

**Correspondence Between
Staff and Applicant
Approval Letter**

May 20, 2019

4-DR-2019

Kurt Jones

Tiffany & Bosco, PA

2525 E Camelback Rd

Phoenix, AZ 85016

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 4-DR-2019 101 Mega Raintree LLC

The Development Review Board approved the above referenced case on May 16, 2019. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Brad Carr, AICP, 480-312-7713.
- 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,



Brad Carr, AICP

Principal Planner

bcarr@ScottsdaleAZ.gov

About Fees

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	- Commercial, foundation, addition, tenant improvement/remodel - Apartments/Condos - Engineering site review - Signs - Plat fees - Misc. Plan Review - Lot Tie/Lot Split - Pools & Spas - Recordation	At time of construction document submittal
	Building Permit	- Commercial addition, remodel, tenant improvement, foundation only, shell only - Fence walls or Retaining walls - Misc. Permit - Signs	After construction document approval and before site construction begins
Residential	Application	Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	- Single family custom, addition, remodel, standard plans - Engineering site review - Misc. plan reviews	At time of construction document submittal
	Building Permit	- Single family custom, addition, remodel, detached structure, standard plans - Fence walls or Retaining walls - Misc. Permit - Signs	After construction document approval and before site construction begins



4/25/2019

Kurt Jones
Tiffany & Bosco, PA
2525 E Camelback Rd
Phoenix, AZ 85016

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

Dear Mr. Jones:

Your case 4-DR-2019, 101 Mega Raintree LLC, is scheduled for the May 16, 2019 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 5/6/2019 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 1/2"x11" paper, not stapled, of the following:

- ☒ Combined context aerial and Site Plan (color)
 - ☒ Site Plan (black and white)
 - ☒ Elevations (color)
 - ☒ Elevations (black and white)
 - ☒ Perspective (color)
 - ☒ Material and Color Board (color)
 - ☒ Landscape Plans (black and white)
-

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

*Please drop off Development Review Board Packet with the Receptionists and or Planning Support staff.
(Option A)*

or

Please contact me at 480-312-7713 or bcarr@ScottsdaleAZ.gov to make a submittal meeting. (Option B)

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 5/13/2019. Please limit your presentation to a maximum of 10 minutes.

Thank you,

Brad Carr, AICP
Principal Planner

April 5, 2019

Brad Carr, AICP
City of Scottsdale
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

RE: 4-DR-2019
101 Mega Raintree LLC
Key Code – 3161E

Dear Mr. Carr:

The following is our responses to the City of Scottsdale's ("City"). 1st Review Comments for case # 4-DR-2019.

Zoning:

1. Please revise the project plans to reflect the final layout of the recent land division that includes the "flag" portion as part of the Lot 2 area calculations. (Zoning Ordinance, Sec. 1.303.)

Response: The new lot layout is reflected in the updated plan with this resubmittal. The flag portion is connected to Lot #2, which is the lot north of this site plan request (lot #4).

2. This proposal is removing ADA spaces for the building located to the north. Please indicate how the ADA spaces will be replaced within the scope of the proposal. (Zoning Ordinance, Sec. 9.105.)

Response: We have provided the new required ADA spaces in parking changes to the east of the Lot 2 building.

Drainage:

3. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following items.
 - a. Currently proposed runoff storage plan is analyzing pre vs post storage only. Engineer shall quantify stormwater runoff volume provided on site in existing condition. If existing condition volume is lower than 100 yr 2 hr volume, than it governs. If existing condition volume is greater than 100 yr 2 hr volume, than 100 yr 2 hr volume governs and must be stored on site.

Response: Red-line comments within the drainage report have been addressed and copies of the revised report have been attached as requested, and an electronic copy has been attached to the back of one of the reports.



Water and Waste Water:

4. Please submit three (3) copies of the revised Water/Sewer Service report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A in digital format on a CD/DVD. The revised report shall address the following:

- A. Please submit a utility plan showing building alignment on both lots and sewer connections.

Response: Water/Sewer Service Report has been revised to include a Utility Site Plan as requested. Three (3) copies have been included and an electronic copy has been attached to the back of one of the reports.

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. Please revise the project plans to provide a sidewalk connection from the proposed development to the existing sidewalk along N. 87th Street drive.

Response: A sidewalk has been added to connect the new pad building entrances to the 87th St. drive sidewalk system.

Landscape Plan:

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.

Response: The tree locations have been modified to avoid the light fixtures.

Building Elevation Design:

7. The Scottsdale Sensitive Design Principles speak to the use of earth tones for buildings that are reflective of the colors found in the native desert of the Sonoran Desert. Please revise the project plans to adjust the proposed colors on the building to more closely align with those principles.

Response: The colors for the project have been modified to a much warmer grey scheme, while maintaining the overall design concept of the building.

8. Please revise the project plans to provide additional articulation to the building façade on the east side of the building. (Scottsdale Sensitive Design Principles)

Response: We have added two additional façade elements to further break down the mass of this elevation and provide additional articulation.

9. Please revise the project plans to provide additional depth to "false parapets" that extend higher than the main parapet by extending the ends of the taller parapet further back to the middle of the building. (Scottsdale Sensitive Design Principles)

Response: We have doubled the depth of these elements. Additionally, the main center element on the east of the building will be a 4 sided architectural "tower" and not just a parapet feature.

10. Please provide a materials board with the colors and materials identified on the plan legend of the elevation plans. (Zoning Ordinance, Sec. 1.303.)

Response: Color boards will be provided with the finishes as well as the accent tile and the paint drawdowns.

Circulation:

11. Please revise the project plans to show the modification of the existing sidewalk ramps to meet City standards and be compliant with ADA requirements. The ramps should be designed to allow east- west travel across 87th Street. (COS Std. Detail #2234)

Response: We have provided an accessible route from the retail building on Lot 4 directly east to the street frontage as part of this new site plan.

12. Please revise the project plans to revise the layout of the drive-thru for the ATM on the site. The proposed layout is too narrow and there is no queuing space provided. In addition, the entry is located too close to the adjacent driveway.

Response: The ATM allows for two (2) vehicles to queue. The bank ATM is in the center of the commercial center. It is a low volume ATM. The Bank of America ATM, at Raintree Dr. and 87th Street, is a high volume ATM. The driveway that feeds vehicles from 87th to the ATM will no longer serve as a main access to a heavily traffic Sports Chalet retail use which is being converted to a storage facility. Further, the future residential, to be developed directly west of this proposal, will locate their main entrance off of different (south) driveway from 87th. The location of the ATM will not hinder vehicular traffic through the shared access and needs to be located within view of traffic using 87th for CPTED (Crime Prevention Through Environmental Design) reasons.

Fire:

13. Please revise the project plans to demonstrate commercial turning radii (25' inner/49' outside/55' bucket swing). (DSPM, Sec. 2-1.303(5))

Response: The site plan was drawn correctly, but we had miss labeled the key note. This note has been corrected and we do comply with these required radiuses.

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:

Engineering:

14. Please revise the project plans to indicate on the site plan the refuse enclosure location. The refuse location per DSPM Chapter 2 should be a maximum of 100-feet distance of building service exit to refuse enclosure.

Response: The original location was approximately 300+ feet from the back service entrances to the retail/restaurant uses. That location was chosen in order to place the smell and noise associated with dumpsters as far away as possible from the future residential project (recently submitted zoning case # 3-ZN-2019), directly west of this proposal. We have revised the location of the dumpsters to approximately ½ that previous distance to the northwest of the proposed pad. The location is to ensure minimal impacts to the future residential project. We have provided a majority of the pedestrian route on a sidewalk and feel we meet the intended purpose of the City's policy standard.

15. Please revise the project plans to show the updated width of the drive aisles at a minimum 24-foot- width per DSPM Sec. 2-1.303.

Response: All drive aisles, other than the drive-thru lane, will be 24' in width and are labeled on the plan as such.

16. Please revise the project plans to provide cross access and emergency services access easement east-west across lot 2 to service lot 4. (DSPM, Sec. 5-3.201)

Response: The east-west across lot 2 to service lot 4 has been labeled as such.

17. Please revise the project plans to show the location of the sewer main to serve the site. (Zoning Ordinance, Sec. 1.303.)

Response: This has been completed and made a part of the Preliminary Utility Plan which has been made a part of the Water and Sewer Service reports.

If you have any questions regarding these responses, please do not hesitate to contact us. Please review and schedule for the next available DRB hearing.

Sincerely,



Kurt Jones, AICP



3/13/2019

Kurt Jones
Tiffany & Bosco, PA
2525 E Camelback Rd
Phoenix, AZ 85016

RE: 4-DR-2019
101 Mega Raintree LLC
Key Code – 3161E

Dear Mr. Jones:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/22/2019. 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 revise the project plans to reflect the final layout of the recent land division that includes the "flag" portion as part of the Lot 2 area calculations. (Zoning Ordinance, Sec. 1.303.)
2. This proposal is removing ADA spaces for the building located to the north. Please indicate how the ADA spaces will be replaced within the scope of the proposal. (Zoning Ordinance, Sec. 9.105.)

Drainage:

3. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following items.
 - a. Currently proposed runoff storage plan is analyzing pre vs post storage only. Engineer shall quantify stormwater runoff volume provided on site in existing condition. If existing condition volume is lower than 100 yr 2 hr volume, than it governs. If existing condition volume is greater than 100 yr 2 hr volume, than 100 yr 2 hr volume governs and must be stored on site.

Water and Waste Water:

4. Please submit three (3) copies of the revised Water/Sewer Service report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A in digital format on a CD/DVD. The revised report shall address the following:
 - A. Please submit a utility site plan showing building alignment on both lots and sewer connections.

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. Please revise the project plans to provide a sidewalk connection from the proposed development to the existing sidewalk along N. 87th Street drive.

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.

Building Elevation Design:

7. The Scottsdale Sensitive Design Principles speak to the use of earth tones for buildings that are reflective of the colors found in the native desert of the Sonoran Desert. Please revise the project plans to adjust the proposed colors on the building to more closely align with those principles.
8. Please revise the project plans to provide additional articulation to the building façade on the east side of the building. (Scottsdale Sensitive Design Principles)
9. Please revise the project plans to provide additional depth to "false parapets" that extend higher than the main parapet by extending the ends of the taller parapet further back to the middle of the building. (Scottsdale Sensitive Design Principles)
10. Please provide a materials board with the colors and materials identified on the plan legend of the elevation plans. (Zoning Ordinance, Sec. 1.303.)

Circulation:

11. Please revise the project plans to show the modification of the existing sidewalk ramps to meet City standards and be compliant with ADA requirements. The ramps should be designed to allow east-west travel across 87th Street. (COS Std. Detail #2234)
12. Please revise the project plans to revise the layout of the drive-thru for the ATM on the site. The proposed layout is too narrow and there is no queuing space provided. In addition, the entry is located too close to the adjacent driveway.

Fire:

13. Please revise the project plans to demonstrate commercial turning radii (25' inner/49' outside/55' bucket swing). (DSPM, Sec. 2-1.303(5))

Technical Corrections

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Engineering:

14. Please revise the project plans to indicate on the site plan the refuse enclosure location. The refuse location per DSPM Chapter 2 should be a maximum of 100-foot distance of building service exit to refuse enclosure.
15. Please revise the project plans to show the updated width of the drive aisles at a minimum 24-foot-width per DSPM Sec. 2-1.303.
16. Please revise the project plans to provide cross access and emergency services access easement east-west across lot 2 to service lot 4. (DSPM, Sec. 5-3.201)
17. Please revise the project plans to show the location of the sewer main to serve the site. (Zoning Ordinance, Sec. 1.303.)

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 36 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: **4-DR-2019**

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
- ☒ 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	_____	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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☒ Site Plan:

_____	7	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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☒ Open Space 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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☒ Landscape Plan:

B/W	_____	1	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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☒ Lighting Site Plan:

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

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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

☒ 2 copies of Revised Drainage Report

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 1-22-2019
Contact Name: KURT JONES
Firm Name: _____
Address: 2525 E. CAMOBACK RD.
City, State, Zip: PHOENIX, AZ 85016

RE: Application Accepted for Review.

612 - PA - 2018

Dear KURT JONES:

It has been determined that your Development Application for PLAINFIELD PROPERTY REDEVELOPMENT 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: BRAD CARR
Title: PRINCIPAL PLANNER
Phone Number: (480) 312-7713
Email Address: bcarr @ScottsdaleAZ.gov