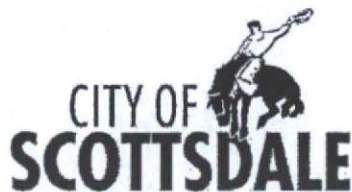


**Correspondence Between  
Staff and Applicant  
Approval Letter**



12/4/2018

Martin Flood  
Architecture & Engineering Solutions  
4020 N. 20th St Suite 308  
Phoenix, AZ 85016

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

Dear Mr. Flood:

Your case 21-DR-2018, Black Rock Coffee, is scheduled for the 1/3/2019 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 12/13/2018 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)


---

- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 ½"x11" paper, not stapled, of the following:
  - Combined context aerial and Site Plan (color)
  - Site Plan (black and white)
  - Open Space Plan
  - Landscape Plans (black and white)
  - Elevations (color)
  - Elevations (black and white)
  - Perspective (color)
  - Material and Color Board (color)
  - Electrical Site Plan (black and white)
  - Exterior Lighting Cutsheets (black and white)

Please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov) to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 12/31/2018. Please limit your presentation to a maximum of 10 minutes.

Thank you,



Jeff Barnes  
Senior Planner

# Architecture & Engineering Solutions LLC

Masterplanning / Architecture / Engineering / Construction Management

4020 North 20th Street Suite 308 / Phoenix AZ 85016 / 602-241-3335 / Fax 602-241-3353

## LETTER OF TRANSMITTAL

To: City of Scottsdale  
 Planning & Development Services  
 7447 E. Indian School Road  
 Suite 105  
 Scottsdale, AZ 85251  
 480-312-2500

Date: 12/17/2018  
 Project Name: Black Rock Coffee  
 Commission No. 17019 / 18008

Attention: Jeff Barnes, Senior Planner

Via: AZ Overland Printers

**We Are Sending You:**

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Specifications            | <input type="checkbox"/> Bulletin     | <input type="checkbox"/> Shop Drawings |
| <input checked="" type="checkbox"/> Plans          | <input type="checkbox"/> Addendum     | <input type="checkbox"/> Samples       |
| <input checked="" type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order |  |

Copies	Date	No.	Description
1	12/4/2018	-	DRB Packet Letter
11	Misc	-	11 x 17 packet, stapled
1	Misc	-	8.5 x 11 packet, loose

**These Are Transmitted as Checked Below:**

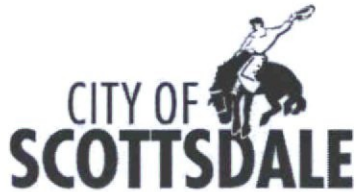
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For Approval            | <input type="checkbox"/> Reviewed                     | <input type="checkbox"/> Resubmit Copies for Review ( )     |
| <input type="checkbox"/> For Your Use            | <input type="checkbox"/> Revise As Noted              | <input type="checkbox"/> Submit Copies for Distribution ( ) |
| <input checked="" type="checkbox"/> As Requested | <input type="checkbox"/> Rejected - Revise & Resubmit | <input type="checkbox"/> Return Corrected Copies ( )        |
| <input type="checkbox"/> For Review and Comment  |   | <input type="checkbox"/> Prints Returned After Loan to Us   |
| <input type="checkbox"/> For Bids Due _____      |   |   |

**REMARKS:**

See attached DRB Packet letter for complete list of attachments.

pc: File

Thomas Racine, Project Manager



12/4/2018

Martin Flood  
Architecture & Engineering Solutions  
4020 N. 20th St Suite 308  
Phoenix, AZ 85016

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

Dear Mr. Flood:

Your case 21-DR-2018, Black Rock Coffee, is scheduled for the 1/3/2019 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 12/13/2018 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)


---

- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 ½"x11" paper, not stapled, of the following:
  - Combined context aerial and Site Plan (color)
  - Site Plan (black and white)
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  - Landscape Plans (black and white)
  - Elevations (color)
  - Elevations (black and white)
  - Perspective (color)
  - Material and Color Board (color)
  - Electrical Site Plan (black and white)
  - Exterior Lighting Cutsheets (black and white)

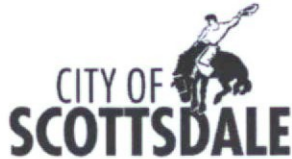
Please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov) to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 12/31/2018. Please limit your presentation to a maximum of 10 minutes.

Thank you,



Jeff Barnes  
Senior Planner



10/29/2018

Martin Flood  
Architecture & Engineering Solutions  
4020 N. 20th St Suite 308  
Phoenix, AZ 85016

RE: 21-DR-2018  
Black Rock Coffee

Dear Mr. Flood:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/4/2018. The following **2<sup>nd</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 provide paint color drawdowns per the Development Review Development Application Checklist, Part III – Samples & Models.

**Building Elevations:**

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

**Exterior Lighting:**

3. 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. There appears to be conflicts between the tree locations shown on the landscape plans and the light pole locations shown on the architectural Site Plan at the drive-through exit and the refuse enclosure.

**Water and Waste Water:**

4. Please submit three (3) copies of a Final Water and Waste Water Design Report which addresses the following:
5. Sewer:

- a. Minimum sewer service line size is 6-inch. Currently show 4-inch. Correct this for plans. DSPM 7-1.409
  - b. A grease interceptor acceptable to the City is required on coffee shops. DSPM 7-1.411, subsection I.
6. Water:
- a. Water meter needs to be within ROW or City easement in accessible and safe location. Backflow preventer is to be located directly adjacent to meter on private property. DSPM 6-1.416
  - b. Initially sizing of meter should be per notes in DSPM Ch6 Figure 6-1.4. Meter will ultimately be sized/checked during building plan review.

### **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:**

7. The Grading and Drainage Plan identifies reconstruction of the screen wall along E. Thomas Road but is unclear the extent or design. The architectural site plan is unclear as well. Please revise the plan notations to clarify that the existing CMU screen wall that is along the E. Thomas Road and N. Pima Road Street frontages is not being removed and that any modified portions are being rebuilt to match the style and pattern of the existing wall.

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

8. Please revise the building elevations to provide a porte-cochere over the drive-through window and lane instead of the cable-suspended 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.
9. Please increase the cross-section dimensions of the columns that support the canopy above the outdoor dining patio, and for the porte-cochere above the drive-through lane and window (referenced above). 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.
10. 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.
11. 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.
12. 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.

13. 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>.
14. 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.
15. Eliminate the light fixtures that are mounted on extension arms near the top of the building walls. Please refer to the Scottsdale Sensitive Design Principle 13.
16. 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.
17. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Lighting Design:

18. Please revise the site plan and landscape plans to 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.

Fire:

19. Please revise the site plan to demonstrate compliance with the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) requirements per DSPM 2-1.303.B.5. The dimensions provided on the site plan appear to be missing the bucket swing radius which may conflict with sight lighting locations shown on the plan.

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 40 Staff Review Days since the application was determined to be administratively complete.

These **2<sup>nd</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: 21-DR-2018

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

Digital submittals shall include one copy of each item identified below.

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Paint color draw downs

Site Plan:

\_\_\_\_\_ 4 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Landscape Plan:

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

Elevations:

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

Perspective(s):

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

Lighting Site Plan(s):

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

Photometric Analysis Plan(s):

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

Manufacturer Cut Sheets of All Proposed Lighting:

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

Roof Plan:

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

Technical Reports:

3 copies of Revised Final Water and Wastewater Design Report:

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



7/5/2018

Martin Flood  
Architecture & Engineering Solutions  
4020 N. 20th St Suite 308  
Phoenix, AZ 85016

RE: 21-DR-2018  
Black Rock Coffee

Dear Mr. Flood:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/30/2018. 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 revise the site plan to include Open Space calculations in the plan data. Please revise the site plan and open space plan to accurately calculate required open space to demonstrate compliance with the Zoning Ordinance, Section 5.1804.B.
  - a. Based on the information provided:  $(0.10 \times 26,134\text{sqft} = 2,613.4\text{sqft}) + (14.33\text{ft} \times .004 \times 26,134\text{sqft} = 1,498\text{sqft}) = 4,111.4\text{sqft}$
  - b. 4,111.4sqft of Open Space is required, but only 3,713sqft is proposed.
2. Notes and dimensions on the 24x36-inch plan sheets 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 1.305.
3. Please revise the site plan to callout the utility vaults and to identify the FDC and Fire hydrant locations currently existing in the front setback.
4. Please revise the site plan to clarify if the existing jog in the screen wall and existing back flow preventer are intended to be relocated. If these are remaining in their current configuration the site plan should reflect them, and the proposed parking will likely be affected in that location.
5. Please revise the site plan to clearly dimension that 24-feet of clearance will be provided between the refuse enclosure and the drive-through curb, while entering/exiting the storage facility site through the west gate.

6. 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.
7. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.
8. 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.
9. Please revise the site plan so that parking lot landscape islands will have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in compliance with Zoning Ordinance Section 10.501.H.2.a.

Circulation:

10. Please provide a revised TIMA that addresses the following:
  - a. From the site plan provided within the report, it is unclear how the site will circulate traffic from the Pima Road driveway. The trip distribution shows trips entering and exiting from two driveways along Thomas Road (Driveways A & B) and one along Pima Road (Driveway C), however, the site plan looks like the site is separated and a driver wouldn't be able to get to the coffee shop from Driveway C. The report states that the site will use existing driveways with no new driveways to be constructed as part of the development. Please clarify the circulation pattern of the site.
  - b. Consider the site access and circulation for pedestrians and bicycles.
  - c. The PM signal timings in the report do not include protected left turn phases, showing the intersection of Thomas & Pima operating with permissive left turns only (no protected phase). This does not appear to be correct. Please coordinate directly with Scottsdale Traffic Management Center to obtain the most current signal timing for the intersection.
  - d. Use City of Scottsdale criteria to evaluate need for right turn deceleration lanes (DSPM 5-3-206).
  - e. Both Pima Road and Thomas Road are classified as a Suburban Minor Arterial roadways in the Scottsdale Transportation Master Plan. Minimum driveway spacing is 330 feet and typically a maximum of two driveway openings are permitted for a single site. The existing driveways do not meet these standards. The Transportation Department may permit additional driveway entrances when projected travel demands indicate it is in the interests of traffic operations and when adequate street frontage exists to maintain the required spacing. Please include an analysis of how the site will operate with the existing driveways and recommend the most optimal driveway configuration for on and off-site operations.

Fire:

11. Please provide a revised site plan that designates fire lanes and shows compliance with the 24-foot minimum width for all Commercial and Multi-Family development projects in accordance with Fire Ordinance 4283, 503.3.
12. Please provide a revised site plan that demonstrates fire hydrant spacing, existing and proposed, in accordance with Fire Ordinance 4283, 507.5.1.2.
13. Please provide a revised site plan that demonstrates the FDC location(s) meet spacing requirements in accordance with Fire Ordinance 4283, 912.

Drainage:

14. This is in an area of on-going flood control projects and studies. A CLOMR was performed and suggests finished floor elevations. The City of Scottsdale is currently in the process of doing a LOMR for this area associated with Public works flood control projects. Cooperation between the City of Scottsdale, the developer and FEMA must be adhered to and followed. COS DSPM 4-1.00
  - a. The outcome of that action could have potential impacts to the site drainage and building placement.
15. As the site is currently over one acre first flush requirements will be put in place. COS DSPM 4-1.201
  - a. This requirement may change with the outcome of the proposed parcel division.

Lighting:

16. Please revise the lighting plans to identify the correct fixture type for the fixture adjacent to the refuse enclosure. On the plans submitted it is identified as SAR5, but the information would appear that its intended to be the only use of SAR4.
17. 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.

Other:

18. Many of the specific details of the Development Review Board application are dependent on the outcome of the Conditional Use Permit application and its approved conditions. This application should not be resubmitted until that process is reaching its finality in the approval process. Additional comments may arise after the CUP has been approved.

**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. 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 1.305.
  - a. Provide a bar scale on the site plan.
  - b. 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.
  - 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 dimension from the right-of-way centerline to the back of curb at the street frontage of the site.
  - e. Revise the site plan to indicate the location of street lights, traffic control devices, irrigation standpipes, stormwater management structures, overhead utility lines and poles, etc.
20. 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 1.305.

21. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
22. Perimeter and site walls shall be constructed with 6- or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
23. Please increase the width of the pedestrian walkway from the public sidewalk that is on Scottsdale Road to each of the tenant entry areas 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.
24. 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 1.305.
25. 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.

Fire:

26. Please revise the site plan to demonstrate the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing), per DSPM 2-1.303.B.5.
27. Please revise the site plan to demonstrate the location of the Fire Riser room in accordance with DSPM 6-1.504.A.

Water & Sewer:

28. A grease interceptor is required for coffee shops in accordance with DSPM 7-1.411.I. Please revise the site plan to identify and note this requirement.
29. In accordance with DSPM 6-1.416, Water meters are required to be located within a public Right-of-Way or within a Water Facilities Easement in an accessible and safe location. Backflow preventers are required to be located directly adjacent to the meter on private property. Please revise the site plan to identify the locations of these items.

Circulation:

30. Please revise the site plan to identify the removal of the existing sidewalk along E. Thomas Road and the replacement with a minimum 8-foot wide sidewalk separated from the back of curb in accordance with DSPM Sec. 5-3.110 and the 2008 Transportation Master Plan: Ch. 7, Sec. 8.
31. In accordance with DSPM 5-3.200 and DSPM Sec. 5-3.205, please revise the site plan to modify the existing eastern site driveway to be in conformance with City of Scottsdale Type CL-1, COS Standard Detail #2256. Crosswalk ramps shall be reconstructed with the new driveways to meet ADA requirements.

32. In accordance with DSPM 5-3.200 and DSPM Sec. 5-3.205, please revise the site plan to modify the existing western site driveway to be in conformance with City of Scottsdale Type CL-2, COS Standard Detail #2256. Crosswalk ramps shall be reconstructed with the new driveways to meet ADA requirements.
33. The on-site parking lot configuration is not acceptable. The drive-thru entry and exit lanes create "Y" intersection layouts which do not indicate which vehicle has the right-of-way. Please revise the site plan to reflect a configuration that resolves this.
34. Please provide a site context plan that shows how the access and on-site circulation for this portion of the site ties into the overall development site.
35. Please revise the site plan so that the sidewalk along the eastern driveway does not dead-end into landscaping.
36. Please revise the site plan to show the existing and proposed sidewalk ramps at the site driveways.

#### **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:

#### **Water & Sewer:**

37. In accordance with DSPM 7-1.409, the minimum sewer service line size shall be 6-inch. The current proposal only shows a 4-inch service line. Please revise the design to increase the size to meet the minimum requirements.
38. The initial sizing of the water meter should be done per the notes in DSPM Chapter 6; Figure 6-1.4. Meter sizing will ultimately be verified during the final plan review for permitting.

#### **Engineering:**

39. Please revise the site plan to show the water and sewer mains serving the site and the location of water and sewer services to the site.
40. Please revise the site plan to label the turning radii in the driveway for emergency and services vehicles.
41. Please revise the site plan to show and call out the Cross-Access Easements, Emergency & Services Vehicle Access Easements, and driveway Sight Distance triangles.
42. With the next steps in this process, a Minor Land division application will be required to establish the proposed parcel boundaries shown on the site plan.
43. With that review, the following dedications will be required:
  - a. Cross access through both driveways to serve adjacent parcels.
  - b. Site visibility triangles at both driveways.

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 22 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,

A handwritten signature in black ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes  
Senior Planner

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: 21-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
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

Site Plan:

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

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

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

Landscape Plan:

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

Floor Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Lighting Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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