



Correspondence Between Staff and Applicant

Approval Letter



1st Review Comments Response

February 19, 2019

*Below are the 1st Review comments along with responses (in blue and italicized.)
Contact Rob Orme (480-281-5549) with any questions related to the responses.*

January 14, 2019

Michele Hammond
Berry Riddell
6750 E. Camelback Road #100
Scottsdale, AZ 85251

RE: 57-DR-2018
Mark-Taylor Development Hayden & Princess

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 11/30/18. 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.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Project Narrative:

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

RESPONSE: DRB criteria items #4, 5, and 6 were missing. They are now included (see page 8.)

Fire:

2. Please revise the site plan to demonstrate the following:

- Minimum drive aisle width of 24 feet (Fire Ordinance 4283, 503.2.1)

RESPONSE: Additional dimensions added to site plan to identify all drive aisles as 24'-0" wide

- Key switch/pre-emption sensor, as required for gated communities (Fire Ordinance 4283, 503.6.1)

RESPONSE: General Note 04 on the development Site Plan calls this out, and the pre-emptive sensor is shown and noted on the entry gate detail (Site Detail Sheet).

- Location of FDC (Fire Ordinance 4283, 912)

RESPONSE: For clarity, a separate Fire Site Plan sheet (SPF) has been created to provide Fire/Emergency-related information including fire lanes, fire risers, FDC locations and automatic fire sprinkler types across the site.

Building Elevation Design:

3. Please provide information and details related to screening devices to be used to screen any mechanical equipment, and related to the roof drainage system. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.

RESPONSE: Mechanical equipment is mounted on the roof and screened by surrounding parapets (except for the maintenance bldg. which is located at grade behind a screen wall.) Roof drainage (flat roof areas) is internal to the buildings – daylighting at grade level with riprap or splash blocks directing water away from building foundations. Building and roof plans are provided and notes added to the elevations for clarification.

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:

4. Please revise the site plan and circulation plan to identify the primary pedestrian circulation route through the project that connects the residential buildings to the perimeter streets. For a project this size, there should be at least one continuous primary pedestrian circulation route that runs through the site from 78th Street to Hayden Road. Refer to Section 2-1.312.A.1 of the DSPM.

RESPONSE: Pedestrian circulation is shown on the Pedestrian and Vehicular Circulation (PVC) exhibit showing continuous primary circulation throughout the site to connect all buildings to each other and to 78th Street and Hayden Road.

5. Considering the size of this project, and the amount of linear street frontage, additional secondary pedestrian connections should be provided to all perimeter streets. Please revise the site plan and circulation plan to indicate locations for secondary pedestrian access points to perimeter streets (may be gated). All pedestrian connections to perimeter streets shall be a minimum of six feet in width. Refer to Section 2-1.312.A.3 of the DSPM.

RESPONSE: Additional pedestrian access points pose maintenance and security concerns. The four pedestrian gates (two at each entry drive) provide access to the perimeter streets.

6. Please revise the site plan to identify the location of all above ground utility equipment. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features and/or on-site circulation. Refer to the Plan and Report Requirements for Development Applications (PRRDA) and the Commercial Design Guidelines.

RESPONSE: Tentative electrical transformer locations are shown, and a note has been added to the site plan (SP1-General Note 06) indicating that the above ground utility equipment will not conflict with pedestrian amenities, etc. as stated above.

7. Perimeter and site walls shall be constructed with 6- or 8-inch-side concrete masonry blocks, 8-inch-wide brick, stone or similar solid and durable material to match the buildings. Stucco and paint the surface of concrete block walls to match the buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights, and/or piers or buttresses for walls over 200 feet in length. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1.205.A of the DSPM.

RESPONSE: The perimeter site walls are a combination of full-height block wall sections (stucco and paint both sides) and full-height iron view fencing. These provide horizontal offsets and vertical interest by utilizing CMU columns/piers (with stone veneer and concrete caps) between sections- typically @ 32' o.c. See site wall details (01 & 02) on the Site Detail Sheet "DS1". There is a long stretch of block wall (over 200' linear feet) set back approximately 40' from the street along the drainage easement parallel to Princess Blvd. This wall is interrupted by two, two-story carriage buildings, and the same stone-veneered columns/piers mentioned above - spaced at max. 64' o.c.

8. Please revise the site plan and circulation plan to identify potential future pedestrian connections to the hard corner parcel at the southwest corner of Mayo Blvd. and Hayden Road. This parcel is anticipated to be either mixed-use or commercial. Residents should have the ability to access any commercial services or restaurants that may occupy the site without having to walk all the way to the project entrance. Refer to Section 2-1.312.A of the DSPM.

RESPONSE: It is impractical to identify potential future pedestrian connections to a neighboring parcel without knowing the plan and layout of the future development. There is no provision in the referenced DSPM Section 2-1.312.A which discusses guessing at locations for future pedestrian access to a vacant neighboring parcel. The Pedestrian gates at the Hayden entry will provide access via the public sidewalks.

Building Elevation Design:

9. Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls/windows within any clerestory/tower elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.

RESPONSE: Sheet 'WS' has been added to provide window sections. FYI - We couldn't find the 50% specification in the cited references. Also, we're not sure why the Commercial Design Guidelines are being referenced for our multi-family residential development.

10. Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall thickness. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.

RESPONSE: Sheet 'WS' contains the typical exterior door detail. FYI - We couldn't find the 30% specification in the cited references.

11. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shading that will be accomplished by the proposed device, given the vertical dimension of the wall opening. All shade devices should be designed so that the shade material has a minimum density of 75% in order to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9 and/or the following link: <http://www.scottsdaleaz.gov/design/shading>.

RESPONSE: Sheet 'WS' contains details of the shading devices. While not finalized, this conveys the intended character of those devices. FYI - We couldn't find the 75% specification in the cited references.

12. Please revise the elevations to indicate the locations for all external wall-mounted light fixtures. Refer to the PRRDA.

RESPONSE: Elevations do show the wall-mounted light fixtures.

13. Please revise the applicable building elevations to indicate and illustrate the location of electrical service entrance sections (SES) or electrical meters and service panels for each unit. SES or electrical meters and service panels shall be incorporated into the design of the building, either in 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.

RESPONSE: The electrical SES and meters are not visible on the exterior elevations – they are located in a dedicated room on the ground floor of each building. Building plans are being provided for clarification.

14. All exterior mechanical, utility and communications equipment shall be screened by a parapet that matches the architectural characteristics, color and finish of the building. Parapet height for roof-mounted units shall be equal to or greater than the height of the tallest unit. Refer to Section 2-1.401.1 of the DSPM.

RESPONSE: General Note (01) is provided on the development site plan (SP1).

15. Roof drainage systems shall be interior to the building, except for necessary overflow scuppers. If overflow scuppers are utilized, they shall be integrated into the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Refer to Section 2-1.401.4 of the DSPM.

RESPONSE: General Note (07) is provided on the development site plan (SP1).

Fire:

16. Please revise the site plan to demonstrate the following:

- Commercial turning radii (25' inner, 49' outside, 55' bucket swing) (Section 2-1.303 of the DSPM)

RESPONSE: Turning radii (including 55' bucket swing) is shown on the SP1 site plan, and SPF Fire Site Plan. These turning radii are not provided at certain parking courts (labeled "not a fire lane") because these are not required as fire lanes for adequate coverage (hose travel distance) – and the additional parking spaces afforded by the tighter radii are crucial. Passenger cars/police and Fed-Ex/Ambulance size vehicles can maneuver in these areas just fine.

- Location of fire riser room (Section 6-1.504 of the DSPM)

RESPONSE: Fire riser and FDC locations are shown on the SPF Fire Site Plan.

Engineering:

17. The number of refuse containers indicated on the site plan is not sufficient for a project this size. The number of refuse containers required per Section 2-1.309 of the DSPM is 1 container for every 20 units; which in this case would require a minimum of 28 containers. Please revise the site plan accordingly to demonstrate compliance.

RESPONSE: We are currently showing 17 trash containers/enclosures which equates to 32.5 apartment units per container. This is indeed less than the table suggests, but in-line with many of our operating properties both in and outside of Scottsdale. Based on our extensive multi-family management and operations experience, 17 well-disbursed containers will provide adequate

volume, and require trash collection twice a week (which is pretty standard.) We are not showing any recycling enclosures at this time. The table indicates we should have 28 containers, which would be nice if there was expendable parking and/or landscape, and places to put them that would not have a profoundly negative impact on nearby units. But we would rather have the parking and landscape over unnecessary trash locations (as collection would still be required twice a week.)

18. Please confirm on the site plan, or on an enlarged detail, that a minimum 30-foot long concrete apron will be provided in front of all refuse enclosures. Refer to Section 2-1.309 of the DSPM.

RESPONSE: Line-work depicting the 30' refuse apron has been added to the site plan.

Drainage:

19. Please refer to redlined report and G&D plan in the case folder for comments and provide a revised report and G&D plan with next submittal.

RESPONSE: The Preliminary Grading and Drainage Plans and the Preliminary Drainage Report have been revised to address the comments. Individual comment responses are included on the plan sheets and in the report.

Water and Waste Water:

20. The Basis of Design (BOD) Report has not been accepted by Water Resources. Please revise the BOD to respond to/address the following:

- Reduction of fire flow due to sprinklers is 50%, not 25% as indicated. Please verify with the Fire Department.

RESPONSE: According to Table B105.2, the Fire Flow requirement for Group R-3 Buildings is 25% of the value determined in Table B105.1, with a minimum rate of 1,000 gpm. The largest building is 50,600 SF and Type V-A construction, resulting in a fire flow demand of 4,000 gpm according to Table B105.1. Since the building is equipped with a fire sprinkler system, this value can be reduced to 25% of this value, or 1,000 gpm. Smaller buildings may have a fire flow demand of less than 1,000 gpm, however, this minimum demand is used for all buildings on the site.

- Unit demands “assume a 12-hour active water use”; therefore, the demand is 0.27 gpm per dwelling unit for high-density condominiums or apartments and 0.0011 gpm per square foot for commercial/retail. Refer to Section 6-1.202 of the DSPM.

RESPONSE: Tables have been updated with the demands of 0.27 and 0.0011 gpm.

- Include a diagram of the three sewer basins analyzed and how they tie in to the existing sewer and analyze each segment. Refer to Section 7-1.202 of the DSPM.

RESPONSE: The diagram has been added to Appendix D. Sewer calculations for the minimum and maximum slope of each sewer area have been provided in Appendix D.

Landscape Design:

21. Please provide design details of the hardscape and pavement, shade devices and materials and pedestrian amenities. Refer to the PRRDA.

RESPONSE: Hardscape/Enhanced paving plan provided (Sheet SP5)

22. To avoid conflicts between mature-size trees and light fixtures, please shift either the location of the trees or the location of the light fixtures so that there is a minimum of 20 feet between the tree trunks and the light fixtures. Refer to Sensitive Design Principle 13.

RESPONSE: Lighting and landscape has been coordinated

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

RESPONSE: Sight Visibility lines/triangles have been added

24. Please add a note to the General Notes listed under the Conceptual Plat List as follows: “Thorny trees, shrubs and cacti shall be planted so that the mature-size/canopy will be at least four feet away from any walkways or parking area curbing.” Refer to Section 2-1.501.L of the DSPM.

RESPONSE: Note added

Lighting Design:

25. Proposed fixtures PT, WGA, WCL, WAU and WPS are not acceptable due to exposed light fixtures and lenses, which result in excessive glare. Please provide manufacturer’s cut sheets for alternative fixtures that effectively direct light to the site areas that are intended to be illuminated. Refer to Section 2-1.208 of the DSPM.

RESPONSE: DSPM 2-1.208 refers to the Zoning Ordinance for exceptions. Zoning Ordinance Section 706.2 Outdoor Lighting Standards Table 7.602.A.2 indicates that fixtures with an output of 1600 lumens or less are not required to be shielded, full-cutoff, or directed downward unless mounted 8-ft or higher. All of these are mounted at 7-ft as indicated in the Luminaire schedule.

26. Please provide additional information and illustration for fixture CA. Refer to Sensitive Design Principle 13.

RESPONSE: The CA fixture is the carport lighting – mounted under the canopy in accordance with DSPM 2-1.208.B

Floor Plans:

27. Please provide a floor plan or roof plan that indicates and illustrates the location of any roof access ladders. Refer to Section 2-1.401.3 of the DSPM.

RESPONSE: There are no attached ladders. Building and Roof Plans provided for clarification.

28. Please provide a floor plan that indicates and illustrates the location of the SES or electrical meters and service panels. Refer to Section 2-1.402 of the DSPM.

RESPONSE: Building plans are being provided to show locations of rooms for SES and electrical meters/equipment. (near the elevator at Bldg Types 20 and 24-9g, at head of end garage on Bldg Type 24-10g)

Circulation:

29. The previous requirement for a pedestrian crossing at Hayden Road has not been addressed. There are recreational opportunities on the east side of Hayden Road that residents of this community will want to use. Please revise the site plan and circulation plan to include a pedestrian crossing with appropriate treatments. Refer to the approved Planning Unit VIII Transportation Master Plan (Case 124-SA-2018).

RESPONSE: Can't find the crosswalk referenced in the cited Transportation Master Plan, and we don't believe it to be a good idea to provide a crosswalk at an arterial without a signal. It could possibly be installed in the future with signal when warranted.

Material and Color Board:

30. Please provide a physical material and color board and revise to demonstrate compliance with Part III of the Development Review Board Application Checklist (Samples & Models). It may be necessary to provide two boards. Consider using a thicker foam core board, or multi-layered foam core board to allow heavier and thicker samples to be recessed into the board.

RESPONSE: 8.5 x 14 color board provided along with 8x11 paint draw-downs.

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:

31. Please provide confirmation from property owner that this project will not include any vehicular access to Princess Blvd. Provide secondary access to Hayden Road via Princess Blvd and remove the small non-conforming driveway that is south of the new Princess/Hayden intersection.

RESPONSE: There is no direct vehicular access from the development to Princess Blvd. The owners of the property South of Princess Blvd have been approached about eliminating the resulting non-conforming driveway with an offer to provide a new/replacement driveway on Princess Blvd – but they declined.

Landscape Design:

32. Please coordinate the landscape plan with the lighting plan (and vice versa) to avoid conflicts between mature-size trees and light poles/fixtures. Refer to Section 7.600 of the Zoning Ordinance.

RESPONSE: Lighting and landscape has been coordinated

Airport:

33. Please note: this project falls within the Airport Influence Area (AC-1) and as such requires the following per Chapter 5 of the Scottsdale Revised Code (SRC):

- Completion of an FAA height analysis prior to submittal of construction plans, with completed forms included in submittal (Section 5-354 of the SRC)

RESPONSE: Provided with the first DRB submittal. The FAA Determination for the tallest building closest to the airport (2018-AWP-13437-OE) and tallest building at highest elevation (2018-AWP-13438-OE) were both "No Hazard to Air Navigation". All other buildings will be below that ceiling.

- Fair disclosure to each purchaser/renter of project due to proximity to the Airport (Section 5-355 of the SRC)

RESPONSE: Noted

- Dedication of an Avigation Easement over the entire property, prior to approval of construction plans (Section 5-537 of the SRC)

RESPONSE: Will record, and provide copy

Other:

34. Our records indicate that the project site is subject to a Water/Sewer Line Reimbursement Agreement (Refer to Docket #03/1656005 on the Maricopa County Recorder's website). The reimbursement must be paid, or evidence provided that the agreement is terminated or obsolete prior to issuance of any permits for the project.

RESPONSE: The agreement (Notice) has an effective duration of 10-years for lines shorter than 10 miles as recited in item no. 6. This line is just over one mile, and the notice execution date was 12/3/2003. So all rights and obligations pursuant to the agreement have automatically terminated. Copy of agreement attached for reference.

Archaeology:

35. Please note: any development on the project site is subject to the requirements of SRC, Chapter 46, Article VI, Protection of Archaeological Resources (Section 46-134) – Discoveries of archeological resources during construction.

RESPONSE: Understood.

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 30 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

Additional responses to redlines (on SP1) not included in written comments (Redlines by David Gue/SStanek)

- A. Emergency Vehicle Turning Radius has been updated to include the 55' bucket swing.***
- B. For clarity, a separate Fire Site Plan (SPF) has been created to provide fire/emergency information such as Fire Riser and FDC locations, specified Fire Lanes, hose travel distances, and Automatic Fire Sprinkler types.***
- C. Turning Radii has been updated on SP1 and included on SPF.***
- D. See response to item no. 17 above regarding trash enclosures.***
- E. depiction of 30' concrete apron has been added to the site plan SP1.***
- F. Right turn lane is being provided at the main driveway on Hayden Rd.***
- G. Regarding the secondary driveway into the site (78th St.) -- the City was provided with a "Basis of Design" traffic statement with the off-site improvement plans. The Traffic Basis of Design has three criteria that must ALL be met to warrant a right turn lane, and only one is met on 78th St., so right-turn-lane is not warranted.***

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **57-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
- 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 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Site Plan:

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

Elevations:

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

Landscape Plan:

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

Manufacturer Cut Sheets of All Proposed Lighting:

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

Floor Plan(s):

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

Circulation Plan:

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

Other Supplemental Materials:

Any other information identified/requested in the comments

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

- 1 copies of Revised Drainage Report:
- 1 copies of Revised Water Design Report:
- 1 copies of Revised Waste Water Design Report:

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

WHEN RECORDED RETURN TO:
Lila Madden
ONE STOP SHOP RECORDS
City of Scottsdale
7447 E. Indian School Road, Suite 100
Scottsdale, Arizona 85251

Parcel # 215-07-016
Project # 16-PB-03
Q.S. # 38-46

NOTICE OF WATER/SEWER LINE REIMBURSEMENT REQUIREMENT
Pursuant to City Code sections 49-215 and -218

Notice is hereby made this 2nd day of December, 2003 by the CITY OF SCOTTSDALE, a municipal corporation ("the City") with respect to the installation of water or sewer lines and the responsibility for payment by the owner of certain real property ("the Owner"). This requirement is in accordance with the powers set forth in City Code, Chapter 49, and the City Charter.

RECITALS

- A. The City or a private developer ("Developer") installed water or sewer line(s) to the benefit the Owner's property, ("the Property") which is described in Appendix A and located at Hayden Road from 101 Loop, south.
- B. City Code requires property owners their own local improvements. They must install water and sewer line along all frontages of their own property, in order to obtain water service. "Frontage" means each side of a property that abuts a right of way and/or easement.
- C. For reasons of timing and/or economy, a Developer or the City already installed such lines for this property.
- D. The purpose of this Notice is to inform the Owner of the responsibility to reimburse the City or Developer for a pro rata share of the cost of the line, and the procedures for its collection.

NOW, THEREFORE,

- 1. Effective Date. This Notice is effective upon its execution.
- 2. Cost Calculation. Appendix B sets forth the Owner's pro rata payment for the line, which is the cost of the portion of the line that abuts the frontage(s) of the Owner's Property. Elements included in the calculation of the pro rata share include the actual cost of land acquisition, design and construction of the line, plus an administrative fee equal to five (5) percent of the pro rata share. Documentation verifying all of these costs is retained for a reasonable time period by the City Water Resources Department and made available to the Owner upon request.

- 3. Payment. The Owner must make payment to the Development Services Department, which administers the line reimbursement payment program. The City will not accept partial payments.
- 4. Conditions. The City will not issue a water meter, building permit, encroachment permit, lot split, lot tie or Certificate of Occupancy, and will not provide water service for the Property, until payment is satisfied, unless the Owner obtains the written approval of the Water Resources General Manager or designee.
- 5. No Enforcement Waiver. Failure on the part of the City to exercise any right or enforcement method contained in this Notice does not constitute a waiver of any other right or enforcement method.
- 6. Effective Date and Duration. This Notice is effective for a period of ten years for lines shorter than ten miles, and 20 years for lines longer than ten miles. This time period begins running on the date the City records this notice at the office of the Maricopa County Recorder. After ten years, (20 in the case of lines over ten miles long) all rights and obligations shall automatically terminate.
- 7. Release. Once the Owner makes payment, the Quality Compliance Department will record a release of this Notice at the office of the Maricopa County Recorder.
- 9. Owner not a Party to Collection Agreement. If a private entity constructed this line (versus the City), the entity and City entered into a Unofficial Document contractual agreement concerning the reimbursement. The Owner is neither a party to that agreement, nor a third party beneficiary of it. Therefore, the agreement imparts no rights on the Owner.
- 10. Reimbursement Requirement Runs with the Land. The requirement for payment shall be binding upon the successors and assignees of the Owner.
- 11. No Remedy Under Arizona Revised Statutes Section 9-500 (B). This reimbursement is mandated by City Code, Section 49-215. Therefore, it is a legislatively enacted requirement, as opposed to an exaction. It therefore falls outside of the meaning of the private property rights hearing provisions of Arizona Revised Statutes Section 9-500.12(B).
- 12. Severability. The provisions of this Notice are severable. If any provision hereof is invalid or inoperative, the remaining ones remain valid and in full force and effect.

CITY OF SCOTTSDALE, a municipal corporation.

By: Ronald Dolan
Water Resources Department

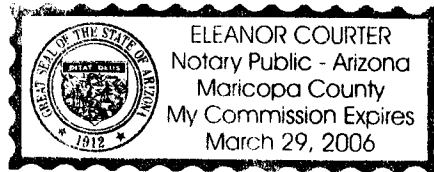
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 30 day of DECEMBER, 2003, by RONALD DOLAN.

My commission expires:

MARCH 29, 2006

Eleanor Courter
Notary Public



Unofficial Document

APPENDIX A

Location of Property

Installed 5,615 L.F. of 12-inch sewer line in Hayden Road from 101 Loop, south.

Unofficial Document

APPENDIX B

Cost Calculations

215-07-016 - \$16,177.64

Unofficial Document



January 14, 2019

Michele Hammond
Berry Riddell
6750 E. Camelback Road #100
Scottsdale, AZ 85251

RE: 57-DR-2018
Mark-Taylor Development Hayden & Princess

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Site Design:

4. Please revise the site plan and circulation plan to identify the primary pedestrian circulation route through the project that connects the residential buildings to the perimeter streets. For a project this size, there should be at least one continuous primary pedestrian circulation route that runs through the site from 78th Street to Hayden Road. Refer to Section 2-1.312.A.1 of the DSPM.
5. Considering the size of this project, and the amount of linear street frontage, additional secondary pedestrian connections should be provided to all perimeter streets. Please revise the site plan and circulation plan to indicate locations for secondary pedestrian access points to perimeter streets (may be gated). All pedestrian connections to perimeter streets shall be a minimum of six feet in width. Refer to Section 2-1.312.A.3 of the DSPM.
6. Please revise the site plan to identify the location of all above ground utility equipment. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features and/or on-site circulation. Refer to the Plan and Report Requirements for Development Applications (PRRDA) and the Commercial Design Guidelines.
7. Perimeter and site walls shall be constructed with 6- or 8-inch-side concrete masonry blocks, 8-inch-wide brick, stone or similar solid and durable material to match the buildings. Stucco and paint the surface of concrete block walls to match the buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights, and/or piers or buttresses for walls over 200 feet in length. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1.205.A of the DSPM.
8. Please revise the site plan and circulation plan to identify potential future pedestrian connections to the hard corner parcel at the southwest corner of Mayo Blvd. and Hayden Road. This parcel is anticipated to be either mixed-use or commercial. Residents should have the ability to access any commercial services or restaurants that may occupy the site without having to walk all the way to the project entrance. Refer to Section 2-1.312.A of the DSPM.

Building Elevation Design:

9. Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls/windows within any clerestory/tower elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.
10. Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall thickness. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.
11. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shading that will be accomplished by the proposed device, given the vertical dimension of the wall opening. All shade devices should be designed so that the shade material has a minimum density of 75% in order to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9 and/or the following link: <http://www.scottsdaleaz.gov/design/shading>.
12. Please revise the elevations to indicate the locations for all external wall-mounted light fixtures. Refer to the PRRDA.

13. Please revise the applicable building elevations to indicate and illustrate the location of electrical service entrance sections (SES) or electrical meters and service panels for each unit. SES or electrical meters and service panels shall be incorporated into the design of the building, either in 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.
14. All exterior mechanical, utility and communications equipment shall be screened by a parapet that matches the architectural characteristics, color and finish of the building. Parapet height for roof-mounted units shall be equal to or greater than the height of the tallest unit. Refer to Section 2-1.401.1 of the DSPM.
15. Roof drainage systems shall be interior to the building, except for necessary overflow scuppers. If overflow scuppers are utilized, they shall be integrated into the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Refer to Section 2-1.401.4 of the DSPM.

Fire:

16. Please revise the site plan to demonstrate the following:
 - Commercial turning radii (25' inner, 49' outside, 55' bucket swing) (Section 2-1.303 of the DSPM)
 - Location of fire riser room (Section 6-1.504 of the DSPM)

Engineering:

17. The number of refuse containers indicated on the site plan is not sufficient for a project this size. The number of refuse containers required per Section 2-1.309 of the DSPM is 1 container for every 20 units; which in this case would require a minimum of 28 containers. Please revise the site plan accordingly to demonstrate compliance.
18. Please confirm on the site plan, or on an enlarged detail, that a minimum 30-foot long concrete apron will be provided in front of all refuse enclosures. Refer to Section 2-1.309 of the DSPM.

Drainage:

19. Please refer to redlined report and G&D plan in the case folder for comments and provide a revised report and G&D plan with next submittal.

Water and Waste Water:

20. The Basis of Design (BOD) Report has not been accepted by Water Resources. Please revise the BOD to respond to/address the following:
 - Reduction of fire flow due to sprinklers is 50%, not 25% as indicated. Please verify with the Fire Department.
 - Unit demands "assume a 12-hour active water use"; therefore, the demand is 0.27 gpm per dwelling unit for high-density condominiums or apartments and 0.0011 gpm per square foot for commercial/retail. Refer to Section 6-1.202 of the DSPM.
 - Include a diagram of the three sewer basins analyzed and how they tie in to the existing sewer and analyze each segment. Refer to Section 7-1.202 of the DSPM.

Landscape Design:

21. Please provide design details of the hardscape and pavement, shade devices and materials and pedestrian amenities. Refer to the PRRDA.
22. To avoid conflicts between mature-size trees and light fixtures, please shift either the location of the trees or the location of the light fixtures so that there is a minimum of 20 feet between the tree trunks and the light fixtures. Refer to Sensitive Design Principle 13.
23. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to the PRRDA and Section 5-3.119 of the DSPM.
24. Please add a note to the General Notes listed under the Conceptual Plat List as follows: "Thorny trees, shrubs and cacti shall be planted so that the mature-size/canopy will be at least four feet away from any walkways or parking area curbing." Refer to Section 2-1.501.L of the DSPM.

Lighting Design:

25. Proposed fixtures PT, WGA, WCL, WAU and WPS are not acceptable due to exposed light fixtures and lenses, which result in excessive glare. Please provide manufacturer's cut sheets for alternative fixtures that effectively direct light to the site areas that are intended to be illuminated. Refer to Section 2-1.208 of the DSPM.
26. Please provide additional information and illustration for fixture CA. Refer to Sensitive Design Principle 13.

Floor Plans:

27. Please provide a floor plan or roof plan that indicates and illustrates the location of any roof access ladders. Refer to Section 2-1.401.3 of the DSPM.
28. Please provide a floor plan that indicates and illustrates the location of the SES or electrical meters and service panels. Refer to Section 2-1.402 of the DSPM.

Circulation:

29. The previous requirement for a pedestrian crossing at Hayden Road has not been addressed. There are recreational opportunities on the east side of Hayden Road that residents of this community will want to use. Please revise the site plan and circulation plan to include a pedestrian crossing with appropriate treatments. Refer to the approved Planning Unit VIII Transportation Master Plan (Case 124-SA-2018).

Material and Color Board:

30. Please provide a physical material and color board and revise to demonstrate compliance with Part III of the Development Review Board Application Checklist (Samples & Models). It may be necessary to provide two boards. Consider using a thicker foam core board, or multi-layered foam core board to allow heavier and thicker samples to be recessed into the board.

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:

31. Please provide confirmation from property owner that this project will not include any vehicular access to Princess Blvd. Provide secondary access to Hayden Road via Princess Blvd and remove the small non-conforming driveway that is south of the new Princess/Hayden intersection.

Landscape Design:

32. Please coordinate the landscape plan with the lighting plan (and vice versa) to avoid conflicts between mature-size trees and light poles/fixtures. Refer to Section 7.600 of the Zoning Ordinance.

Airport:

33. Please note: this project falls within the Airport Influence Area (AC-1) and as such requires the following per Chapter 5 of the Scottsdale Revised Code (SRC):
- Completion of an FAA height analysis prior to submittal of construction plans, with completed forms included in submittal (Section 5-354 of the SRC)
 - Fair disclosure to each purchaser/renter of project due to proximity to the Airport (Section 5-355 of the SRC)
 - Dedication of an Avigation Easement over the entire property, prior to approval of construction plans (Section 5-537 of the SRC)

Other:

34. Our records indicate that the project site is subject to a Water/Sewer Line Reimbursement Agreement (Refer to Docket #03/1656005 on the Maricopa County Recorder's website). The reimbursement must be paid, or evidence provided that the agreement is terminated or obsolete prior to issuance of any permits for the project.

Archaeology:

35. Please note: any development on the project site is subject to the requirements of SRC, Chapter 46, Article VI, Protection of Archaeological Resources (Section 46-134) – Discoveries of archeological resources during construction.

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.

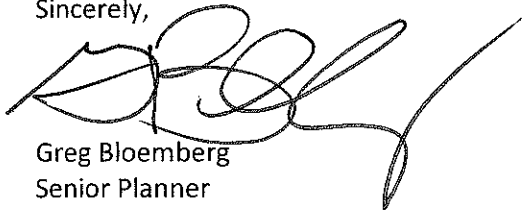
PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 30 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,

A handwritten signature in black ink, appearing to read 'Greg Bloemberg', with a long horizontal stroke extending to the right.

Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **57-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
- 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 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Site Plan:

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

Elevations:

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

Landscape Plan:

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

Manufacturer Cut Sheets of All Proposed Lighting:

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

Floor Plan(s):

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

Circulation Plan:

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

Other Supplemental Materials:

Any other information identified/requested in the comments

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

- 1 copies of Revised Drainage Report:
- 1 copies of Revised Water Design Report:
- 1 copies of Revised Waste Water Design Report:

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



2nd Review Comments Response

April 24, 2019

Below are the 2nd Review comments along with responses (in blue and italicized.)

March 20, 2019

Rob Orme
Mark-Taylor, Inc.
6623 N Scottsdale Rd
Scottsdale, AZ 85250

RE: 57-DR-2018
Mark-Taylor Development Hayden & Princess

Mr. Orme:

The Planning & Development Services Division has completed review of the above referenced development application resubmitted on 2/21/19. 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: some comments are first comments generated from the 2nd submittal materials, while others are 2nd requests for issues that were not addressed, or were not sufficiently addressed.**

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:

1. The number of refuse enclosure proposed is still insufficient. One single enclosure is required for every 20 units, per Section 2-1.309 of the DSPM. Please revise the site plan to show the correct number of enclosures.

RESPONSE: We are providing 17 trash enclosures which equates to 1 refuse container/enclosure per approximately 32 dwelling units. This is less than Table 2-1.311.B of the Design Standards and Policies Manual prescribes (1 per 20 d.u.), but has traditionally (30-years of multi-family property development and management experience) been suitable for pick-up twice a week – especially when locations are well distributed throughout the site, which is the case here.

Today (and for the last several years) the refuse situation is further enhanced by employing a highly-trained, background-checked, professional valet service that provides refuse removal service to apartment communities seven nights a week. Residents, at their convenience, place their leak-proof containers outside of their front door in the early evening hours. The

Service Valet moves door-to-door each night at a consistent time and transfers the bags to the appropriate trash chute or trash enclosure. Any miscellaneous trash in the trash enclosure areas is also picked up and removed nightly. This service is more convenient (and safer) for the residents, prevents leaky bags from leaving trails between dwelling unit and trash enclosure, keeps trash enclosures clean and tidy, and assures an even distribution of refuse for the twice-a-week pick-up. This is quickly becoming a standard of the industry for high-end apartment communities nation-wide, not just ours.

We also use the larger 6-cubic yard containers.

2. Please revise the site plan and circulation plan to indicate a northbound deceleration lane at the west entrance off 78th Street. Refer to the 2008 Transportation Master Plan.

RESPONSE: A right-turn-lane has been added at the 78th Street driveway. Site plan(s) and Circulation plans have been updated.

Site Design:

3. Considering the size of the project and length of street frontages, additional secondary pedestrian connections should be provided to perimeter streets. "Security and maintenance concerns" can be mitigated by installing self-closing, self-locking gates. Please revise the site plan and circulation plan to indicate locations for secondary access points to perimeter streets. All pedestrian connections to perimeter streets shall be a minimum of six feet in width. Refer to Section 2-1.312.A.3 of the DSPM.

RESPONSE: Self-closing, self-locking gates are in-fact the very mechanisms that are the source of the added maintenance and security concerns. Pedestrian gates (particularly in less-traveled areas) are regularly vandalized by ne'er-do-wells who break or disable the self-closing and latching mechanisms to allow them unfettered access for purposes left to one's imagination. Security is neGATED (see what I did there?) and recurring maintenance required. We locate our pedestrian gates at well-travelled areas for the natural deterrent of passive surveillance which is then enhanced by video monitoring.

4. Please revise the site plan to indicate the locations for all existing and proposed above-ground utility equipment. Utility equipment should be located so it does not conflict with pedestrian amenities, resident amenities, landscape features and/or on-site circulation.

RESPONSE: The only above-ground utility equipment will likely be the 3-phase electrical transformers which were shown on the site plan, but perhaps not seen because of the small scale of the plan. Per comment #12 below, we have added site plan enlargements (Sheets SP1a, SP1b, SP1c), so they should be easier to locate and verify they are not in conflict with any pedestrian ways or landscape features.

5. Perimeter and site walls shall be constructed with 6- or 8-inch wide concrete masonry block, 8-inch wide brick, stone or concrete, or similar solid and durable material to match the building. Stucco and paint the surface of concrete block to match the buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet in length. Vary horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1.205 of the DSPM.

RESPONSE: *This comment must be directed at the straight site wall on the south edge along the drainage channel (as the remainder of the site walls/fencing provides plenty of aesthetic movement.) We are providing plans/elevations of that south wall (SW1, SW2, SW3) to show that there will be vertical movement as the wall follows the varied topography along that drainage channel. We have also replaced several sections of solid CMU wall with iron view fencing (with a 3-ft wall beyond to screen the parking.) Retaining wall/planters are also being added in front of the two carriage buildings which will give an added layer of relief to that edge.*

Building Elevation Design:

6. Please revise the building elevations to include locations for all wall-mounted light fixtures. Refer to the PRRDA.

RESPONSE: *Wall-mounted lights were shown on the building elevations except for the carriage buildings (Sheet G2) which neglected to show the lights on the front (garage) elevation. Though they were not shown on the building, they were accounted-for on the site lighting/photometric exhibits. Carriage elevation sheet (G2) is being resubmitted with these wall-mounted lights shown.*

Lighting Design:

7. Proposed light fixtures PT, WGA, WCL WAU and WPC are potentially unacceptable due to the exposed light source and lens, both of which will result in excessive glare. Please provide proposed lumen/wattage output for these fixtures, or provide cut sheets for alternative fixtures that will effectively direct light to the site areas intended to be illuminated. Refer to Section 2-1.208 of the DSPM.

RESPONSE: *As described in the Luminaire Schedule located on every sheet of the site lighting and photometric plans – these fixtures are shown to be 1600 lumens and mounted between 7-ft and 8-ft. Per the Outdoor Lighting Standards of the Zoning Ordinance (Section 706.2) these fixtures are not required to be shielded, full-cut-off, or directed downward.*

Landscape Design:

8. Please add a note to the General Notes on the landscape plan as follows: “Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing. Refer to Section 2-1.501.L of the DSPM.

RESPONSE: *Note has been added – see General Note #9 on L0.1. Landscape plan also updated to reflect the new right-turn-lane on 78th St., and revisions to the south wall.*

Circulation:

9. Please provide confirmation from the property owner that this project will not provide access to Princess Blvd. The City would prefer this project provide secondary access to Hayden Road via Princess and remove small non-conforming driveway just south of the new Princess/Hayden intersection.

RESPONSE: As previously stated, there will not be a driveway access from our site directly to Princess Blvd. As for the site south of Princess Blvd and the close proximity of an existing driveway to the new connection of Princess Blvd to Hayden – they have been approached and offered a new driveway from their site to Princess Blvd, but they have elected to not participate in accommodating such a driveway.

10. There was a previous requirement for a pedestrian crossing across Hayden Road that has not been addressed. There are recreational opportunities on the east side of Hayden Road that residents of this community will want to take advantage of. Please revise the site plan and circulation to call out a pedestrian crossing (HAWK) with appropriate treatments across Hayden Road with the next submittal. See comment below from the zoning review (19-ZN-2002#7) provided for reference for the future DRB submittal on 8/21/18.

Construction of off-site improvements shall include the following. Please revise site plan to include corresponding cross-sections for staff review.

- Mayo Blvd. from 78th Street to Hayden Road: three 11-foot lanes, two 6-foot wide bike lanes, southside curb and gutter, and minimum 8-foot wide sidewalk separated from street curb
- 78th Street from Mayo Blvd. to Princess Blvd.: two 11-foot lanes, two 6-foot wide bike lanes, curb and gutter on east side and minimum 6-foot wide sidewalk separated from back of street curb from acceptable transition of full cross-street construction along phase II boundary to modified half-street cross-section.

Two 11-foot lanes, two 6-foot wide bike paths, 12-foot median, curb and gutter and minimum 6-foot side sidewalk separated from back of street curb on both sides along phase II boundary

- Princess Blvd.: two 11-foot lanes, 6-foot wide bike lane, curb and gutter and minimum 8-foot wide sidewalk separated from back of street curb west of 78th Street to existing full cross-section

Two 11-foot lanes, two 6-foot wide bike lanes, curb and gutter and minimum 8-foot wide sidewalk separated from street curb east of 78th Street to Hayden Road

- Hayden Road: Enhanced pedestrian crosswalk with protected pedestrian refuge island in median at Mayo Blvd. intersection

RESPONSE: This application is a DRB case, not a rezoning request. The multifamily use is allowed by right. We have researched this request and did not find anything that warranted consideration of a pedestrian crosswalk on Hayden at this time.

Drainage:

11. Please add an exhibit to the drainage report depicting all proposed catch basin surface overflow locations and elevations. Also, please identify on the same exhibit all adjacent retention basin overflow locations and elevations.

RESPONSE: Figure 4 (Basin Delineation Map) has been updated to include this additional information. PDFs also e-mailed to Nerijus Baronas on, or about, 4/24/19.

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:

Site:

12. Notes and dimensions on the 24 X 36 sheets appear to be 6-point font size or less. Please revise the notes and dimensions so they are minimum 12-point font size (1/6 of an inch). It may be necessary to break the site plan up into sections, similar to what the landscape architect did for the landscape plan. Refer to the PRRDA and Section 1.305 of the Zoning Ordinance.

RESPONSE: Match-line Enlarged Site Plan sheets (SP1a, SP1b, and SP1c) have been added for easier review of text and graphics. Overall Site Plan SP1 is still being provided for its comprehensive view and project data – with added references to the enlargements.

13. Please provide design details for shade devices/materials and pedestrian amenity areas.

RESPONSE: Window shade device details are shown on the Window Sections “WS” sheet previously submitted. We are also providing enlarged plans of the pedestrian amenity areas (new Sheet ‘SPA’) as requested.

New Exhibits submitted herewith:

SW1, SW2, SW3, SP1a, SP1b, SP1c, SPA

Updated Exhibits submitted herewith:

SP1, G2, SPW, SPV, Landscape sheets, Basin Delineation Map (3 sheets – Drainage Report Figure 4)

Any questions – Please call.

Rob Orme 480-281-5549

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 50 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,

Greg Bloemberg
Senior Planner

cc: case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **57-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:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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"

Landscape Plan:

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

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Any additional information requested in the comments

Technical Reports:

Drainage exhibit (see comment #11). 2nd submittal drainage report can be approved with exhibit added.