminary thoughts from 2 members that I want to pass along to prepare you for potential discussion at the hearing. If necessary, we can try and coordinate and response information back to the board members. The summary feedback is as follows:

Vice Chair Young:

- The building elevations on this (especially the McDonald Drive frontage) look very flat.
- It doesn't feel like they relate to the residential character of the neighborhood.
- It would be nice to see some more variation in the building plane and possibly a pedestrian trellis element where the walkway enters into the site.
- Attached is a pic of a project on 70<sup>th</sup> street north of Osborn that added some of those elements to add some interest with varying planes.
- Are the colors to be like they are shown on attachment 11 elevation (south) or attachment 12 elevation(north)? The one on 12 looks better than 11. Probably just a repro glitch when the scans were made.

Board Member Gushgari:

- The south view (noting McDonald's) seems massive and very linear. The small "access" space between the 2 buildings & the straight line of the 2 building walls exaggerate the massiveness of the buildings.
- The landscape directly in front of the south-view (attachment 11 of the packet) does not appear to correctly present the trees' sizes and densities (as compared to the landscape plans).
- Attachments 11, 12 and the color sample sheet are hard to figure out (colors mismatch) but I think that is a "printing" issue?

I will also respond to them letting them know that we had expressed concerns, that you responded to, about the appearance from McDonald and that the elevations they see are reflective of those efforts. Its probably a good idea to prepare a PowerPoint or be prepared to discuss these items on Thursday.

**Jeff Barnes**

**Senior Planner**

**City of Scottsdale**

**Planning & Development Services**

**[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)**

**(480) 312-2376**

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<https://eservices.scottsdaleaz.gov/bldgresources>

## Barnes, Jeff

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**From:** Barnes, Jeff  
**Sent:** Thursday, April 05, 2018 4:25 PM  
**To:** 'Ryan Larsen'; Logan Powell  
**Cc:** Scott Peterson  
**Subject:** RE: 8-DR-2018 Hudson East  
**Attachments:** 201804051612.pdf

Ryan,

Ok. It looks like the schedule will land this case on the 5/17 DRB hearing, as identified on the attached hearing determination letter. For now I'm thinking it makes sense to keep the plans as submitted and we can include stipulations that the final plans clarify specific plan information, but I'll let you know as we move forward. It usually tends to create more problems making plan adjustments outside of the review cycles than it does to direct changes from the case level to the construction docs submittal.

Jeff

**From:** Ryan Larsen [mailto:rlarsen@porchlighthomes.com]  
**Sent:** Thursday, April 05, 2018 3:34 PM  
**To:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>; Logan Powell <LPowell@porchlighthomes.com>  
**Cc:** Scott Peterson <SPeterson@porchlighthomes.com>  
**Subject:** RE: 8-DR-2018 Hudson East

Jeff,

Thanks a ton for the response. Look's like we'll be sticking with condo on this site. We'd love to move forward on scheduling the DRB hearing and then work with you in the meantime on any outstanding issues. Just let me know what you need.

Take Care,

Ryan Larsen  
602-206-6211

**From:** Barnes, Jeff <[JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov)>  
**Sent:** Thursday, April 5, 2018 2:17 PM  
**To:** Logan Powell <[LPowell@porchlighthomes.com](mailto:LPowell@porchlighthomes.com)>; Ryan Larsen <[rlarsen@porchlighthomes.com](mailto:rlarsen@porchlighthomes.com)>  
**Subject:** 8-DR-2018 Hudson East

Logan and Ryan,

We have completed our review of your resubmittal materials. Our review identified that there are still a few site plan items that are unclear or would need to be clarified at the final plans submittal (such as clear property boundaries, the rededication of the alleys, the dedication of the emergency access easement, the SES is shown on the site plan at the ends of the building but we had discussed location by the garage doors) that I would like to include as stipulations if we move forward with scheduling this to a DRB hearing at this point. If you are agreeable to proceeding that way I'll pin down the hearing date that would result in and let you know specifically.

Also we had discussed two items I was checking into and awaiting feedback from our other reviewers:

Open Space: After some additional discussion, we will continue to honor the open space calculation for this project as identified on the approved zoning site plan.

Individual Parcels: In this particular situation the zoning is not necessarily the determining factor in this issue. The biggest factors are that individual parcels come with different infrastructure requirements:

- Our land division ordinance requires that all new parcels have frontage on a dedicated street. With condominiums there is only the one underlying parcel which fronts onto McDonald Drive, but individual parcels would require the alley/drive aisle to become a dedicated street then meeting the minimum street cross-section of our DSPM/Transportation Master Plan. The smallest street cross-section we have is the "Local Residential" with a 46-foot overall minimum width and two way traffic requirement. This is a big difference over the 25-foot one-way drive aisle afforded by the condominium layout.
- Individual residential lots would be serviced for refuse by individual collection cans instead of the shared container setup by the one overall parcel condominium proposal. If individual containers were provided, where would they be stored if the buildings cover the entire lots and there are no side yards for them?
- Individual lots would require individual water and sewer metering and a typical expectation of those main lines being extended and looped through the site. The approved BOD's were not accounting for such configuration and would need to be re-reviewed for the impacts of that type of change.

The other recent R-5 zoned individual lot projects that I looked into appeared to be addressing the issues above with their plat layouts.

This is a critical point in time to decide on staying condominium or altering the site design to propose individual lots. Based on the main impacts outlined above (and potentially others based on the changes) this would create significant site changes which would set the DR process back and potentially even affect the zoning approval (because its stipulated to a site plan).

Please let me know how you would like me to proceed with your current DR application.

Jeff

**From:** Barnes, Jeff  
**Sent:** Friday, March 23, 2018 8:18 AM  
**To:** 'Ryan Larsen' <[rlarsen@porchlighthomes.com](mailto:rlarsen@porchlighthomes.com)>  
**Subject:** RE: Silverstone Parcel F

Ryan,

I'm still working through the open space issue along with my review of the resubmitted materials.

I do not yet have a direction for you on the condos vs fee-simple lots request. When your resubmittal came in I asked our reviewers to perform their reviews with that change request in mind and let me know what would be required to make that shift. As we discussed, although it is probably fairly straight forward on your end, the two can have very different code and ordinance requirements on our end. I need to also research and better understand the details of Silverstone F.

Jeff

**From:** Ryan Larsen <[rlarsen@porchlighthomes.com](mailto:rlarsen@porchlighthomes.com)>

**Sent:** Thursday, March 22, 2018 5:12 PM

**To:** Barnes, Jeff <[JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov)>

**Subject:** RE: Silverstone Parcel F

Jeff,

Just wanted to follow up on a couple items for Hudson East. First, any direction on the open space percentage issue? Remember the site plan approved with zoning has not been changed. We're just trying to move forward with what was previously approved.

Second, I'd like to confirm that we can build townhomes, not condos. It appears K Hov did this in Scottsdale recently in our same zoning category. Nothing changes with the buildings or units, just how they are legally platted and conveyed.

Thanks,

Ryan Larsen  
602-206-6211

**From:** Ryan Larsen

**Sent:** Monday, March 19, 2018 4:49 PM

**To:** Jeff Barnes ([jbarnes@scottsdaleAZ.gov](mailto:jbarnes@scottsdaleAZ.gov)) <[jbarnes@scottsdaleAZ.gov](mailto:jbarnes@scottsdaleAZ.gov)>

**Subject:** Silverstone Parcel F

Jeff,

Last week we expressed our desire to have Hudson East be a townhome plat as opposed to a condo plat. Below is a link to a K Hov project called Silverstone where they platted 26' wide lots in Parcel F. It is also zoned R-5, so I'm hoping we can do something similar at Hudson. Let me know if you think this is possible.

<http://www.scottsdaleaz.gov/Asset68118.aspx>

Thanks,

Ryan Larsen  
Porchlight Homes  
602-206-6211 cell  
[porchlighthomes.com](http://porchlighthomes.com)





2/21/2018

Logan Powell  
Porchlight Homes LLC  
2915 E Baseline Rd Ste 118  
Gilbert, AZ 85234

RE: 8-DR-2018 (Hudson East)

Dear Mr. Powell:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/18/2018. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

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

**Zoning:**

1. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.
2. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.
3. Please revise the Material Board to include the Light Reflectance Value with the next submittal.
4. Notes and dimensions on the Color & Material Sample Board 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.
5. Please revise site plan to dimension all sidewalks and pedestrian walkways in the next submittal.
6. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.

**Open Space:**

7. Please revise the site plan and open space plan to accurately calculate the required and provided open space and front open space, and demonstrate compliance with the Zoning Ordinance Sec 5.1004.B.1.

- a. Frontage open space is required to be a minimum of 50% of the required open space, not to exceed 50sqft per 1Lft of street frontage and to be at least 20sqft per 1Lft of street frontage if the standard requirement is less. In this situation 20sqft per 1Lft of street frontage does not achieve or surpass the minimum calculation at 50% the required total open space.

**Landscape:**

8. Please note that forty percent (40%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B and the requirements of Sec. 5.104.D of the Zoning Ordinance.
9. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.303.
10. 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.

**Exterior Lighting:**

11. Fixture "C" (Allure Z3612-56-LED) is horizontally directed with frosted glass and does not meet the shielded light source or directed downward requirements of the Outdoor Lighting section 7.600 of the Zoning Ordinance. Please revise the application materials to propose a different fixture that meets the requirements.
12. Coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Zoning Ordinance Section 7.600.

**Fire:**

13. Please revise the site plan to clearly demonstrate commercial turning radii requirements (25' inner, 49' outside, 55' bucket swing), in accordance with the Design Standards & Policies Manual, Section 2-1.802.B.5.
14. Please revise the site plan to demonstrate the fire hydrant location meets spacing requirements, in accordance with Fire Ord. 4045, Section 507.5.1.2.

**Building Elevations:**

15. Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of the finished roof material, parapet walls, and stair towers.
16. 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.
17. Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

**Floor Plans:**

18. In accordance with the Zoning Ordinance Sec. 9.106.A.1.a.i, when a side of a parking space is adjacent to a wall, column, or other obstruction that is taller than six (6) inches, and where a minimum three-foot wide unobstructed pedestrian access aisle is not provided between the wall, column, or other obstruction and the parking spaces, the width of the parking space shall be increased by two (2) feet on the obstructed side. Each of the proposed garages has at least one side that meets this condition and appears to measure out to about 1.5 feet (not 2 feet as required). Please revise the floor plans to provide garage parking dimensions and demonstrate compliance with this requirement.

### **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:**

19. 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 (1/6<sup>th</sup> of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
20. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
  - a. Revise the site plan to indicate the dimensions of the parcel.
  - b. Revise the site plan to indicate the dimension between each building/structure.
  - c. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
  - d. Revise the site plan to indicate the location of street lights, traffic control devices, irrigation standpipes, and overhead utility lines and poles.
21. 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.
22. Please clearly identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. Please also identify the proposed screen walls for onsite equipment locations.

#### **Landscape Design:**

23. 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.
24. 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.
25. Avoid conflicts between the size of mature trees and light fixtures. 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.
26. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.
27. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking

spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.

**Building Elevation Design:**

28. Please provide building elevations that comply with the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
29. The locations of the materials and colors utilized shall be clearly labeled on the building elevations.
30. In order to improve readability of the building elevations, 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.
31. 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.
32. 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 Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
33. 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 Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
34. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
35. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
36. 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.
37. 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.

38. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
39. Several windows on the East and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, Architecture Section, Guidelines 6, 10, and 17. or *Commercial Design Guidelines, Architecture Section, Climatic Response*. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

#### Lighting Design:

40. Avoid conflicts between the light fixtures and the size of mature trees. 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.

#### Circulation:

41. Please revise the site plan to identify the dedication of a min. 4-foot-wide public emergency and service access easement adjacent to the alley on the west, northwest, and north side of the site so that a full 24-foot-wide service drive is provided (20-foot alley and 4-foot-wide easement), in accordance with case 10-ZN-2016.
42. Please revise the site plan to identify the dedication of a one-foot-wide Vehicular Non-Access Easement along the E. McDonald Drive frontage except at the approved driveway locations, in accordance with case 10-ZN-2016.
43. Per case 10-ZN-2016, please revised the site plan to modify the existing alley driveway (western existing driveway) to conform to COS CL-1 driveway standard, COS Standard Design #2256. The driveway width may be greater than the standard width.
44. Per case 10-ZN-2016, please revise the site plan to identify the new site driveway (eastern driveway) to conform to COS CL-1 driveway standard, COS Standard Design #2256. A driveway taper may not be able to be achieved.

#### Engineering:

45. Please revise the site plan to identify the existing alley along the east & north of the property to be converted to a fee title Right-of-Way dedication to the City.
46. Please revise the site plan to identify the proposed drive along east side of property to be dedicated as an Emergency and Services Access Easement.
47. Please revise the site plan to identify any waterline that contains a Fire Hydrant include the dedication of a required 20-foot wide Water and Sewer Facilities easement along the length of the line up to and around the hydrant.
48. Any existing water services not utilized by this project should be identified on the site plan to be abandoned at the main, per DSPM 6-1.416.M, and sewer services be abandoned per DSPM 7-1.413.B.
49. Please revise the site plan to use a correct engineering scale in accordance with DSPM 2-3.000.

### 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:

50. This project will require a land assemblage, per DSPM 3-1.600, to combine APN 174-12-001S & 174-12-001T and a condo plat to be done in accordance with DSPM 3-1.400.

#### Circulation:

51. Please show on the site plan how the new sidewalk along E. McDonald Drive will transition to the existing sidewalk to the east and west of the site.

52. Please revise the site plan to show the existing alley dedication at the northwest corner of the site correctly with the taper between the north-south and east-west alleys. The proposed site plan currently shows a 90 degree angle instead of the existing 45 degree transition.

#### Engineering:

53. Provide a Civil Site Plan that includes:

- a. Property boundary
- b. Existing /Proposed
- c. Right of Way
- d. Easements
- e. Water main and water services per BOD's
- f. Sewer main and sewer services per BOD's
- g. Other utilities
- h. Walls/Retaining Walls
- i. Landscape areas
- j. Building outlines
- k. Proposed Driveways with Type identified and widths
- l. Gated entry details w/ dimensions
- m. Spacing to other driveways
- n. Parking lots with spaces
- o. Refuse enclosure location and type including demonstrated radius
- p. All driveways widths
- q. Existing topography
- r. Proposed grades at property boundary and internal key locations & FF elevation
- s. Any proposed COS and MAG details pertaining to new construction in R/W or easements
- t. Identify reduced pressure backflow preventers for water services
- u. Fire Line location
- v. Grease interceptors
- w. Pedestrian access route from R/W to building.

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 480-312-7767 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 RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 24 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **8-DR-2018**

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 this 1st Review Comment Letter
- ☒ Four copies: Revised Narrative for Project

☒ Site Plan:

<u>12</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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☒ Streetscape Elevation(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>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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☒ Floor 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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# Responses to DR Comments

3/13/18

Jeff Barns  
City of Scottsdale  
Planning & Development Services

RE: 8-DR-2018 (Hudson East)

We have reviewed and have addressed your 1<sup>st</sup> review comments. We have noted our compliance with city codes, policies, and guidelines related to this application.

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/18/2018. The following 1<sup>st</sup> Review Comments represent the review performed by the City of Scottsdale, and is intended to provide guidance for compliance with city codes, policies, and guidelines related to this application.

## **Zoning Ordinance and Scottsdale Revise Code Significant Issues**

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

### **Zoning:**

1. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.

**Response:** The architectural character of the proposed project shares similar building massing similar to adjacent residential projects to the west of the site. The subtle earth tone exterior finish materials (i.e. stucco) and color schemes blend harmoniously with adjacent properties and the Sonoran Desert environment. Front porches and shade elements have been added to all significant windows particularly to those facing east and west.

2. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

**Response:** The shade structure detail has been provided and included in the architectural details package. The general hardscape/site details color and materials palette has been included on the site details sheet.

3. Please revise the Material Board to include the Light Reflectance Value with the next submittal.

**Response:** The material board has been revised to include the light reflectance value.

4. Notes and dimensions on the Color & Material Sample Board 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.

**Response:** Color and material sample board, architectural drawings and 2-D color renderings have been revised to requested font size.

5. Please revise site plan to dimension all sidewalks and pedestrian walkways in the next submittal.

**Response:** All pedestrian walkways have been dimensioned.

6. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.

**Response:** The parking spaces have been revised to be 16' long with a 2' overhang. The area gained from reducing the parking stall length was added into the adjacent sidewalk to allow for pedestrian movement around the front of the vehicles.

#### Open Space:

7. Please revise the site plan and open space plan to accurately calculate the required and provided open space and front open space, and demonstrate compliance with the Zoning Ordinance Sec 5.1004.B.1.

**Response:** The open space plan has been revised to match the site plan revisions and shows each of the following areas: Street frontage landscape, common area open space & parking lot landscape area.

- A. Frontage open space is required to be a minimum of 50% of the required open space, not to exceed 50sqft per 1Lft of street frontage and to be at least 20sqft per 1Lft of street frontage if the standard requirement is less. In this situation 20sqft per 1Lft of street frontage does not achieve or surpass the minimum calculation at 50% the required total open space.

**Response:** The open space plan now shows 30 Sq.ft of landscape area per 1 Ln.Ft of street frontage.

#### Landscape:

8. Please note that forty percent (40%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B and the requirements of Sec. 5.104.D of the Zoning Ordinance.

**Response:** All trees have been specified with box sizes and caliper sizes.

9. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.303.

**Response:** A landscape area table has been added to the landscape plan.

10. 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.

**Response:** Street lights and a 20' offset have been shown on the landscape plan. Any trees in conflict have been relocated outside of the 20' offset.

#### Exterior Lighting:

11. Fixture "C" (Allure Z3612-56-LED) is horizontally directed with frosted glass and does not meet the shielded light source or directed downward requirements of the Outdoor Lighting section 7.600 of the Zoning Ordinance. Please revise the application materials to propose a different fixture that meets the requirements.

**Response:** Fixture "C" has been changed to Progress P5641-20/30K Antique Bronze LED Cylinder Outdoor Wall Sconce - Down Light - 12" x 6". This is a single light down cast fixture that will meet

the shielded light source or directed downward requirements of the Outdoor Lighting section 7.600 of the Zoning Ordinance.

12. Coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Zoning Ordinance Section 7.600.

**Response:** Street lights and a 20' offset have been shown on the landscape plan. Any trees in conflict have been relocated outside of the 20' offset.

#### Fire:

13. Please revise the site plan to clearly demonstrate commercial turning radii requirements (25' inner, 49' outside, 55' bucket swing), in accordance with the Design Standards & Policies Manual, Section 2-1.802.B.5.

**Response:** Fire truck turning radii are both shown and dimensioned on the site plan.

14. Please revise the site plan to demonstrate the fire hydrant location meets spacing requirements, in accordance with Fire Ord. 4045, Section 507.5.1.2.

**Response:** Existing fire hydrant locations have been dimensioned from the nearest property line, and proposed fire hydrants have been shown and called out on the site plan.

#### Building Elevations:

15. Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of the finished roof material, parapet walls, and stair towers.

**Response:** Dimensions have been added to each building elevation from the finished floor to the top of the finished roof material, parapet walls, and stair towers.

16. 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.

**Response:** The parapet elements have been raised to screen all roof top mechanical.

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

**Response:** The roof drainage system has been added to the roof plan.

#### Floor Plans:

18. In accordance with the Zoning Ordinance Sec. 9.106.A.1.a.i, when a side of a parking space is adjacent to a wall, column, or other obstruction that is taller than six (6) inches, and where a minimum three-foot wide unobstructed pedestrian access aisle is not provided between the wall, column, or other obstruction and the parking spaces, the width of the parking space shall be increased by two (2) feet on the obstructed side. Each of the proposed garages has at least one side that meets this condition and appears to measure out to about 1.5 feet (not 2 feet as required). Please revise the floor plans to provide garage parking dimensions and demonstrate compliance with this requirement.

**Response:** The garage door opening has been adjusted to provide 2 feet unobstructed side access as required.

#### 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:

19. 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 (1/6" of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

**Response:** Font size has been increased in size.

20. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
- Revise the site plan to indicate the dimensions of the parcel.
  - Revise the site plan to indicate the dimension between each building/structure.
  - Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
  - Revise the site plan to indicate the location of street lights, traffic control devices, irrigation standpipes, and overhead utility lines and poles.

**Response:** Site plan and project data have been revised per items a-d listed above.

21. 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.

**Response:** Bicycle parking spaces have been designated with dashed lines. The size of the spaces have been revised to meet city standards listed above.

22. Please clearly identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. Please also identify the proposed screen walls for onsite equipment locations.

**Response:** Anticipated, above ground utilities have been shown on the site plan.

#### Landscape Design:

23. 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.

**Response:** Font size has been increased in size.

24. 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.

**Response:** Overhead light fixtures have been shown on the landscape plan.

25. Avoid conflicts between the size of mature trees and light fixtures. 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.

**Response:** Street lights and a 20' offset have been shown on the landscape plan. Any trees in conflict have been relocated outside of the 20' offset.

26. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan.

Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale *Design* Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

**Response:** Sight distance lines have been shown as a dashed line and called out.

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

**Response:** Bicycle parking spaces have been designated with dashed lines. The size of the spaces have been revised to meet city standards listed above.

#### Building Elevation Design.

28. Please provide building elevations that comply with the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
29. The locations of the materials and colors utilized shall be clearly labeled on the building elevations.

**Response:** Colors and material call outs have been added to the elevations. Please see elevation sheets

30. In order to improve readability of the building elevations, 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.

**Response:** Dimension (i.e. +1 ½", +2") callouts have been added to planer surfaces per your request. Please see B/W elevation sheets.

31. 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.

**Response:** Font sizes have been modified per your request.

32. 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 Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.

**Response:** Window and door sections have been provided to indicate window and door recesses per your request. Please see first floor plan.

33. 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 Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.

**Response:** Window and door sections have been provided to indicate window and

door recesses per your request. Please see first floor plan.

34. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

**Response:** Coach light locations have been called out on the elevations.

35. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

**Response:** The SES will be recessed into the wall adjacent to the garage door for each unit.

36. 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.

**Response:** The roof parapet has been raised to screen rooftop mechanical systems plan. See revised elevations.

37. 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.

**Response:** The roof drainage system has been added to the roof plan. See revised roof plan.

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

**Response:** 2D color streetscape renderings have been modified with new color selections to conform to Scottsdale Sensitive Design Principle 9.

39. Several windows on the East and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, Architecture Section, Guidelines 6, 10, and 17. or *Commercial Design Guidelines, Architecture Section, Climatic Response*. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

**Response:** Metal shade awnings have been added to all significant windows (shade screen will have a material density of 75%, or greater). Please see elevations.

#### Lighting Design:

40. Avoid conflicts between the light fixtures and the size of mature trees. 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.

**Response:** Street lights and a 20' offset have been shown on the landscape plan. Any trees in conflict have been relocated outside of the 20' offset.

#### Circulation:

41. Please revise the site plan to identify the dedication of a min. 4-foot-wide public emergency and service access easement adjacent to the alley on the west, northwest, and north side of the site so that a full 24-foot-wide service drive is provided (20-foot alley and 4-foot-wide easement), in accordance with case 10-ZN-2016.

**Response:** The public emergency and service easement has been called out and dimensioned on the site plan. The site plan illustrates a minimum of 24' wide drive isles.

42. Please revise the site plan to identify the dedication of a one-foot-wide Vehicular Non-Access Easement along the E. McDonald Drive frontage except at the approved driveway locations, in accordance with case 10-ZN-2016.

**Response:** The 1', NVAE has been shown and labeled on the site plan.

43. Per case 10-ZN-2016, please revised the site plan to modify the existing alley driveway (western existing driveway) to conform to COS CL-1 driveway standard, COS Standard Design #2256. The driveway width may be greater than the standard width.

**Response:** Western driveway has been updated to conform with the COS CL-1 Standard.

44. Per case 10-ZN-2016, please revise the site plan to identify the new site driveway (eastern driveway) to conform to COS CL-1 driveway standard, COS Standard Design #2256. A driveway taper may not be able to be achieved.

**Response:** Eastern driveway has been updated to conform with the COS CL-1 standard.

#### Engineering:

45. Please revise the site plan to identify the existing alley along the east & north of the property to be converted to a fee title Right-of-Way dedication to the City.

**Response:** Will comply.

46. Please revise the site plan to identify the proposed drive along east side of property to be dedicated as an Emergency and Services Access Easement.

**Response:** Will comply.

47. Please revise the site plan to identify any waterline that contains a Fire Hydrant include the dedication of a required 20-foot wide Water and Sewer Facilities easement along the length of the line up to and around the hydrant.

**Response:** Will comply.

48. Any existing water services not utilized by this project should be identified on the site plan to be abandoned at the main, per DSPM 6-1.416.M, and sewer services be abandoned per DSPM 7-1.413.B.

**Response:** Will comply.

49. Please revise the site plan to use a correct engineering scale in accordance with DSPM 2-3.000.

**Response:** Will comply.

## 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:

50. This project will require a land assemblage, per DSPM 3-1.600, to combine APN 174-12-001S & 174- 12-001T and a condo plat to be done in accordance with DSPM 3-1.400.

**Response: Understood.**

### Circulation:

51. Please show on the site plan how the new sidewalk along E. McDonald Drive will transition to the existing sidewalk to the east and west of the site.

**Response: Will comply.**

52. Please revise the site plan to show the existing alley dedication at the northwest corner of the site correctly with the taper between the north-south and east-west alleys. The proposed site plan currently shows a 90 degree angle instead of the existing 45 degree transition.

**Response: Will comply.**

### Engineering:

53. Provide a Civil Site Plan that includes:

- a. Property boundary
- b. Existing /Proposed
- c. Right of Way
- d. Easements
- e. Water main and water services per BOD's
- f. Sewer main and sewer services per BOD's
- g. Other utilities
- h. Walls/Retaining Walls
- i. Landscape areas
- j. Building outlines
- k. Proposed Driveways with Type identified and widths
- l. Gated entry details or dimensions
- m. Spacing to other driveways
- n. Parking lots with spaces
- o. Refuse enclosure location and type including demonstrated radius
- p. All driveways widths
- q. Existing topography
- r. Proposed grades at property boundary and internal key locations & FF elevation
- s. Any proposed COS and MAG details pertaining to new construction in R/W or easements
- t. Identify reduced pressure backflow preventers for water services
- u. Fire Line location
- v. Grease interceptors
- w. Pedestrian access route from R/W to building.

**Response: Will comply.**