

**Correspondence Between
Staff and Applicant
Approval Letter**

NELSEN PARTNERS, INC.
Austin | Scottsdale

15210 North Scottsdale Road
Suite 300
Scottsdale, Arizona 85254
480.949.6800

Principals

Brad J. Nelsen, AIA, RAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Directors

Helen Bowling, AIA
Jeff Brand, AIA
J. Scott Chasteen
Scott DeMont, AIA
Michael Martin, AIA
Stephen L. Oliva, AIA

Associates

Tony Marco, AIA
Randy McManus
Bob Newell, AIA

Dear Mr. Bloomberg,

The following are the City of Scottsdale comments dated 9/12/2018 and our responses (in **bold**) to comments from the second review of the Papago Plaza rezoning submittal 6-ZN-2018.

1. (from 1st review) The SSCAP promotes public realm connectivity to the extent of pursuing alleyways as "viable paths and open space connectivity opportunities for southern Scottsdale residents" (Open Space & Recreation Policy OSR 1.5). with the next submittal, in conjunction with the associated alley dedications please identify offsite improvements in accordance with the "Alley Improvement Exhibit" included as part of this comments letter. Please note the following:

- These improvements will also require modification of the proposed site plan and the provision of a Non-Motorized Public Access easement over any portion of street sidewalk extending beyond the public right-of-way at the Skysong Blvd. alignment east of the proposed gates for the residential component.

A non-motorized public access easement will be provided as required.

- All pole-mounted lighting will need to be directed downward, equipped with house-side shields and automatically programmed to go off no later than 10:00 PM.

All pole mounted lighting near residential properties to the west of the project shall be directed downwards, equipped with shields and will shut off at 10pm. See pages 8 and 11 of project narrative.

- Consider modifying the southern perimeter wall, currently shown as solid masonry block, to be a combination of solid block and view fence.

Perimeter wall at southern edge of residential parcel has been modified to be a combination of solid wall with view sections. Perimeter wall along west side of commercial parcel has been removed entirely see sheets A101 and A102.

2. (from 1st review) Goal 1, bullets 2 and 3 of the Character & Design Element of the General Plan, and Goals CD2 and CD3 of the Character & Design Chapter of the SSCAP emphasize architectural design and how it responds to localized context while engaging the pedestrian. The east frontage adjacent to Scottsdale Road, particularly the proposed grocery store, appears to indicate flat, blank building walls that are generally windowless at the pedestrian level. By comparison, the McFate Brewing/Plato's Closet building to the south provides

articulation of building massing and material, as well as windows that engage the pedestrian from the street. With the next submittal please provide further narrative and graphic detail depicting how the street frontage along Scottsdale Road will be a continuation of the precedence set by the McFate building. Consider dividing elevations in several building masses utilizing an array of building materials to help reduce the perception massing and size for the new buildings; similar to what is proposed for the residential component fronting McDowell Road.

See renderings on sheets A107B for modifications to elevation of grocer along Scottsdale Road. A stipulation that requires the grocer tenant to address Scottsdale road with two massing changes of minimum 2'-0" in depth, a minimum of 4 materials along the Scottsdale road elevation and the requirement of storefront windows along 50% of façade.

3. With the next submittal, please revise page 21 of the narrative to eliminate text "encouraging the city" for financial contribution for undergrounding the 12 kv powerlines that abut the site to the south and west.
Narrative revised to remove text.

4. Per Section 5.2606.D.2.c of the PRC zoning ordinance, the proposed courtyard must be enclosed by buildings on three sides. As proposed, the linear courtyard is not a focal point of the project and is "enclosed" by buildings on only one side. The proposed "event space" is a potential amenity but cannot be counted as part of the courtyard as it is primarily intended for vehicle circulation and parking. As such, the courtyard as indicated on the open space plan is only enclosed by buildings on one side. Please revise all applicable plans to indicate a courtyard that provides a focal point for the development that is enclosed on three sides by buildings.
See sheets A103A and A103B for Courtyard. The courtyard layout is a direct response to comments from city staff to engage the public / pedestrian experience with Scottsdale road. If this project were designed with a courtyard that directly followed the zoning ordinance, the project would 'turn its back' to Scottsdale road. The consensus between the design team and the City of Scottsdale was that creating pedestrian and visual connections to Scottsdale, engaging the project with the street was the approach that would garner more long-term success for both the development and for the neighborhood as a whole.

5. The intersection of Scottsdale Road & Skysong Blvd. is anticipated to be a critical connection between this site and Skysong and should be enhanced to encourage pedestrian connectivity. To that end, please revise the site plan to indicate shade trellises or arcades over the sidewalks on both sides of the east/west drive aisle from the intersection to the internal north/south drive aisle to not only emphasize the main entrance to the development but also to provide shading along the pedestrian route. Refer to Section 2-1.312 of the DSPM.

Staff agreed that a combination of patio trellis overhang and additional trees would accommodate an appropriate level of shade and entry statement. See landscape drawings L-102 for additional trees to provide shading along pedestrian route, per section 2-1.312 of the DSPM, at Scottsdale road and Skysong boulevard. Shade trellis will overhang partially onto pedestrian walkway from restaurant patio on the north side of the intersection. Stipulation to be developed to require trellis or shade canopy along 50% of north façade of grocer to assist with pedestrian shade.

6. Please revise the site plan to redesign the pad building layout at the northeast corner of the site so the drive-thru lane is not adjacent to the intersection of Scottsdale & McDowell or is setback farther than currently proposed. The "Program Diagram" sheet calls out an "Oasis" adjacent to the intersection. With the next submittal, please provide a concept design for the "Oasis". Consider providing a pedestrian refuge at the intersection that includes trees, seating elements, and plaza space. Refer to Section 2-1.304 of the DSPM.

Drive thru lane has been set back further from Scottsdale and McDowell intersection. See renderings A107G and landscape drawing L-101 for concept of enhanced 'oasis' at corner, with pedestrian seating, trees and screening of drive-thru lane.

7. Please revise Sheet A102 to indicate the width of all sidewalks. Refer to Chapter 5 of the DSPM.

All sidewalk shall comply with city request for 8' walk, separated from curb by 4' wide landscape strip. Widths are indicated on sheets (8'-0" set 4'-0" from back-of-curb).

8. Per comments provided by Engineering on 8/22/18, please revise the Refuse Circulation Plan (Sheet A109) to respond to/address the following:

- Modify compactor angle to drive aisle to 30 degrees or less

Compactor angle changed to 30 degrees - see sheet A109.

- Indicate proposed location(s) for grease containment areas for restaurant pads.

Grease containment areas indicated on plan sheet A109.

- Confirm if the refuse collection point at the southwest corner of the residential component is dedicated to recycling for residents (recommended).

Refuse at southwest corner of residential contains area dedicated to residential recycling.

- Provide the size of the residential compactor on the plan

Residential compactor to be 34 cubic yards. Size indicated on sheet A109.

- NOTE: ownership and maintenance of shared refuse will need to be provided for as part of a Planned Shared Development (PSD) application and recorded property owner's association if future platting is planned for the project is proposed to divide the residential from the commercial.

NOTED.

9. (from 1st review) All public water and sewer lines must be contained within a minimum 20-foot wide Water & Sewer Facilities Easement. Please revise the site plan accordingly to indicate easement location(s). NOTE: Any proposed water and sewer to future subdivided parcels (if not public) will need to be private and provided for as part of a PSD application. And recorded property owner's association for billing, operation and maintenance of shared private infrastructure. Also note, per International Plumbing Code, shared private sewer lines cannot be located underneath buildings.

See civil drawings PWS1, PWS2, PWS3 and PWS4 for required easements.

10. Water and Waste Water BOD's have not been accepted. Please revise to respond to/address the following:

- water: The 8-inch waterline on Scottsdale Road must be upsized from to 12 inches along the entire east frontage of the property. Mile and half-mile alignments must be minimum 12-inch. Refer to Section 6-1.400 of the DSPM.

Concept Plan has been revised to show a new 12-inch waterline on the west side of the street. During the DR process the exact location can be finalized.

- Waste Water: Per the flow monitoring data provided and future sewer demands, the maximum d/D of 0.65 will be exceeded in the existing 8-inch line in the alley. The extent of upsizing and required diameter must be analyzed and presented by the engineer. The hydraulic analysis should include an existing sewer slope verification and analysis. Offsite improvements will be the responsibility of the developer. The slopes provided in the current analysis are not identified on a site layout. Each manhole section must be analyzed and details provided up to the point where no hydraulic issues are determined to exist. Refer to Section 7-1.404 of the DSPM.

Expanding the analysis is currently in process. After completion of the study some City of Scottsdale sewers may need to be upsized around the site. Results will be presented to the City as soon as they are complete.

11. NOT USED

12. (from 1st review) The minimum driveway spacing along Scottsdale Road and McDowell Road is 330 feet. The existing driveways near the McDowell Road intersection with Scottsdale Road should be relocated if possible. Please revise site plan and circulation plan as needed to demonstrate compliance.

Current masterplan for development does not allow for relocating nor eliminating the existing driveway at McDowell Road.

13. (from 1st review) Please revise the site plan and circulation plan to indicate enhanced pedestrian facilities to connect the multi-family to the grocery store and restaurants, as well to the adjacent perimeter street sidewalks. Refer to Chapter 7, Section 8 of the Transportation Master Plan, and Section 2-1.808 of the DSPM.

Please see renderings on sheets A107A-G for scenes of internal pedestrian zones, and intent of pedestrian connections thru the site, from residential to grocery to retail to restaurants.

14. (from 1st review) The gated entrances to the multi-family must comply with Figure 2.1-3 of the DSPM. Presently, there is not enough queuing distance provided at the McDowell Road entrance prior to the gate for the amount of residential units proposed. Also refer to Section 2-1.806 of the DSPM.
Residential entry sequence has been modified to provide additional queuing. See Site Plan A102.

15. Though not required by ordinance, additional guest parking should be provided on the street side of the gated entrance off McDowell Road for visitors who are not able to access the site through the gate. Please revise the site plan to include additional guest parking spaces on the street side of the gated entrance.
Residential entry has been modified to provide additional parking off of McDowell Road. Parking immediately east of residential is intended to be for residential only, and shall be signed such. Please see sheet A102.

16. (from 1st review) Please revise the site plan and circulation plan to show additional queuing distance for the through/left-turn and right-turn lane approaches to the traffic signal at the Scottsdale & Skysong intersection. Refer to recommendations from TIMA.
Site plan modified to show 130'-0" queueing along turn lanes at Scottsdale and McDowell Roads.

17. (from 1st review) Please revise site plan to indicate all existing and proposed easements. Cross-access easements will be required at site entrances to cover entire driveway through to point of adjacent parcel connection, even if currently under the same ownership. Refer to Chapter 7 of the DSPM.
Easements shown on civil drawings PWS1, PWS2, PWS3 and PWS4.

18. (from 1st review) Currently, size-on-size taps are proposed for tapping sleeves. Please revise plans accordingly to indicate cut-in fittings with appropriate valving. Refer to Chapter 6 of the DSPM.
Connections have been revised to be cut in tees.

19. (from 1st Review) Currently, there is a sliver parcel (129-12-001X) located within the project boundary (see graphic on following page). Please acknowledge parcel and indicate what will become of it.
Parcel 129-12-001X will be consolidated with commercial development. See Narrative page 3 "Location".

20. Please revise the site plan and circulation plan to indicate a fee-title alley dedication, as opposed to the easement currently shown.

Civil Grading and Drainage plans updated to indicate alley dedication as requested.

21. Please update the site plan to include a note acknowledging the requirement to underground existing overhead utility lines around the perimeter of the project site.

**All on site existing overhead utility lines shall be relocated underground.
Existing locations noted on site plan A102.**

Sincerely

A handwritten signature in black ink, appearing to read "Michael T. Masengarb", with a long horizontal flourish extending to the right.

Michael T. Masengarb
Nelsen Partners, Inc.



September 12, 2018

George Pasquel
Withey Morris, PLC
2525 E Arizona Biltmore Cir A-212
Phoenix, AZ 85016

RE: 6-ZN-2018
Papago Plaza

Mr. Pasquel:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 8/15/18. The following **2nd Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note: most comments are 2nd requests for issues not addressed or not sufficiently addressed.**

General Plan/Southern Scottsdale Character Area Plan (SSCAP) Significant Issues

1. (from 1st review) The SSCAP promotes public realm connectivity to the extent of pursuing alleyways as “viable paths and open space connectivity opportunities for southern Scottsdale residents” (Open Space & Recreation Policy OSR 1.5). with the next submittal, in conjunction with the associated alley dedications please identify offsite improvements in accordance with the “Alley Improvement Exhibit” included as part of this comments letter. Please note the following:
 - These improvements will also require modification of the proposed site plan and the provision of a Non-Motorized Public Access easement over any portion of street sidewalk extending beyond the public right-of-way at the Skysong Blvd. alignment east of the proposed gates for the residential component.
 - All pole-mounted lighting will need to be directed downward, equipped with house-side shields and automatically programmed to go off no later than 10:00 PM.
 - Consider modifying the southern perimeter wall, currently shown as solid masonry block, to be a combination of solid block and view fence.



2. (from 1st review) Goal 1, bullets 2 and 3 of the Character & Design Element of the General Plan, and Goals CD2 and CD3 of the Character & Design Chapter of the SSCAP emphasize architectural design and how it responds to localized context while engaging the pedestrian. The east frontage adjacent to Scottsdale Road, particularly the proposed grocery store, appears to indicate flat, blank building walls that are generally windowless at the pedestrian level. By comparison, the McFate Brewing/Plato's Closet building to the south provides articulation of building massing and material, as well as windows that engage the pedestrian from the street. With the next submittal please provide further narrative and graphic detail depicting how the street frontage along Scottsdale Road will be a continuation of the precedence set by the McFate building. Consider dividing elevations in several building masses utilizing an array of building materials to help reduce the perception massing and size for the new buildings; similar to what is proposed for the residential component fronting McDowell Road.
3. With the next submittal, please revise page 21 of the narrative to eliminate text "encouraging the city" for financial contribution for undergrounding the 12 kv powerlines that abut the site to the south and west.

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:

4. Per Section 5.2606.D.2.c of the PRC zoning ordinance, the proposed courtyard must be enclosed by buildings on three sides. As proposed, the linear courtyard is not a focal point of the project and is "enclosed" by buildings on only one side. The proposed "event space" is a potential amenity but cannot be counted as part of the courtyard as it is primarily intended for

vehicle circulation and parking. As such, the courtyard as indicated on the open space plan is only enclosed by buildings on one side. Please revise all applicable plans to indicate a courtyard that provides a focal point for the development that is enclosed on three sides by buildings.

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:

5. The intersection of Scottsdale Road & Skysong Blvd. is anticipated to be a critical connection between this site and Skysong and should be enhanced to encourage pedestrian connectivity. To that end, please revise the site plan to indicate shade trellises or arcades over the sidewalks on both sides of the east/west drive aisle from the intersection to the internal north/south drive aisle to not only emphasize the main entrance to the development but also to provide shading along the pedestrian route. Refer to Section 2-1.312 of the DSPM.
6. Please revise the site plan to redesign the pad building layout at the northeast corner of the site so the drive-thru lane is not adjacent to the intersection of Scottsdale & McDowell or is setback farther than currently proposed. The "Program Diagram" sheet calls out an "Oasis" adjacent to the intersection. With the next submittal, please provide a concept design for the "Oasis". Consider providing a pedestrian refuge at the intersection that includes trees, seating elements, and plaza space. Refer to Section 2-1.304 of the DSPM.

Engineering:

7. Please revise Sheet A102 to indicate the width of all sidewalks. Refer to Chapter 5 of the DSPM.
8. Per comments provided by Engineering on 8/22/18, please revise the Refuse Circulation Plan (Sheet A109) to respond to/address the following:
 - Modify compactor angle to drive aisle to 30 degrees or less
 - Indicate proposed location(s) for grease containment areas for restaurant pads.
 - Confirm if the refuse collection point at the southwest corner of the residential component is dedicated to recycling for residents (recommended).
 - Provide the size of the residential compactor on the plan
 - NOTE: ownership and maintenance of shared refuse will need to be provided for as part of a Planned Shared Development (PSD) application and recorded property owner's association if future platting is planned for the project is proposed to divide the residential from the commercial.
9. (from 1st review) All public water and sewer lines must be contained within a minimum 20-foot wide Water & Sewer Facilities Easement. Please revise the site plan accordingly to indicate easement location(s). NOTE: Any proposed water and sewer to future subdivided parcels (if not public) will need to be private and provided for as part of a PSD application. And recorded property owner's association for billing, operation and maintenance of shared private infrastructure. Also note, per International Plumbing Code, shared private sewer lines cannot be located underneath buildings.

Water and Waste Water

10. Water and Waste Water BOD's have not been accepted. Please revise to respond to/address the following:

- Water: The 8-inch waterline on Scottsdale Road must be upsized from to 12 inches along the entire east frontage of the property. Mile and half-mile alignments must be minimum 12-inch. Refer to Section 6-1.400 of the DSPM.
- Waste Water: Per the flow monitoring data provided and future sewer demands, the maximum d/D of 0.65 will be exceeded in the existing 8-inch line in the alley. The extent of upsizing and required diameter must be analyzed and presented by the engineer. The hydraulic analysis should include an existing sewer slope verification and analysis. Offsite improvements will be the responsibility of the developer. The slopes provided in the current analysis are not identified on a site layout. Each manhole section must be analyzed and details provided up to the point where no hydraulic issues are determined to exist. Refer to Section 7-1.404 of the DSPM.

Circulation:

12. (from 1st review) The minimum driveway spacing along Scottsdale Road and McDowell Road is 330 feet. The existing driveways near the McDowell Road intersection with Scottsdale Road should be relocated if possible. Please revise site plan and circulation plan as needed to demonstrate compliance.
13. (from 1st review) Please revise the site plan and circulation plan to indicate enhanced pedestrian facilities to connect the multi-family to the grocery store and restaurants, as well to the adjacent perimeter street sidewalks. Refer to Chapter 7, Section 8 of the Transportation Master Plan, and Section 2-1.808 of the DSPM.
14. (from 1st review) The gated entrances to the multi-family must comply with Figure 2.1-3 of the DSPM. Presently, there is not enough queuing distance provided at the McDowell Road entrance prior to the gate for the amount of residential units proposed. Also refer to Section 2-1.806 of the DSPM.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

15. Though not required by ordinance, additional guest parking should be provided on the street side of the gated entrance off McDowell Road for visitors who are not able to access the site through the gate. Please revise the site plan to include additional guest parking spaces on the street side of the gated entrance.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and

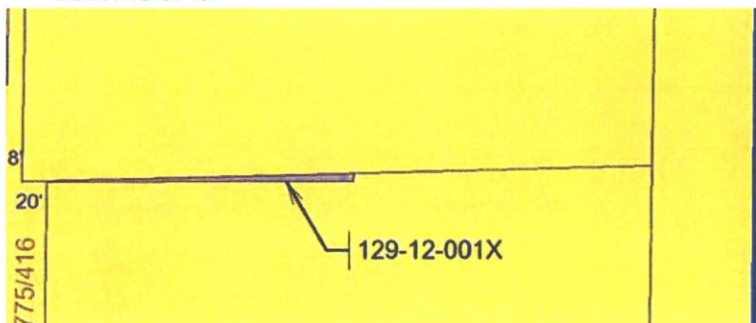
improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

16. (from 1st review) Please revise the site plan and circulation plan to show additional queuing distance for the through/left-turn and right-turn lane approaches to the traffic signal at the Scottsdale & Skysong intersection. Refer to recommendations from TIMA.

Engineering:

17. (from 1st review) Please revise site plan to indicate all existing and proposed easements. Cross-access easements will be required at site entrances to cover entire driveway through to point of adjacent parcel connection, even if currently under the same ownership. Refer to Chapter 7 of the DSPM.
18. (from 1st review) Currently, size-on-size taps are proposed for tapping sleeves. Please revise plans accordingly to indicate cut-in fittings with appropriate valving. Refer to Chapter 6 of the DSPM.
19. (from 1st Review) Currently, there is a sliver parcel (129-12-001X) located within the project boundary (see graphic on following page). Please acknowledge parcel and indicate what will become of it.



20. Please revise the site plan and circulation plan to indicate a fee-title alley dedication, as opposed to the easement currently shown.
21. Please update the site plan to include a note acknowledging the requirement to underground existing overhead utility lines around the perimeter of the project site.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR

RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 57 Staff Review Days since the application was determined to be administratively complete.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Bloemberg', is written over the typed name and title.

Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: 6-ZN-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 the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Two copies: Revised Narrative for Project
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

 7 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Perspective(s):

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

Streetscape Elevation(s):

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

Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 1 11" x 17" 1 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Other Supplemental Materials:

Any other information requested in the comments letter

Technical Reports:

- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water 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.



June 11, 2018

George Pasquel
Withey Morris, PLC
2525 E Arizona Biltmore Cir A-212
Phoenix, AZ 85016

RE: 6-ZN-2018
Papago Plaza

Mr. Pasquel:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 4/20/18. The following **1st Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

General Plan/Southern Scottsdale Character Area Plan (SSCAP) Significant Issues

1. Both the General Plan (*Land Use Element* Goal 5, bullets 2 and 6, Goal 8 and Goal 9, bullet 4, *Economic Vitality Element* Goal 5, bullet 6, *Neighborhoods Element* Goal 4, bullet 7, *Open Space Element* Goal 1, bullets 11, 14 and 17, and the *Community Mobility Element* Goals 10 and 11) and the SSCAP (*Character and Design Element* Goals CD 2 and CD 5, *Neighborhood Revitalization Element* Goal NR 2, *Community Mobility Element* Policy CM 1.3 and Goal CM 4, and the *Open space and Recreation Element* OSR 2.6) speak to the importance of the pedestrian experience, linkages within and between developments and how these connections interact with and complement open spaces. Implementation of these policies can enhance an area's sense of place, exemplifying a neighborhood's character; which is expected by such a large development proposal within the McDowell Corridor. With the next submittal, please respond to/provide the following:
 - The proposal appears to maintain the existing sidewalk, which meanders and is in some instances back of curb along both major street frontages. Please revise the plans to indicate a new 8-foot wide sidewalk separated from the street curb by utilizing regularly spaced trees in a landscape strip (minimum 4 feet wide). This will provide pedestrian separation from vehicular traffic, increased pedestrian comfort and an enhanced pedestrian realm adjacent to the project.
 - The SSCAP further promotes public realm connectivity utilizing alleyways as "viable paths and open space connectivity opportunities for southern Scottsdale residents" (*Open Space and Recreation Element* Policy OSR 1.5). With the next submittal, please consider opening and improving the east/west alley (south of Loma Land Drive) into a shared-use path; from 70th Street to the intersection of Scottsdale Road & Skysong Blvd. This would provide a meaningful east/west connection from the Cross-Cut Canal for residents west of Papago Plaza to the project site, as well as Skysong and the Indian bend Wash to the east. Additionally, please consider improving the north/south alley along the western edge of the site (and the McFate property to the south) from Belleview Street to the hypothetical Skysong Blvd. alignment (refer to graphic below). This would help to integrate the proposed development into established bike routes

(depicted in orange) that traverse both 70th Street and Belleview Street. Maximizing neighborhood accessibility creates sustainable neighborhoods and businesses.



- Please respond to General Plan Character and Design Element Goals 4 and 6 to indicate how the proposal will respond to the established streetscape character on both the McDowell Road and Scottsdale Road frontages; as it relates to the McDowell Road and Scottsdale Road Streetscape Design Guidelines. Both guidelines promote safe pedestrian circulation adjacent to the two arterial streets and creation a unified and distinct identity on both frontages. Please revise the landscape plan accordingly to indicate how the guidelines will be implemented.
- The General Plan (*Character and Design Element Goal 1, bullets 2 and 3*) and the SSCAP (*Character and Design Element Goals CD 2 and CD 3*) speak to architectural design and how it responds to localized context while engaging the pedestrian. Both the north and east elevations depict relatively flat building frontages that are generally windowless at the pedestrian level. By way of comparison, the McFate Brewing/Plato's Closet building south of the project site provides articulation of building masses and materials; with windows that engage the pedestrian. With the next submittal, please provide narrative and graphic detail (or thematic designs) depicting how both street frontages will provide continuation of what has already been developed in the area.
- The project site is within a Growth Area, as designated by the General Plan. As such, please respond to General Plan Growth Area Element Goal 1, bullet 3; as well as SSCAP Public Services and Facilities Policy PSF 3.3. There are currently 12kv overhead utility lines along the south and west edges of the property. Please confirm these lines will be undergrounded as part of the proposed development. Contact Bob Trzepkowski, Construction Relations Management for SRP at 602-236-8173.
- From a design perspective, please revise the narrative to respond to the following Goals and Policies of the Character and Design Element of the General Plan:
 - Goal 1, bullets 1, 2 and 4

- Goal 2, bullets 5 and 6
 - Goal 5, bullets 11 and 12
 - Goal 6, bullets 1-6
 - Goal 7, bullets 2-5
- Also from a design perspective, please revise the narrative to respond to the following Goals and Policies of the Character and Design Element of the SSCAP:
 - Goal CD 1, Policies 1.1 and 1.2
 - Goal CD 2, Policies 2.1 thru 2.5
 - Goal CD 3, Policies 3.1 thru 3.4
 - Goal CD 4, Policies 4.1 thru 4.3
 - Goal CD 5, Policies 5.1 thru 5.6
 - Goal CD 6, Policies 6.1 thru 6.4
 - Goal CD 7, Policies 7.1 thru 7.3
 - Goal CD 8, Policies 8.1 thru 8.5
 - Goal CD 9, Policies 9.1 thru 9.3
 - Goal CD 10, Policies 10.1 and 10.2
 - Please revise the narrative to eliminate the discussion related to the Los Arcos Redevelopment Plan. This document expired on 7/2/16 and was not extended by City Council.

Zoning Ordinance and Scottsdale Revised 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/Scottsdale Revised Code:

2. Per the site plan, there appears to be a new property line intended to separate the residential from the commercial. Any parcel created must be able to stand alone with regard to the PRC development standards. If this cannot be accomplished, a zoning application to add the Planned Shared (PSD) district to the development plan area is required so future development rights can be transferred from parcel to parcel. If a lot split is proposed as part of this proposal, please include analysis for each parcel demonstrating compliance with the PRC development standards; or revise the narrative to include a request for a PSD as part of this application. Please note: Any request for a PSD must be accompanied by a Development Agreement and associated zoning application. Refer to Section 6.1406.C of the Zoning Ordinance.
3. Please provide a copy of the amended development standards in legislative format, with bold print and strikethroughs clarifying which standards are intended to be amended. The legislative draft should include the entire PRC district, including those sections not affected by the request. Refer to the Plan and Report Requirements for Development Applications checklist.
4. Please revise the narrative and site plan as necessary to demonstrate that the amended development standards and site plan produce a living environment, landscape quality and lifestyle superior to that available with existing development standards. Refer to Section 5.2102.C of the Zoning Ordinance.
5. Please revise the narrative to include responses to the DRB criteria outlined in the PRC district. Note: all requests for a PCD along the McDowell Corridor require a recommendation from the DRB prior to Planning Commission. Refer to Section 5.2608.E.1

6. Please revise the narrative to respond to the PRC Additional Requirements and criteria identified in Section 5.2608.D and 5.2608.E respectively of the Zoning Ordinance.
7. Per Section 9.105.B.4 of the Zoning Ordinance, a minimum of 4% of the provided parking is to be accessible. In this case, the 4% applies separately to both the commercial and residential components. Please revise the site plan data to include separate accessible parking calculations for both the commercial and residential components, and indicate the locations on the site plan and/or floor plans.
8. Please revise the site plan to include the allowed and proposed residential density. Refer to Section 5.2606.A.1 of the PRC zoning district.

Circulation:

Please revise the site plan to indicate an additional 12-foot right of way dedication along the existing 8-foot wide alley adjacent to the western and southern portions of the site. Refer to Section 47-10 of the Scottsdale Revised Code and Section 5-3.1100.F of the DSPM. Also refer to the second bullet under Comment #1 on Page 1 of this letter.

Open Space

9. The provided Open Space Plan includes the existing alleyway in the open space calculations. All open space must be provided on-site. Please revise the Open Space Plan accordingly to subtract the alleyway from the open space calculations. Refer to Section 5.2606.D of the Zoning Ordinance. Alternatively, converting the alley into enhanced pedestrian and bike path elements with landscaping and pedestrian-scale lighting may qualify these areas as open space.
10. Section 5.2606.D.2 of the Zoning Ordinance requires a minimum of .01 X the net lot area to be set aside as a courtyard to provide a setting for the project. Please indicate on the site plan and the open space plan where the required courtyard area is to be provided, and provide supporting calculations confirming the courtyard meets the minimum requirement. Refer to sub-sections a thru d for courtyard location and design requirements.

Building Elevation Design

11. Please provide a building setback diagram and building stepback diagram that illustrates the development standards identified in Sections 5.2605 and 5.2606 of the Zoning Ordinance, as well as the proposed development standards. Include the residential district boundary line on the western edge of the project site and the back-of-curb for both McDowell Road and Scottsdale Road.

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:

Engineering:

12. Currently, there is an 8-foot alley dedicated along the southern edge of the site that is used for refuse collection. It appears there is both commercial and residential pick-up. If this condition is to be maintained, a minimum 20-foot alley must be provided; which will require an additional 12-foot dedication from this site. Please revise the site plan to indicate the existing alley and the new dedication. Refer to Chapter 5 of the DSPM.
13. Please provide a dimensioned refuse circulation and service plan with the next submittal. Plan should include proposed compactor make and manufacturer as well as dimensioning used to determine site layout. Also provide compactor capacity analysis to demonstrate compliance with

the DSPM capacity requirements. A recycling plan should be considered for the residential and hotel components.

14. The current plan does not meet refuse requirements in number, type or location. A minimum of five refuse containers would be required for the hotel alone as proposed and clustering of six containers at one location is not consistent with Chapter 2 of the DSPM. Additionally, all restaurants require a grease containment area. **Please note: a meeting with the City's Engineering Division will be required to discuss the refuse collection plan prior to the next submittal.**
15. All public water and sewer lines must be contained within a minimum 20-foot wide Water & Sewer Facilities Easement. Please revise the site plan accordingly to indicate the easement location. Refer to Chapters 6 and 7 of the DSPM.

Water and Waste Water Design:

16. The water and wastewater Basis of Design (BOD) Reports have not been accepted by the Water Resources Division. Please revise as follows:

Water

- Conduct hydrant flow tests (Chapter 6 of the DSPM)
- Provide hydraulic modeling and calculations, utilizing the gallons per minute (GPM) demand values therein. Provide results within the final BOD to be provided as part of the first Development Review Board submittal. (Chapter 6 of the DSPM)

Sewer

- Minimum 6-inch sewer services must be provided to all structures (Chapter 7 of the DSPM)
- Sewer lines are shown under structures. A minimum 6-foot horizontal clearance must be maintained between any structure and the sewer line. Confirm compliance. (Chapter 7 of the DSPM)

Circulation:

17. Please revise the site plan and circulation plan to preserve vehicle connectivity to 70th Street from all proposed buildings to the existing traffic signal at 70th Street and McDowell Road to facilitate westbound traffic leaving the site. Refer to Section 5-3.201 of the DSPM.
18. Please revise the plans to eliminate the southernmost driveway on Scottsdale Road (as proposed it is too close to the driveway to the south), or coordinate with the adjacent property owner to provide a shared-access driveway at this location. Refer to Section 503.201 of the DSPM.
19. Minimum driveway spacing on both Scottsdale Road and McDowell Road is 330 feet. Existing driveways near the intersection of Scottsdale & McDowell should either be relocated or eliminated altogether. If relocated, coordinate design with the existing transit stop on Scottsdale Road. Please revise site plan and vehicular and pedestrian circulation plans as needed.
20. Please revise the site plan to indicate a Cross-Access Easement to be dedicated along the southern property line to connect the property to the south to the traffic signal at Skysong Blvd. Refer to Section 5-3.201 of the DSPM.
21. Please revise the site plan and vehicular and pedestrian circulation plan to indicate enhanced on-site pedestrian facilities to connect the multi-family component to the grocery store and restaurants. Refer to Chapter 7, Section 8 of the Transportation Master Plan and Section 2-1.808 of the DSPM.
22. Please revise the site plan and vehicular and pedestrian circulation plan to indicate a right-turn deceleration lane at all existing and proposed driveways along both street frontages. Refer to Section 5-3.206 of the DSPM.

23. Please revise the site plan to indicate a minimum 8-foot wide sidewalk, separated from back of curb on both street frontages. Refer to Section 5-3.100 of the DSPM.
24. Please note: if the multi-family driveway is gated as shown, the gated entrance must comply with Figure 2.1-3 of the DSPM, including a turn-around area. Please consider eliminating gated access altogether to create a more integrated and accessible mixed-use development. (Refer to the multi-family component for the adjacent Skysong project.)

Traffic Impact and Mitigation Analysis (TIMA)

25. The TIMA has not been accepted. Please refer to the memo provided by Transportation staff for comments.

Fire

26. Please revise the site plan to demonstrate and/or address the following:
 - Commercial turning radii for all fire lanes (25' inner, 49' outside, 55' bucket swing) (Section 2-1.802 of the DSPM)
 - Divided entrances with minimum 20-foot drive lane widths (Section 2-1.802 of the DSPM)
 - Turn-around movements for emergency vehicles for any dead-end over 300 feet in length (Section 2-1.802 of the DSPM)
 - Location of fire riser room(s) (Section 6-1.504 of the DSPM)

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

27. Although not required by ordinance, a residential community of this size should have a sufficient number of guest parking spaces to prevent visitors to the residential community from utilizing parking spaces intended for the commercial uses. Please consider adding guest parking to the residential portion of the site plan, or if guest parking is provided, indicate location on the parking garage floor plan and/or the site plan.
28. Please consider creation of an internal sewer system to service all buildings throughout the project site.
29. This proposal includes a parking structure in close proximity to single-family residential to the west. Please take into consideration the stipulations for the Bill Heard Chevrolet CUP case (30-UP-2002), as that project also included a parking garage adjacent to single-family residential.

Technical Corrections

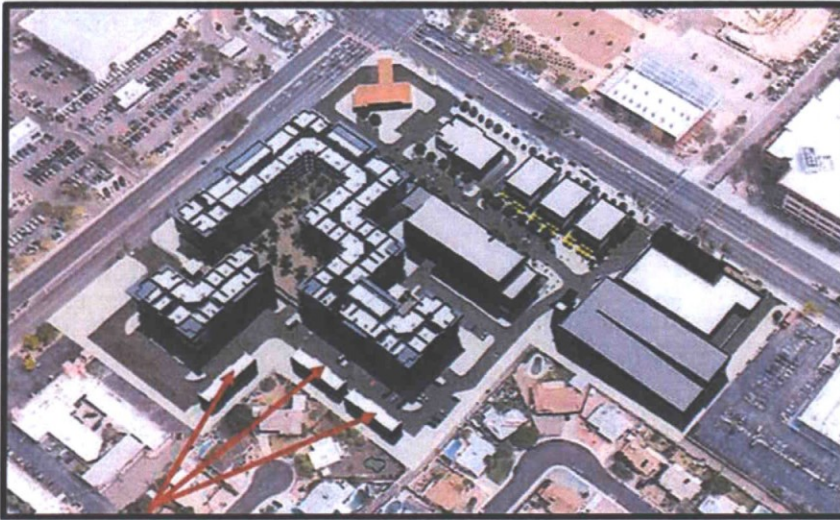
The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents)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

Circulation:

30. The site plan indicates a drive aisle on the eastern side of the northernmost "retail/restaurant" pad, south of the existing bank. If this is proposed to be a drive-thru lane, please note the existing drive-thru condition at this location (for Dutch Bros.) is consistently backed-up (see graphic below) and blocking parking spaces. Furthermore, this drive aisle ends abruptly at a prominent ingress/egress point for Scottsdale Road. Please clarify what the drive- aisle is intended to be and call out the proposed queuing distance.
31. Please revise the site plan to indicate cross-access easements to allow all uses to utilize on-site driveways. Internal driveways that allow vehicular movement through the site should not be gated.
32. Please revise the site plan and circulation plan to show additional on-site queuing distance for the through/left-turn and right-turn lane approaches to the traffic signal at Scottsdale Road and Skysong Blvd. Refer to recommendations from TIMA.
33. Please note: at the time of DRB, the plans shall be revised to indicate directional ramps at the southwest and northwest corners of the intersection at Scottsdale Road and Skysong Blvd.

Site Design

34. The site plan appears to indicate proposed parking improvements on the bank parcel to the north of the proposed pad buildings. Please clarify if these spaces are for the bank or the proposed project. If for the proposed project, provide written approval from the owner of the bank property for the proposed improvements.
35. With the next submittal, please coordinate the plans to consistently identify what the potential uses are for each pad building on the site. For reference, the landscape plan identifies several of the eastern pads as "retail", while the site plan identifies them as "restaurant". Similarly, the landscape plan identifies the northernmost pad as "hotel/retail" while the site plan identifies the same pad as "retail/restaurant".
36. The site plan appears to be identifying the "NDB" FAR (0.4 and 0.93) and "DB" FAR (0.8 and 0.26) incorrectly. Based on the proposed amended development standards, these numbers should be reversed. Please double-check FAR numbers and revise site plan accordingly. Additionally, please revise the "Maximum Allowed FAR for Density Based Use" to reflect the ordinance, which states that the maximum FAR for density-based uses shall be no greater than 50% of the gross floor area of the non-density-based uses, not 50% of the FAR. Call out the maximum allowed FAR for both on the site plan with supporting calculations for clarification, based on the above section from the ordinance. Suggestion: add table of amendments from narrative to site plan.
37. It appears all parking for the proposed grocery store will be provided in the parking garage. If this is the case, please describe how customers and shopping carts will get to ground level.
38. The perspective graphic on the following page indicates three buildings along the west boundary of the residential component; however, they are not labeled. With the next submittal, please label these buildings.



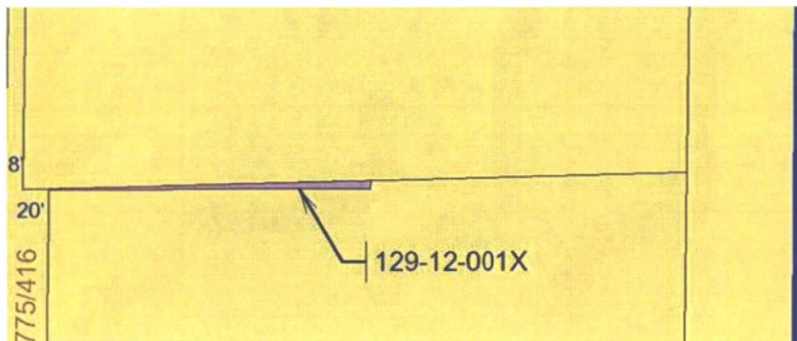
Fire:

39. Please revise the site plan to demonstrate and/or address the following:

- Minimum drive aisle widths of 24 feet (Ord. 4283, 503.2.1)
- Unobstructed vertical clearance of 13' 6" minimum (Ord. 4283, 503.2.1)
- Existing and proposed fire hydrant spacing (Ord. 4283, 507.5.1)
- Key switch/pre-emption sensor for multi-family gated community (Ord. 4283, 503.6.1)
- FDC spacing requirements (Ord. 4283, 912)
- All types of fire sprinkler systems to be utilized, i.e. NFPA 13, NFPA 13R, etc.)

Engineering:

40. Currently, size-on-size taps are proposed for tapping sleeves. Please revise plans accordingly to indicate cut-in fittings with appropriate valving. Refer to Chapter 6 of the DSPM.
41. Please revise the site plan to indicate all existing and proposed easements. Note, cross-access easements will be required at site entrances, to cover the driveway through to the point of connection to the adjacent parcel(s); even if currently under the same ownerships.
42. Currently there is a sliver parcel (129-12-001X) located within the project site boundary (see below). With the next submittal, please acknowledge the parcel and confirm what will become of it.



Drainage:

43. The preliminary grading and drainage (G&D) plan and drainage report are acceptable at the zoning level. Both will need to be updated at the DRB level to generally include a 75% level of detail ad

analysis in accordance with Chapter 4 of the DSPM; and will need to consider and address the following:

- The results of the Lower Indian Bend Wash (LIBW) ADMS show off-site flows of around 20 cfs for a 100-year flow, from the south half of McDowell Road west of the project site, entering along the northern property line as indicated in the graphic on the following page. The preliminary G&D plan and drainage report should evaluate and provide an analysis of whether these flows enter the site and determine their magnitude; if it is determined that the flows do enter the site. The results of the LIBW ADMS and topography for the area show off-site flows affecting the project site from the two parcels located west of the site and south of McDowell Road. In general, any off-site flows will need to be evaluated and addressed as part of the on-site hydrologic analysis below.



- The preliminary G&D plan shows, and the drainage report discusses, use of underground storage systems. These systems will need to be designed, operated and maintained in conformance with the City's underground detention policy as outlined in Chapter 4 of the DSPM. The drainage report should include a statement acknowledging the City's policy and stating the proposed system will be designed, maintained and operated in conformance with the policy. Additionally, the report will need to address the consequences of system failure as described in the policy.
- The drainage report should include a detailed analysis of existing and proposed condition C values to demonstrate there is no increased runoff as a result of this development. A weighted

C value for the proposed and existing development should be included in the report and used as the basis for the determination. An exhibit showing the development site based on a current aerial and showing the delineation of the various C value areas should also be included; as well as a similar exhibit for the proposed condition. Based on a cursory evaluation of the existing and proposed developments, additional storage for the proposed development is not anticipated to be required.

- At the DRB level, City staff will evaluate the storage contribution and the acceptability of the proposed permeable pavers.
- The drainage report should include a detailed on-site hydrologic analysis for the existing and proposed conditions. The analysis will need to determine and show the location of existing 2-, 10-, and 100-year outflows from the site as well the developed condition outflows from the site; and demonstrate there are no increased impacts to downstream properties. Analysis should also illustrate impacts or any changes to City storm water management facilities and streets.
- Much of the storm water storage used to meet the first-flush requirements is located along McDowell Road, at the high end of the site. It is not clear how storm water flows from the developed portion of the site will be conveyed to these basins to address storm water quality requirements.
- The preliminary G&D plan shows the use of dry wells to drain the proposed underground storm water storage facility, and what appears to be surface percolation for the above-ground storage facilities. These facilities should be designed to drain by gravity outfall unless the costs and/or impacts to public facilities are excessive, per the DSPM. The drainage report should include justification for not providing gravity outfall for these facilities for staff review. The proposed site design and basin locations should be evaluated to provide facilities that are drained by gravity.

Water and Wastewater Design:

44. Please address/provide the following with the revised BOD's:

Water

- Highest finished floor of all buildings
- Verification of existing meter sizes for possible credit toward future development fees

Sewer

- For the final BOD: provide new and existing sewer pipe hydraulic capacity analysis with new and existing flows. Flow monitoring results shall be gathered and presented to establish existing flows on receiving lines under 15 inches in diameter that cannot otherwise be determined by contributing basin analysis. Hydraulic analysis shall continue off-site for a minimum of one manhole to manhole section after the connection point, or to a point where no issues exist.

Landscape Design:

45. Please note for the DRB submittal: there are several plant species in the landscape legend that are not included on the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plant List. Any plant species not on the list must be located in areas not visible from off-site.

Other:

46. Please provide a phasing plan with the next submittal (if applicable).

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

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

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

Sincerely,



Greg Bloemberg
Senior Planner

cc: case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **6-ZN-2018**

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

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

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

 7 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

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

Elevation Worksheet(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

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

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Phasing Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 1 11" x 17" 1 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Other Supplemental Materials:

Any additional information identified in this letter

Technical Reports:

3 copies of Revised Water Design Report:

3 copies of Revised Waste Water 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.

Planning & Development Services Division review of Papago Plaza 6-ZN-2018

Comments and Response

Comment	RESPONSE
<p>General Plan/Southern Scottsdale Character Area Plan (SSCAP) Significant Issues</p>	
<p>1. Both the General Plan (<i>Land Use Element</i> Goal 5, bullets 2 and 6, Goal 8 and Goal 9, bullet 4, <i>Economic Vitality Element</i> Goal 5, bullet 6, <i>Neighborhoods Element</i> Goal 4, bullet 7, <i>Open Space Element</i> Goal 1, bullets 11, 14 and 17, and the <i>Community Mobility Element</i> Goals 10 and 11) and the SSCAP (<i>Character and Design Element</i> Goals CD2 and CD 5, <i>Neighborhood Revitalization Element</i> Goal NR 2, <i>Community Mobility Element</i> Policy CM 1.3 and Goal CM 4, and the <i>Open Space and Recreation Element</i> OSR 2.6) speak to the importance of the pedestrian experience, linkages within and between developments and how these connections interact with and compliment open spaces. Implementation of these policies can enhance an area’s sense of place, exemplifying a neighborhood’s character; which is expected by such a large development proposal within the McDowell Corridor. With the next submittal, please respond to/provide the following:</p>	
<ul style="list-style-type: none"> The proposal appears to maintain the existing sidewalk, which meanders and is in some instances back of curb along major street frontages. Please revise the plans to indicate a new 8-foot wide sidewalk separated from the street curb by utilizing regularly spaced trees in a landscape strip (minimum 4 feet wide). This will provide pedestrian separation from vehicular traffic, increased pedestrian comfort and an enhanced pedestrian realm adjacent to the project. 	<p>As requested, a new 8'-0" wide sidewalk separated from back-of-curb by 4'-0" landscape strip added along entire McDowell and Scottsdale Road frontage. Per DSPM 5-3.100 See Sheet A102</p>
<ul style="list-style-type: none"> The SSCAP further promotes public realm connectivity utilizing alleyways as “viable paths and open space connectivity opportunities for southern Scottsdale residents” (<i>Open Space and Recreation Element</i> Policy OSR 1.5). With the next submittal, please consider opening and improving the east/west alley (south of Loma Land Drive) into a shared-use path; from 70th Street to the intersection of Scottsdale Road & SkySong Blvd. This would provide a meaningful east/west connection from the Cross-Cut Canal for residents west of Papago Plaza to the project site, as well as Sky Song and the Indian bend Wash to the east. Additionally, 	<p>The Applicant is open to this suggestion however the majority of this alley abuts single family property (20+ lots) not owned by the Applicant. During public outreach, some neighbors abutting the east/west alley were reticent to encourage public travel through this alley. Should the City garner support for paving or otherwise improving this alleyway, the Applicant would willingly participate. The same can be said for the north/south alley in that the majority of the alley length abuts a different property</p>

6-ZN-2018
08/15/18

<p>please consider improving the north/south alley along the western edge of the site (and the McFate property to the south) from Belleview Street to the hypothetical Sky song Blvd. alignment (refer to graphic below). This would help to integrate the proposed development into established bike routes (depicted in orange) that traverse both 70th Street and Belleview Street. Maximizing neighborhood accessibility creates sustainable neighborhoods and businesses.</p>	<p>owner. The Applicant is however providing improvements adjacent to this alley (just west of the new garage) to encourage a pedestrian connection to/from Bellview Street.</p>
<ul style="list-style-type: none"> • Please respond to General Plan Character and Design Element Goals 4 and 6 to indicate how the proposal will respond to the established streetscape character on both the McDowell Road and Scottsdale Road frontages; as it relates to the McDowell Road and Scottsdale Road Streetscape Design Guidelines. Both guidelines promote safe pedestrian circulation adjacent to the two arterial streets and creation a unified and distinct identity on both frontages. Please revise the landscape plan accordingly to indicate how the guidelines will be implemented. 	<p>See updated narrative Section 2 regarding proposed landscaping, Section 3 regarding General Plan conformance and updated landscape plan.</p>
<ul style="list-style-type: none"> • The General Plan (<i>Character and Design Element Goal 1, bullets 2 and 3</i>) and the SSCAP (<i>Character and Design Element Goals CD 2 and CD 3</i>) speak to architectural design and how it responds to localized context while engaging the pedestrian. Both the north and east elevations depict relatively flat building frontages that are generally windowless at the pedestrian level. By way of comparison, the McFate Brewing/Plato’s Closet building south of the project site provides articulation of building masses and materials; with windows that engage the pedestrian. With the next submittal, please provide narrative and graphic detail (or thematic designs) depicting how both street frontages will provide continuation of what has already been developed in the area. 	<p>See updated narrative Section 2 and Section 3 and updated exhibits for details on street frontages and the continuation of quality components of adjacent developments</p>
<ul style="list-style-type: none"> • The project site is within a Growth Area, as designated by the General Plan. As such, please respond to General Plan Growth Area Element Goal 1, bullet 3; as well as SSCAP Public Services and Facilities Policy PSF 3.3. There are currently 12kv overhead utility lines along the south and west edges of the property. Please confirm these lines will be undergrounded as part of the proposed development. Contact Bob Trzepakowski, Construction Relations Management for SRP and 602-236-8173. 	<p>See updated narrative Section 3 and Section 4. As of the date of this resubmittal, the Applicant is planning on burying the mentioned utility lines.</p>
<ul style="list-style-type: none"> • From a design perspective, please revise the narrative to respond to the following Goals and Policies of the Character and Design Element of the General Plan: 	

➤ Goal 1, bullets 1, 2 and 4	See updated Narrative Section 3
➤ Goal 2, bullets 5 and 6	See updated Narrative Section 3
➤ Goal 5, bullets 11 and 12	See updated Narrative Section 3
➤ Goal 6, bullets 1-6	See updated Narrative Section 3
➤ Goal 7, bullets 2-5	See updated Narrative Section 3
<ul style="list-style-type: none"> Also from a design perspective, please revise the narrative to respond to the following Goals and Policies of the Character and Design Element of the SSCAP: 	
➤ Goal CD 1, Policies 1.1 and 1.2	See updated Narrative Section 4
➤ Goal CD 2, Policies 2.1 thru 2.5	See updated Narrative Section 4
➤ Goal CD 3, Policies 3.1 thru 3.4	See updated Narrative Section 4
➤ Goal CD 4, Policies 4.1 thru 4.3	See updated Narrative Section 4
➤ Goal CD 5, Policies 5.1 thru 5.6	See updated Narrative Section 4
➤ Goal CD 6, Policies 6.1 thru 6.4	See updated Narrative Section 4
➤ Goal CD 7, Policies 7.1 thru 7.3	See updated Narrative Section 4
➤ Goal CD 8, Policies 8.1 thru 8.5	See updated Narrative Section 4. Please note, the site does not appear to be within the Resort Corridor and CD 8 policies range from 8.1 to 8.3.
➤ Goal CD 9, Policies 9.1 thru 9.3	See updated Narrative Section 4
➤ Goal CD 10, Policies 10.1 and 10.2	See updated Narrative Section 4
<ul style="list-style-type: none"> Please revise the narrative to eliminate the discussion related to the Los Arcos Redevelopment Plan. This document expired on 7/2/16 and was not extended by City Council. 	This Section has been removed
Zoning Ordinance and Scottsdale Revised 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/Scottsdale Revised Code:	
<p>2. Per the site plan, there appears to be a new property line intended to separate the residential from the commercial. Any parcel created must be able to stand alone with regard to the PRC development standards. If this cannot be accomplished, a zoning application to add the Planned Shared (PSD) district to the development plan area is required so future development rights can be transferred from parcel to parcel. If a lot split is proposed as part of this proposal, please include analysis for each parcel demonstrating compliance with the PRC development standards; or revise the narrative to include a request for a PSD as part of this application. Please note: Any request for a PSD must be</p>	A PSD Overlay request will be processed for this project either concurrent with the rezoning request or subsequent thereto.

<p>accompanied by a Development Agreement and associated zoning application. Refer to Section 6.1406.C of the Zoning Ordinance.</p>	
<p>3. Please provide a copy of the amended development standards in legislative format, with bold print and strikethroughs clarifying which standards are intended to be amended. The legislative draft should include the entire PRC district, including those sections not affected by the request. Refer to the Plan and Report Requirements for Development Applications checklist.</p>	<p>An updated legislative draft has been provided with this resubmittal</p>
<p>4. Please revise the narrative and site plan as necessary to demonstrate that the amended development standards and site plan produce a living environment, landscape quality and lifestyle superior to that available with existing development standards. Refer to Section 5.2012.C of the Zoning Ordinance.</p>	<p>The Narrative has been updated to demonstrate a superior environment available under existing development standards. Please note, Section 5.2012.C does not exist in the Zoning Ordinance</p>
<p>5. Please revise the narrative to include responses to the DRB criteria outlined in the PRC district. Note: all requests for a PCD along the McDowell Corridor require a recommendation from the DRB prior to Planning Commission. Refer to Section 5.2608.E.1</p>	<p>See updated Narrative Section 5</p>
<p>6. Please revise the narrative to respond to the PRC additional Requirements and criteria identified in Section 5.2608.D and 5.2608.E respectively of the Zoning Ordinance</p>	<p>See updated Narrative Section 5</p>
<p>7. Per section 9.105.B.4 of the Zoning Ordinance, a minimum of 4% of the provided parking is to be accessible. In this case, the 4% applies separately to both the commercial and residential components. Please revise the site plan data to include separate accessible parking calculations for both the commercial and residential components, and indicate the location on the site plan and/or floor plans.</p>	<p>9.105.B.4 - Accessible parking calculations have been updated to calculate the Commercial and Residential components separately. See Sheet A102</p>
<p>8. Please revise the site plan to include the allowed and proposed residential density. Refer to Section 5.2606.A.1 of the PRC zoning district.</p>	<p>5.2606.A.1 - Calculations added to show number of multi-family units meets allowable per zoning. See Sheet A102</p>
<p>Circulation:</p>	
<p>Please revise the site plan to indicate an additional 12-foot right of way dedication along the existing 2-foot wide alley adjacent to the western and southern portions of the site. Refer to Section 47-10 of the Scottsdale Revised Code and Section 5-3.1100.F of the DSPM. Also refer to the second bullet under Comment #1 on Page 1 of this letter.</p>	<p>Additional right of way added per cities request. See Sheet A102</p>
<p>Open Space:</p>	
<p>9. The provided Open Space Plan includes the existing alleyway in the open space calculations. All open space</p>	<p>Open Space Plan calculations revised. See Sheet A103A</p>

<p>must be provided on-site. Please revise the Open Space Plan accordingly to subtract the alleyway from the open space calculations. Refer to Section 5.2606.D of the Zoning Ordinance. Alternatively, converting the alley into enhanced pedestrian and bike path elements with landscaping and pedestrian-scale lighting may qualify these areas as open space.</p>	
<p>10. Section 5.2606.D.2 of the Zoning Ordinance requires a minimum of .01 X the net lot area to be set aside as a courtyard to provide a setting for the project. Please indicate on the site plan and the open space plan where the required courtyard area is to be provided, and provide supporting calculations confirming the courtyard meets the minimum requirement. Refer to sub-sections a thru d for courtyard location and design requirements.</p>	<p>We are proposing a lush streetscape / pedestrian zone to be used as a community courtyard. This combined with a potential temporary 'Event Space' will provide a public courtyard that far exceeds the minimum requirement of 1%. See Sheet A103B</p>
<p>Building Elevation Design</p>	
<p>11. Please provide a building setback diagram and building stepback diagram that illustrates the development standards identified in Sections 5.2605 and 5.2606 of the Zoning Ordinance, as well as the proposed development standards. Include the residential district boundary line on the western edge of the project site and the back-of-curb for both McDowell Road and Scottsdale Road.</p>	<p>For Building Diagrams See Sheets A104A and A104B</p>
<p>Significant Policy Related Issues</p>	
<p>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:</p>	
<p>Engineering:</p>	
<p>12. Currently, there is an 8-foot alley dedicated along the southern edge of the site that is used for refuse collection. It appears there is both commercial and residential pick-up. If this condition is to be maintained, a minimum 20-foot alley must be provided; which will require an additional 12-foot dedication from this site. Please revise the site plan to indicate the existing alley and the new dedication. Refer to Chapter 5 of the DSPM.</p>	<p>"Alley" along southern end has been removed from masterplan. Alleyways along Western edge of site have been expanded to meet minimum 20'-0" width. See Sheet A102</p>
<p>13. Please provide a dimensioned refuse circulation and service plan with the next submittal. Plan should include proposed compactor make and manufacturer as well as</p>	<p>Refuse Circulation Plan Provided. See Sheet A109</p>

<p>dimensioning used to determine site layout. Also provide compactor capacity analysis to demonstrate compliance with the DSPM capacity requirements. A recycling plan should be considered for residential and hotel components.</p>	
<p>14. The current plan does not meet refuse requirements in number, type or location. A minimum of five refuse containers would be required for the hotel alone as proposed and clustering of six containers at one location is not consistent with Chapter 2 of DSPM. Additionally, all restaurants require a grease containment area. Please note: a meeting with the City’s Engineering Division will be required to discuss the refuse collection plan prior to the next submittal.</p>	<p>Refuse numbers, types, and locations updated. See Refuse Circulation Plan Sheet A109</p>
<p>15. All public water and sewer lines must be contained within a minimum 20-foot wide Water & Sewer Facilities Easement. Please revise the site plan accordingly to indicate the easement location. Refer to Chapters 6 and 7 of the DSPM.</p>	<p>Understood. Civil will respond accordingly.</p>
<p>Water and Waste Water Design:</p>	
<p>16. The water and wastewater Basis of Design (BOD) Reports have not been accepted by the Water Resources Division. Please revise as follows:</p>	
<p>Water:</p>	
<ul style="list-style-type: none"> Conduct hydrant flow tests (Chapter 6 of the DSPM) 	<p>Understood</p>
<ul style="list-style-type: none"> Provide hydraulic modeling and calculations, utilizing the gallons per minute (GPM) demand values therein. Provide results within the final BOD to be provided as part of the first Development Review Board submittal (Chapter 6 of the DSPM). 	<p>Understood</p>
<p>Sewer:</p>	
<ul style="list-style-type: none"> Minimum 6-inch sewer services must be provided to all structures (Chapter 7 of the DSPM) 	<p>Understood</p>
<ul style="list-style-type: none"> Sewer lines are shown under structures. A minimum 6-foot horizontal clearance must be maintained between any structure and the sewer line. Confirm compliance. (Chapter 7 of the DSPM) 	<p>Understood</p>
<p>Circulation:</p>	
<p>17. Please revise the site plan and circulation plan to preserve vehicle connectivity to 70th Street from all proposed buildings to the existing traffic signal at 70th Street and McDowell Road to facilitate westbound traffic leaving the site. Refer to Section 5-3.201 of the DSPM.</p>	<p>Other, privately held properties separate this property from 70th Street. No offsite improvements are proposed as a part of this development.</p>
<p>18. Please revise the plans to eliminate the southernmost driveway on Scottsdale Road (as proposed it is too close to the driveway to the south), or coordinate with the</p>	<p>As requested, the Site Plan has been adjusted to remove southernmost curb cut and driveway along Scottsdale Road.</p>

<p>adjacent property owner to provide a shared-access driveway at this location. Refer to Section 503.201 of the DSPM.</p>	<p>See Sheet A102</p>
<p>19. Minimum driveway spacing on both Scottsdale Road and McDowell Road is 330 feet. Existing driveways near the intersection of Scottsdale & McDowell should either be relocated or eliminated altogether. If relocated, coordinate design with the existing transit stop on Scottsdale Road. Please revise site plan and vehicular and pedestrian circulation plans as needed.</p>	<p>Site Masterplan and use does not allow for relocating nor eliminating the existing driveway off of McDowell Road.</p>
<p>20. Please revise the site plan to indicate a Cross-Access Easement to be dedicated along the southern property line to connect the property to the south to the traffic signal at Sky song Blvd. Refer to Section 5-3.201 of the DSPM.</p>	<p>Cross-Access agreement is under negotiation, and easement will be created.</p>
<p>21. Please revise the site plan and vehicular and pedestrian circulation plan to indicate enhanced on-site pedestrian facilities to connect the multi-family component to the grocery store and restaurants. Refer to Chapter 7, Section 8 of the Transportation Master Plan and Section 2-1.808 of the DSPM.</p>	<p>Vehicular and Pedestrian Circulation Plan updated. See Sheet A105</p>
<p>22. Please revise the site plan and vehicular and pedestrian circulation plan to indicate a right-turn deceleration lane at all existing and proposed driveways along both street frontages. Refer to Section 5-3.206 of the DSPM.</p>	<p>Deceleration lanes added at all existing and proposed entrances. Lane not added at southbound Scottsdale Road and Sky song Boulevard, because of traffic conflict with existing Bus Staging lane. See Sheet A102</p>
<p>23. Please revise the site plan to indicate a minimum 8-foot wide sidewalk, separated from back of curb on both street frontages. Refer to Section 5-3.100 of the DSPM.</p>	<p>New 8'-0" wide sidewalk separated from back-of-curb by 4'-0" landscape strip added along entire McDowell and Scottsdale Road frontage. Per DSPM 5-3.100 See Sheet A102</p>
<p>24. Please note: if the multi-family driveway is gated as shown, the gated entrance must comply with Figure 2.1-3 of the DSPM, including a turn-around area. Please consider eliminating gated access altogether to create a more integrated and accessible mixed-use development. (Refer to the multi-family component for the adjacent Sky song project.)</p>	<p>The multi-family project will be gates per Figure 2.1-3 of the DSPM. The gates provide residents and guests with secure parking and ensures the parking ratios for the retail and residential components of the project remain balanced (i.e. retail tenants are not taking up resident guest parking or vice versa).</p>
<p>Traffic Impact and Mitigation Analysis (TIMA)</p>	
<p>25. The TIMA has not been accepted. Please refer to the memo provided by the Transportation staff for comments.</p>	<p>Understood</p>
<p>Fire</p>	
<p>26. Please revise the site plan to demonstrate and/or address the following:</p>	

<ul style="list-style-type: none"> Commercial turning radii for all fire lanes (25' inner, 49' outside, 55' bucket swing) (Section 2-1802 of the DSPM) 	<p>New Fire Circulation Plans added with turning radii shown. See Sheet A108</p>
<ul style="list-style-type: none"> Divided entrances with minimum 20-foot drive lane widths (Section 2-1.802 of the DSPM) 	<p>No divided entrances in masterplan</p>
<ul style="list-style-type: none"> Turn-around movements for emergency vehicles for a dead-end over 300 feet in length (Section 2-1.802 of the DSPM) 	<p>No dead ends over 300 feet in length in development.</p>
<ul style="list-style-type: none"> Location of fire riser room(s) (Section 6-1.504 of the DSPM) 	<p>Fire Riser Rooms shown. Commercial pad riser rooms not known at this time. See site Plan A102</p>
<p>Considerations</p>	
<p>The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:</p>	
<p>Site Design:</p>	
<p>27. Although not required by ordinance, a residential community of this size should have a sufficient number of guest parking spaces to prevent visitors to the residential community from utilizing parking spaces intended for the commercial uses. Please consider adding guest parking to the residential portion of the site plan, or if guest parking is provided, indicate location on the parking garage floor plan and/or the site plan.</p>	<p>Resident parking is provided in the underground garage behind a vehicular gate. Guest parking spaces are provided in surface spots located behind the main entry gates. With modern technology, tenants can easily open the gates to enable guest to enter. The site plan has been updated to clarify.</p>
<p>28. Please consider creation of an internal sewer system to service all buildings throughout the project site.</p>	<p>This will be considered.</p>
<p>29. This proposal includes a parking structure in close proximity to single-family residential to the west. Please take into consideration the stipulations for the Bill Heard Chevrolet CUP case (30-UP-2002), as that project also included a parking garage adjacent to single-family residential.</p>	<p>Understood. The garage will be screened through structural and/or vegetative means.</p>
<p>Technical Corrections</p>	
<p>The following technical ordinance or policy related corrections have been identified in the first review of this 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 g 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:</p>	

Circulation:	
<p>30. The site plan indicates a drive aisle on the eastern side of the northernmost “retail/restaurant” pad, south of the existing bank. If this proposed to be a drive-thru lane, please note the existing drive-thru condition at this location (or Dutch Bros.) is consistently backed-up (see graphic below) and blocking parking spaces. Furthermore, this drive aisle ends abruptly at a prominent ingress/egress point for Scottsdale Road. Please clarify what the drive-aisle is intended to be and call out the proposed queuing distance.</p>	<p>Drive-thru location has been revised. Tenants for this pad has not been determined. Queueing distance is indicated. See Sheet A102</p>
<p>31. Please revise the site plan to indicate cross-access easements to allow all uses to utilize on-site driveways. Internal driveways that allow vehicular movement through the site should not be gated.</p>	<p>Residential community is gated, and access through the site will not be provided.</p>
<p>32. Please revise the site plan and circulation plan to show additional on-site queuing distance for the through/left-turn and right-turn lane approaches to the traffic signal at Scottsdale Road and Sky song Blvd. Refer to recommendations from TIMA.</p>	<p>Queueing distance indicated at lanes approaching Scottsdale Road at Sky song Boulevard. See Sheet A102</p>
<p>33. Please note: at the time of DRB, the plans shall be revised to indicate directional ramps at the southwest and northwest corners of the intersection at Scottsdale Road and Sky song Blvd.</p>	<p>Request clarification on “Directional Ramps”</p>
Site Design:	
<p>34. The site plan appears to indicate proposed parking improvements on the bank parcel to the north of the proposed pad buildings. Please clarify if these spaces are for the bank or the proposed project. If for the proposed project, provide written approval from the owner of the bank property for the proposed improvements.</p>	<p>The corner “Bank Parcel” is now a part of this masterplan. The bank will be relocated within the project and the hard corner redeveloped. The parking has been modified accordingly. See Sheet A102</p>
<p>35. With the next submittal, please coordinate the plans to consistently identify what the potential uses are for each pad building on the site. For reference, the landscape plan identifies several of the eastern pads as “retail”, while the site plan identifies them as “restaurant”. Similarly, the landscape plan identifies the northernmost pad as “hotel/retail” while the site plan identifies the same pad as “retail/restaurant”.</p>	<p>Labels identifying pads on plans coordinated across disciplines.</p>
<p>36. The site plan appears to be identifying the “NDB” FAR (0.4 and 0.93) and “DB” FAR (0.8 and 0.26) incorrectly. Based on the proposed amended development standards, these numbers should be reversed. Please double-check FAR numbers and revise site plan accordingly. Additionally, please revise the “Maximum Allowed FAR for Density Based Use” to reflect the</p>	<p>FAR numbers and calculations updated. See Sheet A102</p>

<p>ordinance, which states that the maximum FAR for density-based uses shall be no greater than 50% of the <u>gross floor area</u> of the non-density-based uses, <u>not</u> 50% of the FAR. Call out the maximum allowed FAR for both on the site plan with supporting calculations for clarification, based on the above section from the ordinance. Suggestion: add table of amendments from narrative to site plan.</p>	
<p>37. It appears all parking for the proposed grocery store will be provided in the parking garage. If this is the case, please describe how customers and shopping carts will get to ground level.</p>	<p>Customers with shopping carts will exit the store and proceed to the cart elevator entirely at grade (no ramps). Grocery cart elevators will convey shoppers to the upper levels of the garage. Grocery staff will retrieve carts and return them to the store.</p>
<p>38. The perspective graphic on the following page indicates three buildings along the west boundary of the residential component; however, they are not labeled. With the next submittal, please label these buildings.</p>	<p>Perspectives updated and labels added to identify all components of development. See Sheets A106 and A107</p>
<p>Fire:</p>	
<p>39. Please revise the site plan to demonstrate and./or address the following:</p>	
<ul style="list-style-type: none"> • Minimum drive aisle widths of 24 feet (Ord. 4283, 503.2.1) 	<p>Drive Aisles are all minimum 24'-0. See Site Plan and Fire/Trash Circulation Plan. A102 and A108</p>
<ul style="list-style-type: none"> • Unobstructed vertical clearance of 13'6" minimum (Ord. 4283 503.2.1) 	<p>Vertical Clearances are all minimum 13'-6". See notes on Sheet A102 and Site Section A104A</p>
<ul style="list-style-type: none"> • Existing and proposed fire hydrant spacing (Ord. 4283, 507.5.1) 	<p>Understood</p>
<ul style="list-style-type: none"> • Key switch/pre-emption sensor for multi-family gated community (Ord. 4283, 503.6.1) 	<p>These sensors will be incorporated.</p>
<ul style="list-style-type: none"> • FDC spacing requirements (Ord. 4283, 912) 	<p>Understood.</p>
<ul style="list-style-type: none"> • All types of fire sprinkler systems to be utilized, i.e. NFPA 13, NFPA 13R, etc. 	<p>Notes added to Fire Circulation Plan regarding Sprinkler Systems. See Sheet A108</p>
<p>Engineering:</p>	
<p>40. Currently, size-on-size taps are proposed for tapping sleeves. Please revise plans accordingly to indicate cut-in fittings with appropriate valving. Refer to Chapter 6 of the DSPM.</p>	<p>Understood.</p>
<p>41. Please revise the site plan to indicate all existing and proposed easements. Note, cross-access easements will be required at site entrances, to cover the driveway through to the point of connection to the adjacent parcel(s); even if currently under the same ownerships.</p>	<p>Understood.</p>

<p>42. Currently there is a sliver parcel (129-12-001X) located within the project site boundary (see below). With the next submittal, please acknowledge the parcel and confirm what will become of it.</p>	<p>Understood.</p>
<p>Drainage:</p>	
<p>43. The preliminary grading and drainage (G&D) plan and drainage report are acceptable at the zoning level. Both will need to be updated at the DRB level to generally include a 75% level of detail and analysis in accordance with Chapter 4 of the DSPM; and will need to consider and address the following:</p>	
<ul style="list-style-type: none"> The results of the Lower Indian Bend Wash (LIBW) ADMS show off-site flows of around 20 cfs for a 100-year flow, from the south half of McDowell Road west of the project site, entering along the northern property line as indicated in the graphic on the following page. The preliminary G&D plan and drainage report should evaluate and provide an analysis of whether these flows enter the site and determine their magnitude; if it is determined that the flows do enter the site. The results of the LIBW ADMS and topography for the area show off-site flows affecting the project site from the two parcels located west of the site and south of McDowell Road. In general, any off-site flows will need to be evaluated and addressed as part of the on-site hydrologic analysis below. 	<p>Understood.</p>
<ul style="list-style-type: none"> The preliminary G&D plan shows, and the drainage report discusses, use of underground storage systems. These systems will need to be designed, operated and maintained in conformance with the City's underground detention policy as outlined in Chapter 4 of the DSPM. The drainage report should include a statement acknowledging the City's policy and stating the proposed system will be designed, maintained and operated in conformance with the policy. Additionally, the report will need to address the consequences of system failure as described in the policy. 	<p>Understood.</p>
<ul style="list-style-type: none"> The drainage report should include a detailed analysis of existing and proposed condition C values to demonstrate there is no increased runoff as a result of this development. A weighted C value for the proposed and existing development should be included in the report and used as the basis for the determination. An exhibit showing the development site based on a current aerial and showing the delineation of the various C value areas should also be included; as well as similar exhibit for the proposed condition. Based on a cursory 	<p>Understood.</p>

<p>evaluation of the existing and proposed developments, additional storage for the proposed development is not anticipated to be required.</p>	
<ul style="list-style-type: none"> At the DRB level, City staff will evaluate the storage contribution and the acceptability of the proposed permeable pavers. 	Understood.
<ul style="list-style-type: none"> The drainage report should include a detailed on-site hydrologic analysis of the existing and proposed conditions. The analysis will need to determine and show the location of existing 2-, 10- and 100-year outflows from the site as well the developed condition outflows of the site; and demonstrate there are no increased impacts to downstream properties. Analysis should also illustrate impacts or any changes to City storm water management facilities and streets. 	Understood.
<ul style="list-style-type: none"> Much of the storm water storage used to meet the first-flush requirements is located along McDowell Road, at the high end of the site. It is not clear how storm water flows from the developed portion of the site will be conveyed to these basins to address storm water quality requirements. 	Understood.
<ul style="list-style-type: none"> The preliminary G&D plan shows the use of dry wells to drain the proposed underground storm water storage facility, and what appears to be surface percolation for the above-ground storage facilities. These facilities should be designed to drain by gravity outfall unless the costs and/or impacts to public facilities are excessive, per the DSPM. The drainage report should include justification for not providing gravity outfall for these facilities for staff review. The proposed site design and basin locations should be evaluated to provide facilities that are drained by gravity. 	Understood.
Water and Wastewater Design:	
44. Please address/provide the following with the revised BOD's:	
Water:	
<ul style="list-style-type: none"> Highest finished floor of all buildings 	Understood.
<ul style="list-style-type: none"> Verification of existing meter sizes for possible credit toward future development fees 	Understood.
Sewer:	
<ul style="list-style-type: none"> For the final BOD: provide new and existing sewer pipe hydraulic capacity analysis with new and existing flows. Flow monitoring results shall be gathered and presented to establish existing flows on receiving lines under 15 inches in diameter that cannot otherwise be determined by contributing basin analysis. Hydraulic analysis shall continue off-site for a minimum of one manhole to 	Understood.

<p>manhole section after the connection point, or to a point where no issues exist.</p>	
<p>Landscape Design:</p>	
<p>45. Please note for the DRB submittal: there are several plant species in the landscape legend that are not included on the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plant List. Any plant species not on the list must be located in areas not visible from off-site.</p>	<p>Understood.</p>
<p>Other:</p>	
<p>46. Please provide a phasing plan with the next submittal (if applicable).</p>	<p>Phasing plan not applicable. All development is intended to be designed and built in one phase.</p>



October 9, 2018

George Pasquel
Withey Morris, PLC
2525 E. Biltmore Circle #A-122
Phoenix, AZ 85016

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

Mr. Pasquel:

Your case 6-ZN-2018, Papago Plaza, is scheduled to be considered by the Development Review Board at the 11/1/18 hearing. Please submit the following directly to me by 1:00 p.m. on 10/11/18 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 (black and white)
- Vehicle and Pedestrian Circulation Plan (black and white)
- Elevations (color)
- Elevations (black and white)
- Perspectives (color)
- Streetscape Elevations (color)
- Commercial and Residential Transition Plans (black and white)
- Landscape Plans (black and white)
- Enlarged Courtyard Plan (black and white)
- Exterior Lighting Cutsheets (black and white)
- Amended Development Standards (8.5 X 11)

Project Narrative (8.5 X 11)


- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-4306 or at gbloemberg@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 10/29. Please limit your presentation to a maximum of 10 minutes.

Thank you,


Greg Bloemberg
Senior Planner



Planning and Development Services Division

7447 East Indian School Road #105
Scottsdale, Arizona 85251

November 5, 2018

Jason Morris
Withey Morris, PLC
2525 E. Biltmore Circle #A-212
Phoenix, AZ 85016

RE: Determination of a Planning Commission hearing

Mr. Morris:

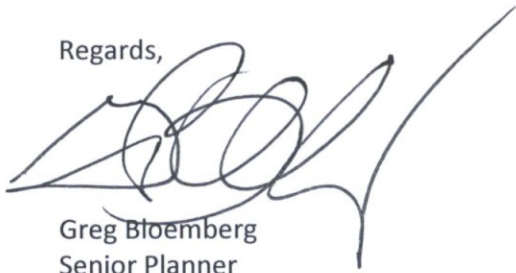
Your Development Application 6-ZN-2018, Papago Plaza, is scheduled to be considered by the Planning Commission at the 11/14/18 hearing.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to me by 1:00 p.m. on Monday 11/12/18. Please limit your presentation to a maximum of 10 minutes.

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

The Planning and Development Services Division has had this application in review for 81 Staff Review Days.

Regards,



Greg Bloemberg
Senior Planner

cc: case File



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

March 19, 2018

SENT VIA CERTIFIED MAIL TO:

Dr. Amy Fuller
Acting Superintendent
Scottsdale Unified School District
8500 E. Jackrabbit Road
Scottsdale, AZ 85250

Re: Proposed Development at Southwest Corner of Scottsdale and McDowell Roads

Dear Dr. Fuller:

This letter is being sent to you pursuant to the City of Scottsdale Collaborative City and School Planning policy (a copy of which is attached) to ensure adequate opportunity to receive input from the School District regarding potential impacts of new development on school facilities.

Please be advised that we are applying for a zoning change to the roughly 10-acres site at the southwest corner of Scottsdale and McDowell Roads that that will result in greater residential densities on the subject Property. The property is currently zoned Commercial Highway (C-3) which does not permit residential uses. Our application would rezone the property to Planned Community (PC) district which allows for a customized number of residential units. The current plan anticipates approximately 260 residential apartment units.

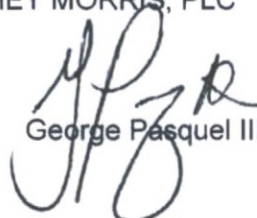
As required per the above noted policy, please find a location map, site plan and Determination form enclosed. **You are requested to respond to the City of Scottsdale Planning and Development Services Department by utilizing the Determination form within 30 days of receipt of this notification.**

I would also be happy to meet with you to discuss this project. Should you have any questions, please do not hesitate to contact me at (602) 230-0600 or George@withey.com. Thank you, in advance, for your consideration.

Sincerely,

WITHEY MORRIS, PLC

By


George Pasquel III

cc: Greg Bloemberg, City of Scottsdale Planning Department

Attachments: planning policy, determination form, aerial, site plan

6-ZN-2018
4/20/2018



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 4/20/18
Contact Name: George Pasquel III
Firm Name: Whitely Morris
Address: 2525 E. AZ Biltmore Cir. A-212
City, State, Zip: Phx, AZ 85016

RE: Application Accepted for Review.

485 - PA - 2014

Dear Mr. Pasquel:

It has been determined that your Development Application for Papago Plaza 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: Greg Bloembergen
Title: Sr. planner
Phone Number: (480) 312 - 4326
Email Address: GBloembergen @ScottsdaleAZ.gov



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

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

These **Minimal Submittal 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).

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov