

**Correspondence Between  
Staff and Applicant  
Approval Letter**



## Planning & Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

April 22, 2019

49-DR-2018  
Matt Kosednar  
Allen & Philp Architects  
7154 E Stetson Dr  
Scottsdale, AZ 85251

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 49-DR-2018 Hyatt Crossroads

The Development Review Board approved the above referenced case on April 18, 2019. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

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

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

Sincerely,

Greg Bloemberg  
Senior Planner  
gbloemberg@ScottsdaleAZ.gov

### About Fees



December 13, 2018

Matt Kosednar  
Allen & Philp Architects  
7154 E Stetson Dr  
Scottsdale, AZ 85251

RE: 49-DR-2018  
Hyatt Crossroads

Mr. Kosednar:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 11/2/18. The following **1<sup>st</sup> 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.

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

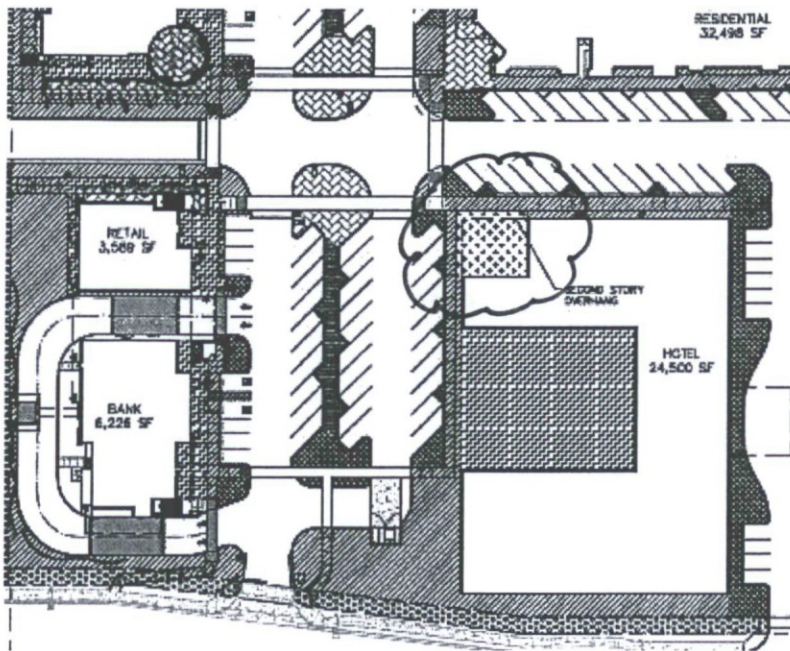
The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's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

**Zoning:**

1. To date, the obligations assigned to the master parcel (+/- 10 acres) in the First Amendment to the Crossroads Development Agreement (2002-141-COS-A1) have not been satisfied. The assessments for the Miller Road/Loop 101 Underpass (\$8,600 per acre), as required by Section 9.5, Transportation Infrastructure Cap, and the Regional Drainage assessment (\$41,000 per acre), as required by Section 9.6, Capping of Drainage Infrastructure Costs, have not been remitted to the City of Scottsdale. These obligations are the responsibility of the property owner, its successors and assigns and must be paid prior to project build-out.
2. Pursuant to the Planned Shared Development (PSD) application approved under case 19-ZN-2002#5, and Development Agreement (DA) #2017-001-COS, each parcel in this development is required to provide a certain amount of overall and frontage open space. The Open Space Worksheet provided seems to indicate areas beyond the parcel boundary are being included in the calculations. Please revise the Open Space Worksheet to confirm all required open space is being provided on-site, per the table in the DA.
3. Please revise the site plan to include all applicable amended PRC development standards, i.e. allowed/provided building height, allowed/provided density, etc. refer to amended standards approved with case 19-ZN-2002#3.
4. Per zoning case 19-ZN-2002#3, a total of 820 parking spaces were required and 999 parking spaces provided for this project at build-out (assuming hotel or office building on this site). Parking has

been a major issue for this project as a whole, so please confirm sufficient parking is being provided in accordance with the original zoning approval. Revise the site plan to include required/provided parking calculations for the entire project as well as for the hotel.

5. It has always been anticipated that this site would complete the courtyard required by the PRC zoning district, and by case 19-ZN-2002#3. As proposed, the site design does not “engage” the courtyard area but rather distances itself from the gathering spaces, and does not provide any meaningful open space to contribute to the courtyard area (see graphic on following page). Please revise the site plan to shift the location of the hotel further to the west/northwest so that it engages the courtyard setting and/or provide a larger open space area at the northwest corner of the site to complement the existing gathering spaces. (It is not expected this hotel will match the footprint of the one shown in the graphic.)



6. Please confirm the proposed hotel is a minimum distance of 194 feet from the property line on Scottsdale Road. Refer to Stipulation #6 of case 19-ZN-2002#3.

Project Narrative:

7. Please revise the narrative to address the criteria set forth in Section 1.904 of the Zoning Ordinance.

Site Design:

8. Please revise the site plan to include locations for all proposed screen walls. Refer to Sections 5.2606, 7.105, 9.106.F and 10.501.H of the Zoning Ordinance.
9. Please revise the site plan to demonstrate compliance with Section 9.106.C.2 of the Zoning Ordinance, with regard to location of bicycle parking spaces.
10. Please revise the southern portion of the site plan to indicate required screening for parking spaces adjacent to Chauncey Lane, and identify screen wall type and height. Refer to Sections 10.402 and 10.501 of the Zoning Ordinance.

Building Elevation Design:

11. Please provide information and details related to screening devices to be utilized to screen any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.

12. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

Landscape Design:

13. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.
14. Please revise the landscape plan so that areas of decomposed granite or similar material around the mature form of a specimen plant, tree canopy or group of plants does not exceed seven feet in any direction. Refer to Section 10.501 of the Zoning Ordinance.
15. Please coordinate the landscape plan with the lighting plan to avoid conflicts between mature-size trees and light poles/fixtures. Refer to Section 7.600 of the Zoning Ordinance.

Airport:

16. Per Scottsdale Revised Coode, Chapter 5, Aviation, this site falls within the Airport Influence Area, AC-1 and as such requires the following to be submitted prior to final plans approval:
  - Height analysis (Section 5-354): Submit FAA Form 7460-1 to the FAA and provide the FAA response to the proposed building height.
  - Fair disclosure (Section 5-355): Incorporate airport disclosure language into any procedural documents and provide a copy for Airport staff.

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:

All Plans:

17. Notes and dimensions on 24 X 36 sheets appear to be 6-point font size or less. Please revise the notes and dimensions so that they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications (PRRDA).

Site Design

18. Please provide information and illustrations for the proposed retaining walls. Refer to the PRRDA.
19. Perimeter and site walls shall be constructed with 6- or 8-inch wide concrete masonry blocks or brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the building unless they are split-faced, grid or similar decorative block types. Grade breaks should be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet in length. Finally, vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1.205 of the DSPM.
20. Please revise Sheet DRB-24.2 to include a reference site plan so that the location of the proposed "BBQ Counter/Bar Counter" and the "5'-0" Square Firepit" will be shown within the limits of the "Function Terrace".
21. Please provide site cross-sections that illustrate the changes in finished grades and site components. Refer to the PRRDA and Section 1.305 of the Zoning Ordinance.

22. Please revise the site plan and project data to include the following to demonstrate compliance with the PRRDA. There may be comments regarding the site plan after it has been received and reviewed by staff.

- There are two site plans provided: Sheet A-120 and Sheet DRB-23. Please clarify which plan will be used for this application.
- Provide black-line drawing, without any gray tones, colors or landscape symbols so that site plan will be more legible.
- Vicinity map
- Zoning of all parcels that abut the site
- Gross and net lot area in square feet
- Gross floor area
- Allowed/provided lot coverage/floor area ratio and provide supporting calculations
- Required/provided open space and provide supporting calculations
- Required/provided parking, including accessible and bicycle parking and provide supporting calculations
- Location and dimensions of abutting rights-of-way
- Dimensions of parcel 217-07-398
- Dimension from each building/structure to all property lines
- Location of sidewalks, including pavement types and dimensions
- Typical dimensions for parking spaces, drive aisles and landscape islands
- Dimension from the right-of-way centerline to the back of curb for all street frontages
- Side and rear elevations for proposed refuse enclosure
- Location of street lights, traffic control devices, irrigation standpipes, storm water management structures and overhead utility lines
- Location of all above-ground utility equipment

#### Water and Waste Water

23. Minimum fire flow requirement for high-rise structures is 2,500 GPD. Please coordinate with the Fire Department. Refer to Section 6-1.501 of the DSPM.

24. The proposed model reflects fire flows from building sprinklers, not fire hydrants. Please revise the model to reflect required fire flow at the hydrants. Refer to Section 6-1.202 of the DSPM.

#### Drainage:

25. The case Drainage Report (DR) has not been accepted. Please revise to respond to/address the following:

- Underground storage tanks are not permitted under any structure. Refer to Section 4 of the DSPM.
- The proposed pump for the storm drain system is not permitted (Construction Note 14 on Sheet GD1). Refer to Section 4 of the DSPM.

- Please provide a north-south cross-section through the parking garage extending to the north property line on the north side of the internal drive aisle, and to the Chauncey Lane centerline. Refer to Section 4 of the DSPM.
- Please revise Sheet GD1 to identify and call out the entrance to the underground portion of the parking garage. Also provide an additional cross-section through the parking garage extending to the driveway beyond the entrance ramp on one side and beyond the footprint of the garage on the other side. Refer to Section 4 of the DSPM.
- Please revise the G&D plans to call out a minimum of four interior spot elevations at the four corner points of the garage to demonstrate that only three sides of the garage are subterranean, and that one side is a walkway from the garage to avoid the “basement” scenario. NOTE: the four interior spot elevations must be higher than 1572.0 feet for positive drainage.
- The garage walls on all four sides (except at the garage entrance) must be “wet floodproofed” to at least the RFD (BFD + 1.0’). Please revise the G&D plan to call out a “wet floodproofing” note. Any electromechanical units located in the garage must have pad elevations set above the RFD. Please note on the G&D plan.
- **Please note: a meeting with Storm Water staff will be required prior to resubmittal of this case. Please coordinate with me on the meeting request.**

Building Elevation Design:

26. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, etc.) that indicate the differences between planer surfaces, or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Refer to Section 1.305 of the Zoning Ordinance.
27. Please indicate the locations of materials and colors on the building elevations. Refer to the Development Review Board Application Checklist and the PRRDA. There may be comments regarding the building elevations after materials and color information have been received and reviewed by staff.
28. Please revise the proposed materials and color scheme so that it includes textures and muted colors found in the surrounding desert context. Refer to Sensitive Design Principle 9
29. Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure and heat gain. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies or other design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of at least 75% in order to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines, Architecture Section, Climatic Response. Also refer to the following link for additional information:  
<http://www.scottsdaleaz.gov/design/shading>.
30. Provide section drawings of the proposed exterior shade devices, including information that describes the shadow/shade accomplished by the proposed device; given the vertical dimension of the wall opening. Refer to Sensitive Design Principle 9 or the link provided in Comment #26 above.
31. Please revise the building elevations to indicate the locations for all building-mounted light fixtures. Refer to the PRRDA.
32. Please revise the appropriate building elevation to indicate and illustrate the location of the electrical service entrance section (SES) or electrical meters and service panels. SES or electrical meters and panels should be incorporated into the building design, either by way of a separate utility room or with the face of the SES flush with the building face. An SES that is incorporated into

the building design shall not be located on the side of the building that is adjacent to a public right-of-way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.

33. Please confirm on the building elevations or cross-sections that all roof-mounted exterior mechanical, utility and communications equipment will be screened by a parapet wall that matches the architectural characteristics, color and finish of the building. Parapet height shall be equal to or exceed the height of the tallest unit. Refer to Section 2-1.401 of the DSPM.
34. Please confirm via cross-section or detail that the roof drainage system will be interior to the building, except necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated into the design of the building. Areas that are utilized for rooftop drainage shall be designed and constructed to minimize erosion or staining of adjacent building walls and directs water away from building foundations.
35. Please provide an alternative metal material to the proposed "corrugated metal panels" that has a surface texture and finish that is more refined and better relates to the other metals utilized throughout the project. Refer to Sensitive Design Principle 1.
36. On Sheet DRB 24.1, please revise the "C" channel frame structural elements to be hollow steel section structural elements that will mimic traditional regional wood structural elements. Refer to Sensitive Design Principle 9.
37. Please revise the design of the proposed parking structure to reflect the following:
  - Reduce the apparent mass by articulating long walls by recessing and/or shifting the wall plane horizontally.
  - Define the stair tower as a distinct taller form that intersects the mass of the main structure and provides polarity to the composition and relief to the structure's horizontal emphasis.
  - The exterior skin of the structure should minimize its visual identity as parking by visually disrupting the monotony of its underlying structural system through the introduction of a more sophisticated rhythm of wall-mass and window-opening; and by establishing a hierarchy in the composition through variations in color, materials and/or textures.
  - At locations where the parking structure and pedestrian areas meet, the exterior edge of the structure should exhibit a higher level of architectural detail, such as decorative grillwork, overhead trellises, tree canopies, planter/seating walls, pedestrian-scale lighting and/or the application of materials and textures that establish a comfortable and well-proportioned human scale.

Refer to the Design Guidelines for Office Development.

#### Landscape Design:

38. Please provide design details of the proposed hardscape and pavement designs, shade devices and materials and pedestrian amenities.
39. Please revise the landscape plan to include locations of building-mounted and free-standing light fixtures. Refer to the PRRDA.
40. In order to avoid conflicts between mature trees and light fixtures, shift either the location of trees or the location of light fixtures so that there is at least 20 feet between the tree trunk and the fixture. Refer to Sensitive Design Principle 13.
41. Please revise the landscape plan to indicate the required sight distance visibility triangles. Refer to Section 5-3.119 of the DSPM and the PRRDA.

42. Please add the following note to Sheet DRB 30.2 "Planting Plan": Thorny trees, shrubs and cacti shall be planted so the mature-size canopy will be at least four feet from any walkways or parking area curbing.
43. Please revise the landscape plan to eliminate interior spaces within the building (building footprint ok). Showing interior spaces on the landscape plan results in too much information and makes it difficult to read. Refer to the PRRDA.

Engineering:

44. The proposed number of refuse containers is not sufficient, per Section 2-1.309 of the DSPM. Is a transformer also proposed?? Please clarify, and also revise the site plan to show the route of travel for service vehicles.

Color and Material Sample Board:

45. Please revise the Color and Material Sample Board to include a building elevation and keynote all colors and materials to the building elevation. Refer to the Development Review Board Application Checklist, Part III – Samples & Models. Also, please make sure notes are minimum 12-point font size.

Floor Plans:

46. Please revise the applicable floor plan to indicate and illustrate the location of the SES section or electrical meters and service. Refer to Section 2-1.402 of the DSPM.
47. Please provide floor plans for all levels of the parking structure, to include dimensional information and notations. Refer to Section 9.106.A of the Zoning Ordinance.

Lighting Design:

48. Please revise the lighting plan to eliminate interior spaces (building footprint ok). Showing interior spaces on the lighting plan results in too much information and makes it difficult to read. Refer to the PRRDA.

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:

Fire:

49. Please revise the site plan to include the following:
  - Confirmation that the proposed building is not a "high-rise".
  - Highest occupied finished floor to street grade (provide measurement/dimension)

Circulation:

50. Please revise the site plan to indicate the existing/proposed driveway location off Chauncey Lane for the property to the south.

Other:

51. Please note: Any development on this property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134.

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.

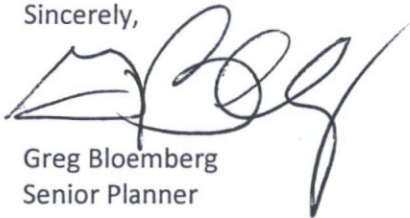
**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL 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 28 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Greg Bloemberg', is written over a horizontal line.

Greg Bloemberg  
Senior Planner

cc: case file

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

Case Number: 49-DR-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 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
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project

☒ Context Aerial with the proposed Site Plan superimposed

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

<u>5</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Open Space Plan:

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

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

☒ Perspective(s):

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Streetscape Elevation(s):

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

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

☒ Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Floor Plans (for parking structure):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Site Cross Sections:

1 24" x 36" 1 11" x 17" 8 ½" x 11"

☒ Other Supplemental Materials:

Any additional information requested in the comments.

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Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ 2 copies of Revised Drainage Report:  
☒ 3 copies of Revised Water and 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.



February 20, 2019

Matt Kosednar  
Allen & Philp Architects  
7154 E. Stetson Drive  
Scottsdale, AZ 85251

RE: 49-DR-2018  
Hyatt Crossroads

Mr. Kosednar:

The Planning & Development Services Division has completed review of the above referenced development application resubmitted on 1/23/19. The following **2<sup>nd</sup> 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: some comments are 2<sup>nd</sup> requests for comments not addressed or not sufficiently addressed, while others are comments generated from the 2<sup>nd</sup> submittal materials.**

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

The following code and ordinance related issues have been identified and shall be addressed in the resubmittal. Addressing these items is critical to scheduling the application for public hearing and may affect staff's recommendation. Please address the following:

**Site Design:**

1. Please revise the site plan to indicate locations for all proposed screen walls. Refer to Sections 5.2606, 7.105, 9.106 and 10.501.H of the Zoning Ordinance.
2. Please revise the southern portion of the site plan to indicate screen walls where parking is located adjacent to Chauncey Lane. Parking must be screened from the street. Refer to Sections 9.106, 10.402 and 10.501 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:

**Drainage:**

3. The 2<sup>nd</sup> submittal drainage report has not been accepted. Please revise to address/respond to the following:

- Please revise the preliminary grading and drainage (G&D) plan to indicate the required Drainage Easement (DE) over and around the proposed underground tank. The easement must be based on a five-foot offset around the entire footprint of the tank when projected to the ground surface. Additionally, the easement must include minimum 12-foot-wide access path from Chauncey Lane. Refer to Section 4-1.202.C.3 of the DSPM.
- Based on Construction Note #5, it appears a two-foot-tall retaining wall is proposed to be located within the required DE area. Retaining walls are not permitted in the DE. Please revise the preliminary G&D plan to clearly confirm no retaining walls are proposed within the limits of the DE (once dedicated). Refer to Section 4-1.202.C.2 of the DSPM.
- While the proposed structural separation between the hotel and the parking garage is called out in Figure 5 of the drainage report, it is not called out on the preliminary G&D plan Sheet GD1, or Cross-Section CC on Sheet GD2. Please revise the preliminary G&D plan to clearly label and show the proposed structural separation between the hotel and the parking garage. Refer to Section 4-1.501 of the DSPM.
- Please revise the preliminary G&D plan to indicate the Highest Adjacent Grade (HAG) and the Lowest Adjacent Grade (LAG) in XXXX.X format for the hotel, parking garage and the pool restroom building. Do not use two decimal points when showing the HAG and LAG. Use larger fonts as needed to clearly define the HAG and LAG. Additionally, please revise Figure 5 in the drainage report to show the same information. Refer to Section 4-1.102 of the DSPM.
- Please revise the preliminary G&D plan to clearly indicate which existing DE's are proposed to be released and which are remaining in place.

#### Site Design

4. On Sheet DRB-24.2 please provide a reference site plan so that the location of the proposed "BBQ Counter/Bar Counter" and the "5'-0" Square Firepit" are shown within the "Function Terrace".
5. Please revise the site plan to include the following:
  - Required/provided open space, with supporting calculations, in the project data. Specifically, Sheet 23.2, which has notes that need to be larger to improve legibility.
  - Location/dimensions of all abutting rights-of-way
  - Dimensions for parcel 215-07-398
  - Dimensions from each building/structure to property lines

#### Engineering:

6. The number of refuse containers does not comply with Section 2-1.309 of the DSPM. Please revise the site plan to show additional refuse enclosures, or provide a compactor and show location on site plan. If a compactor is proposed, provide compactor details, including size, capacity, dimensions, etc.
7. Additional notes are needed on the site plan. Please refer to the redlined site plan included as an attachment to this letter.

#### Material and Color Board:

8. Please revise the proposed materials and color scheme to include textures and muted colors representative of the surrounding desert context. Refer to Sensitive Design Principle 9.
9. Notes and dimensions appear to be 6-point font size or less. Please revise notes and dimensions so they are minimum 12-point font size (1/6 of an inch). Refer to the Plan and Report Requirements for Development Applications (PRRDA).

#### Building Elevation Design:

10. Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure and solar heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how the proposed roof overhangs, canopies or other design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of at least 75% to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines (Architecture Section, Climatic Response).
11. Please revise the design of the proposed parking structure to respond to/address the following:
  - Reduce apparent mass by articulating long walls by recessing and/or shifting the wall plane horizontally.
  - Define the stair tower as a distinct, taller form that intersects the mass of the main structure and provides polarity to the composition, and relief to the structure's horizontal emphasis.
  - The exterior design (skin) should work to minimize its visual identity as parking by visually disrupting the monotony of its underlying structural system through the introduction of a more sophisticated rhythm of wall-mass and window-opening, and by establishing a hierarchy in the composition through variations in color and material, and/or texture.
  - At locations where the parking structure and pedestrian areas adjoin, the exterior edge of the parking structure should exhibit a higher level of architectural detail, such as decorative grillwork, overhead trellises, tree canopies, planter/seat walls, pedestrian scale lighting and the application of materials and textures that establish a comfortable, well-proportioned human scale. Refer to the Design Guidelines for Office Development.

#### Landscape Design:

12. Please utilize a dashed line to indicate the required sight distance visibility triangles on the landscape plan. Refer to the PRRDA and Section 5-3.119 of the DSPM.

#### 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:

Landscape Design:

13. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of right-of-way landscaping. Refer to Section 10.200 of the Zoning Ordinance.

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

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

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'GBloemberg', with a long, sweeping horizontal line extending to the right.

Greg Bloemberg  
Senior Planner

cc: case file

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

Case Number: **49-DR-2018**

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

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

☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

☒ Site Plan:

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Elevations (building and garage):

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

☒ Perspective(s):

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

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

☒ Other Supplemental Materials:

Any other information identified in the comments

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Technical Reports:

☒ 2 copies of Revised Drainage 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.



March 8, 2019

Matt Kosednar  
Allen & Philp Architects  
7154 E Stetson Dr  
Scottsdale, AZ 85251

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

Mr. Kosednar:

Your case 49-DR-2018, Hyatt Crossroads, is scheduled to be considered by the Development Review Board at the 4/19/18 hearing. Please submit the following directly to me by 1:00 p.m. on 3/28/19 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 w/ Site Plan (color)
  - ☒ Site Plan (black and white)
  - ☒ Open Space Plan (black and white)
  - ☒ Garage Elevations/Details (color)
  - ☒ Building Elevations (color)
  - ☒ Building Elevations (black and white)
  - ☒ Perspectives (color)
  - ☒ Streetscape Elevation (color)
  - ☒ Material and Color Board (color)
  - ☒ Landscape Plans (black and white)
  - ☒ Electrical Site Plan (black and white)
  - ☒ Exterior Lighting Cutsheets (black and white)
  - ☒ 11 copies of the 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](mailto: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 4/16/19. Please limit your presentation to a maximum of 10 minutes.

Regards,

A handwritten signature in black ink, appearing to read 'Greg Bloembergen', with a long, sweeping flourish extending to the right.

Greg Bloembergen  
Senior Planner

10/3/18

City of Scottsdale  
Scottsdale, Arizona

To Whom It May Concern:

This letter will authorize Matthew Kozednar to sign for the submittal of the design review package for the Hyatt Hotel project on our behalf.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Michael D. Batt". The signature is fluid and cursive, with the first name "Michael" and last name "Batt" clearly legible, and "D." as a middle initial.

Michael D. Batt  
Manager of North Scottsdale Hospitality, LLC

**49-DR-2018**  
**11/02/2018**



## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 11-2-2018  
Contact Name: ALLEN & PHILIP PARTNERS  
Firm Name: \_\_\_\_\_  
Address: 7154 E. STEVEN DRIVE 4 FLOOR  
City, State, Zip: SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

432 - PA - 2018

Dear MATTHEW J. KOSEDNIK:

It has been determined that your Development Application for NORTH SCOTTSDALE HYATT HOTEL 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 Blomberg  
Title: Senior Planner  
Phone Number: (480) 312-9306  
Email Address: gblomberg @ScottsdaleAZ.gov

49-DR-2018  
11/02/2018



## 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,

*Submitted to Scottsdale Planning and Development Services Division*

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