



Correspondence Between Staff and Applicant

Approval Letter



10/5/2018

Troy Hill
8800 E. Raintree Drive, Suite
Scottsdale, AZ 85260

RE: 38-DR-2018
Artesia - Primary Entrance
6P786 (Key Code)

Dear Mr. Hill:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/28/2018. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please provide confirmation of approval of the proposed water feature from the City's Water Conservation Office with the next submittal. (Zoning Ordinance, Sec. 1.204.)
2. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.

Landscape Design:

3. Based on the mature size of the proposed plants, modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
4. Coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.

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:

Building Elevation Design:

5. On Sheet ES-2.1, the metal frame of the "Drive Aisle/Median Shade Device" appears to be a web steel section. Please revise the web steel structural elements to be hollow steel structural elements that will mimic traditional regional wood structural elements. Please refer to Scottsdale Sensitive Design Principle 9.

Landscape Design:

6. Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.
7. On Sheet L4.0, Hardscape Keynote 1.5 refers to a proposed 'Accent Tree Grate'. Please provide a detail and information regarding the proposed 'Accent Tree Grate'. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
8. On Sheet L4.0, Hardscape Keynote 2.5 refers to a proposed 'Planter Pots'. Please provide a detail and information regarding the proposed 'Planter Pots'. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
9. On Sheet L4.0, Hardscape Keynote 2.7 refers to a proposed 'Pedestrian Bench'. Please provide a detail and information regarding the proposed 'Pedestrian Bench'. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
10. Please revise Sheet L4.0 to clarify the location of the proposed 'Hardscape Keynote 1.1 Accent Pedestrian Pavers'. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
11. Please revise Sheet L5.0 so that the detail for the 'Vehicular Gate' includes material call-outs for all the components of the gate and the adjacent columns. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
12. Please revise Sheet L5.0 so that it includes an elevation view of the "Typical Block Site Wall". Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
13. Please revise Sheet L7.0 so that it illustrates the "Line indicating limit of Main-Entry Drive work" as shown on other sheets. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Lighting Design:

14. LED strip lighting and backlighting is noted on several drawings and details within this proposal. Please provide additional information and illustrations regarding the proposed LED lighting. Please refer to the Scottsdale Sensitive Design Principle 13. Please refer to Zoning Ordinance Section 1.305.

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:

Other:

15. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

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 27 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,



Brad Carr, AICP
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **38-DR-2018**

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

Digital submittals shall include one copy of each identified below.

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

☒ Site Plan:

_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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☒ Elevations:

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

☒ Perspective(s):

Color	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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☒ Streetscape Elevation(s):

Color	_____	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
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☒ Landscape Plan:

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"

☒ Lighting Site Plan(s):

_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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☒ Photometric Analysis Plan(s):

_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

DRB - 1st Review Comments

Artesia Development Partners, LLC

Artesia - Primary Entrance

12/12/2018

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Item	Zoning	Response	Sheet
1	Provide confirmation of approval for all water features.	Confirmed thru Scottsdale Water	see stamped approved package
2	Revise Project Narrative and resubmit	Coord with Michele Hammond	see updated narrative

Item	Landscape Design	Response	Sheet
3	Based upon proposed plants, modify planting density & layout	See Landscape Plan	see Landscape plans
4	Coord landscape plan and lighting plan to avoid conflicts	See Landscape Plan	see Lighting, Civil & Landscape Plans

Significant Policy Related Issues

Item	Building Elevation Design	Response	Sheet
5	Main Entry Drive - median pilaster columns with steel frame abv	Mtg at city approved design	Design per submitted sheets

Item	Landscape Design	Response	Sheet
6	Coord landscape plan and lighting plan to avoid conflicts	See Landscape Plan	see Lighting, Civil & Landscape Plans
7	Sht L4.0 note 1.5 - provide detail and info on Accent Tree Grate	See Landscape Plan	see Landscape plans
8	Sht L4.0 note 2.5 - provide detail and info on Planter Pots	See Landscape Plan	see Landscape plans
9	Sht L4.0 note 2.7 - provide detail and info on Pedestrian Bench	See Landscape Plan	see Landscape plans
10	Sht L4.0 note 1.1 - provide location of Accent Pedestrian Pavers	See Landscape Plan	see Landscape plans
11	Sht L5.0 gate callouts - provide complete info for Vehicular Gate	See Landscape Plan	see Landscape plans
12	Sht L5.0 note 1.5 - provide detail elev view of Typ Block Site Wall	See Landscape Plan	see Landscape plans
13	Sht L7.0 limit line - update this limit line per other sheets	See Landscape Plan	see Landscape plans

Item	Lighting Design	Response	Sheet
14	Provide added info re: LED lighting design at proposed locations	See Arch Site Plan /Photometric Plan	see Lighting Plans

Technical Corrections

Item	Circulation	Response	Sheet
15	note on 24x36 to be 12 pt font	Update sheets where occurs	see Lighting, Civil & Landscape Plans