



Correspondence Between Staff and Applicant

Approval Letter



Planning & Development Services

7447 East Indian School Road
Scottsdale, Arizona 85251

September 9, 2019

15-DR-2019
George Pasquel
Withey Morris, PLC
2525 E Arizona Biltmore Cir A-212
Phoenix, AZ 85016

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 15-DR-2019 Papago Marketplace Phase I

The Development Review Board approved the above referenced case on September 5, 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
- 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

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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ 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

The Planning & Development Services Division review of Papago Plaza 15-DR-2019
 Comments and Response

Comment	Response
Zoning Ordinance and Scottsdale Revise Code Significant Issues	
<p>1. Per Stipulation #12 of case 6-ZN-2018, design plans and details for alley improvements are required to be provided prior to or concurrent with the first DRB application, including pedestrian scale lighting. With the next submittal, please provide plans and details for the required alley improvements adjacent to the site, including cut sheets and locations for pedestrian-scale lighting.</p>	<p>See separate Civil submittal that includes drawings by landscape, lighting, architectural and electrical to define parameters and design of all alley improvements.</p>
<p>2. The proposed site plan appears to identify property lines for future lots on the project site. Per Stipulation #18 of case 6-ZN-2018, any platted lots shall be able to “stand alone” with regard to the applicable PRC development standards. If this cannot be achieved, a separate zoning application to add a Planned Shared Development (PSD) overlay to the site will be required. The PSD overlay must be approved by City Council prior to submittal of any preliminary plat or minor subdivision application. If platting is not proposed as part of this application, please revise the site plan to eliminate all internal property lines.</p>	<p>Platting is proposed and PSD overlay process has been submitted to city and started.</p>
<p>3. The proposed “screen wall” located between the courtyard and Scottsdale Road is inconsistent with Stipulation #17 of case 6-ZN-2018, which requires the courtyard to be designed to create an “inviting connection” from Scottsdale Road. Please eliminate the screen wall from all applicable plans so that there is an open, inviting connection that pedestrians on the street can see and that engages the project with the street frontage.</p>	<p>Screen wall has been modified to add transparent sections that show the activity of the plaza to the Scottsdale rd. corridor while also mitigating sound. This meets the needs of both city staff and the design team. Please see sheet A112.</p>

<p>4. Please revise the applicable plans to call out a minimum 20-foot alley adjacent to the southern and west edges of the project site. This requires a new dedication of 12 feet, per Stipulation #24.a of case 6-ZN-2018. Presently, the site plan appears to show the property line in the middle of the required 20-foot alley. Please revise the site plan to show the property line post-20-foot dedication. Also, if there is a curb between the alley and the residential, confirm that a curb break with a minimum width of six feet will be provided near the southeast corner of the residential project to connect the residential to the alley. Also refer to Stipulation #21, bullet 3 of case 6-ZN-2018.</p>	<p>20' alley dedication has been clarified, showing edge of existing alley and new dedication to maximum of 20'-0" wide alley. No curbs are proposed between Alley and Retail/Parking Garage. Residential portion is outside the scope of this proposal and under separate submittal.</p>
<p>5. Per Stipulation #28.d.2 of case 6-ZN-2018, the deceleration lane at the intersection of Scottsdale Road and Skysong Blvd. is to be eliminated. He site plan presently calls out a "new deceleration lane" at this location. Please revise all applicable plans to demonstrate compliance.</p>	<p>The deceleration lane at the intersection of Scottsdale Road and Skysong Boulevard has been eliminated. Please see sheet A102.</p>
<p>6. Please revise all applicable plans to indicate the clear width of all internal sidewalks. Minimum six-foot width required for all internal sidewalks per Stipulation #21, bullet point 1 of case 6-ZN-2018. This stipulation also requires pedestrian connections between each building. Presently, there is no internal pedestrian connection from the retail/restaurant building at the northeast corner of the site to the retail building to the south. Please amend all applicable plans to show a contiguous pedestrian connection utilizing crosswalks/enhanced landscape islands along the western edge of the surface parking lot.</p>	<p>Internal Sidewalks are all dimensioned, and all meet minimum width of 6'-0". Please see sheet A102.</p>
<p>7. The site plan indicates three surface parking spaces adjacent to Scottsdale</p>	<p>Parking stalls have been eliminated. Please see sheet A102.</p>

<p>Road south of the northernmost retail/restaurant building. As proposed, the spaces are too close to the property lines. Per Section 10.501.H.1 of the Zoning Ordinance, a minimum 5-foot landscape area is required between any parking lot area and the street line (property line). Please revise the site plan to eliminate these spaces, or demonstrate a minimum five-foot wide landscape area can be provided. If spaces are eliminated, fill in space they occupied with additional landscaping</p>	
<p>There are several Engineering-related stipulations from case 6-ZN-2018 that do not appear to have been addressed with the first submittal. Specifically, the following:</p>	
<p>a. Stipulations 11 and 12</p>	<p>All existing above ground utility lines, and all new utility lines are located underground. Alley improvement plans are being prepared.</p>
<p>b. Stipulations 20.1 and 20.2</p>	<p>Based on previous communications between the Residential Architect, Commercial Architect, and the City of Scottsdale, the 330 feet between the easternmost driveway cannot be achieved, and an alternate solution was reached.</p>
<p>c. Stipulation 21</p>	<p>All internal sidewalks are 6'-0". All crosswalks in the enhanced paving areas, are raised and have a paver pattern to differentiate them from the adjacent paving. There is no curb between the alley and the commercial portion of the project. Pedestrians can access the site anywhere along the property line. Bicycle parking is provided near building entrances. Emergency Service Vehicle Easements will be provided with construction documents. Cross Access Easements will be provided at all areas with the construction documents. There is approximately 111'-0" of onsite queuing provided for the left and right turn lanes at the Scottsdale Road and Skysong Boulevard intersection.</p>
<p>d. Stipulations 24.a and 24.b</p>	<p>The existing 8'-0" of alley dedication on the development side of the property is being increased to 12'-0" (for a total of 20'-0" alley dedication.</p>

	<p>The 25'-0" R.O.W. radius has been added at the Scottsdale Road and McDowell Road intersection. Please see sheet A102.</p>
<p>e. Stipulations 28.b.1, 28.b.2, 28.b.3, 28.d.2, and 28.d.4</p>	<p>Audible and Vibrotactile indicators will be installed along Scottsdale Road and McDowell Road.</p> <p>Pedestrian crossing push buttons will be relocated at SE corner of Scottsdale Road and McDowell Road.</p> <p>Per discussions with the City of Scottsdale, the existing ramp shall remain at the SE corner of Scottsdale Road and McDowell Road.</p> <p>The proposed deceleration lane at the Southbound lanes of Scottsdale Road at Skysong Boulevard has been eliminated.</p> <p>All displaced existing streetscape improvements shall be relocated in similar location on the site.</p> <p>Existing public art benches located on the northern corner of Scottsdale and McDowell, along Scottsdale Rd, are to be salvaged and relocated across the northern area of Building B and southern area of Building C, on the west side of the sidewalk.</p>
<p>8. The preliminary landscape plan proposes "Texas Sage" to serve as the screening material for the drive-thru lane. Staff does not support landscaping at this location as a means for screening the drive-thru lane. Please eliminate the Texas Sage and replace with a solid barrier, minimum of three feet in height. Note: Artwork could serve as part of the screening for the drive-thru lane if redesigned. Where the art is located, no screen wall would be necessary, provided artwork is dense enough. Refer to Section 9.106.F.1 of the Zoning Ordinance.</p>	<p>The corner monument has been modified to be dense enough to provide ample screening for the drive thru lane. Vertical posts are 12" wide and placed 30" on center to properly screen drive thru. Plantings will also remain along the edge of the drive thru, but they will not serve as the main screening mechanism. Renderings included in the submittal represent views from the intersection and the inability to see cars stacked in the drive thru.</p> <p>Leucophyllum frutescens -Texas Ranger has been replaced with Leucophyllum langmaniae 'Lynn's Legacy'-Texas Sage providing a dense 5' hedge. See updated Site Plan and renderings showing modifications to improvement at corner, with added pedestrian refuge, seating, shade and installation.</p>
<p>9. This application appears to be Phase 1 of a 3-phase project. The Drainage Report (DR) submitted include an Appendix A master plan that is yet to be submitted to the City for review and approval. The master DR will likely contain the bulk of the drainage related analysis and design for the overall development. The master</p>	<p>The master drainage report was submitted to the City of Scottsdale for review, and we are awaiting comments.</p>

DR was not reviewed as part of this case and will need to be submitted for separate review and approval.

This is the first time that phasing was proposed and the first time staff was aware of the existence of a master DR. The case DR basically refers to the mater DR for most of the information. The presence of the master DR makes it difficult to determine what will be included in the master vs. what will and needs to be included in the phased case drainage reports; lending uncertainty to the review.

The project has a number of larger deficiencies in general, the first of which is the on-site storm water management system. The proposal is to utilize underground storage to address first flush; however, smaller first flush basins will fill quickly in larger events and not provide attenuation of on-site flows. The DR will need to provide a detailed analysis of the on-site storm water management system and how it function, how floors are safe, where water goes, etc. The DR will also need to evaluate pre-vs. post-flows at outflow locations. Second, the preliminary grading and drainage (G&D) plan has a number of deficiencies, the first of which is not showing grading or where flow goes or how it gets into the storm drain system for future pads. Nor does it indicate the on-site storm water management system or the significant off-site flows entering the site and how they are handled. Finally, it does not show broken down on-site watersheds and grading that defines the watersheds (there are two total watersheds for the entire five acres at this time, which is what was shown in the case drainage report). Please refer to the redline comments for the DR and preliminary G&D plan in the case folder for additional analysis. **A meeting with**

<p>the Storm Water Management Division will be required prior to the next submittal. Please call 480-312-2500 to arrange the meeting.</p>	
<p>10. Please provide a traffic signal modification plan demonstrating compliance with the traffic signal improvements outlined in case 6-ZN-2018.</p>	<p>Please refer to civil drawing.</p>
<p>11. Please provide an enlarged site plan and details for the area west of the deceleration lane near the intersection of Scottsdale Road and McDowell Road, identifying any streetscape improvements, including artwork and benches, displaced by construction that are to be replaced/refurbished. Refer to Stipulation #28.d.4 of case 6-ZN-2018.</p>	<p>See updated enlarged Site Plan and renderings sheet A111 showing modifications to improvement at corner, with added refuge, seating, shade and installation</p>
<p>12. Please revise the site plan, or provide separate plan, to show existing and proposed fire hydrant spacing. Refer to Fire Ordinance 4283, 507.5.1.</p>	<p>See Fire Plan A106 - Fire Hydrants located and noted.</p>
<p><u>Significant Policy Related Issues:</u></p>	
<p>13. Per the McDowell Road Streetscape Design Guidelines, the intersection of Scottsdale Road and McDowell Road is designated as a "Landmark" intersection. While the proposed artwork does provide visual interest at the intersection, very few improvements are proposed to enhance the pedestrian realm at the intersection. Please review the site plan to show a potential pedestrian refuge area, similar to what is provided at the southeast corner of the intersection (adjacent to Skysong). This area should include seating elements, trees (or a tree) and enhanced pavement. Consider redesigning the artwork so it follows the curve of the drive-thru lane to allow for additional hardscape improvements at the intersection.</p>	<p>See updated Site Plan and renderings sheet A111 showing modifications to improvement at corner, with added refuge, seating, and shade. Artwork does not follow curve of the drive thru, but it does engage the corner and provide shaded seating opportunities and a singular feature tree that will properly enhance the corner.</p>

<p>14. Please revise the landscape plan for the McDowell Road frontage to demonstrate compliance with the “Traditional Resort Theme” of the McDowell Rod Streetscape Design Guidelines.</p>	<p>See updated Landscape Drawings L-100 for compliance with “Traditional Resort Theme”. In order to provide a consistent streetscape and cohesive aesthetic, a large project on the east side of McDowell Road, Sky Song, was used as a precedent. Sky Song falls under the same “Traditional Resort Theme” category but the landscape was updated to be more drought tolerant. Papago Plaza has the same tree palette as Sky Song. The Sky Song shrub palette was used as a reference, but a more lush selection was provided for Papago Plaza.</p>
<p>15. Please revise all applicable plans to demonstrate conformance with Scottsdale CH-1 type driveway for the two driveways near the intersection of Scottsdale Road and McDowell Road. Do not use directional sidewalk ramps and do not pull the sidewalk away from the curb line as presently shows on the site plan. Refer to Standard Detail #2256 and Sections 5-3.200 and 5-3.205 of the DSPM.</p>	<p>Site Plan sheet A102 has been revised as per city requirements as discussed with Phillip Kersher.</p>
<p>16. Please revise all applicable plans to demonstrate conformance with Scottsdale CH-2 type driveway for the easternmost driveway off McDowell Road. Use dual ramps at the corners but do not use directional ramps as shown or pull the sidewalk and crosswalk into the site as indicated. Refer to Standard Detail #2257 and Sections 5-3.200, 5-3.205, and of the DSPM.</p>	<p>Site Plan sheet A102 has been revised as per city requirements as discussed with Phillip Kersher.</p>
<p>Considerations:</p>	
<p>17. Please consider relocating the proposed refuse enclosure for the northernmost retail/restaurant building more internal to the site. As proposed, the enclosure abuts the sidewalk, detracting from the pedestrian experience and the streetscape. Staff would support elimination of two or three spaces if necessary to accommodate relocating the enclosure to the western edge of the surface parking lot, in the exaggerated</p>	<p>Per discussions with City Staff, relocating the trash enclosure would eliminate parking and diminish the quality of the central plaza experience. NPI to minimize enclosure walls impact on pedestrian experience with decorative wall treatments. Walls of the trash enclosure have been modified to appear as extensions of the corner art monument for visual enhancement.</p>

landscape island adjacent to the main drive aisle.	
18. On-site, controlled crosswalks (no stop signs) should be raised to provide protection for pedestrians. Please consider revising the intersection of the internal drive aisles to include a raised “table” in the middle of the intersection with the crosswalks incorporated into the top of the “table” for pedestrian safety.	All crosswalks are part of a table. Notes and line works added to indicate table locations. Please refer to sheet A102
Technical Corrections	
19. For the northernmost restaurant/retail pad building, there appears to be a menu board at the beginning of the drive-thru lane. Please confirm the location of the proposed menu board on the site plan. Consider locating menu board further north to minimize the potential for vehicles to back up into the drive aisle.	There is not a menu board as a part of this DR submittal. Confusing linework has been removed. Any menu board location will be a part of a separate submittal for future tenant improvement. Please refer to A102
20. Please revise the site plan to address/respond to the following:	
<ul style="list-style-type: none"> Identify locations for required Fire Lanes (Fire Ordinance 4283,503.3) 	Fire Lane identified on Site Plan A106. See plans for clear indication of Fire Lane Locations
<ul style="list-style-type: none"> Please revise the site plan/floor plans to indicate the location of Fire Riser room(s). (Section 6-1.504 of the DSPM) 	Fire Riser rooms shown on all buildings. Please refer to A102
<ul style="list-style-type: none"> Commercial turning radii (25’ inner, 49’ outside, 55’ bucket swing) (Section 2-1.303 of the DSPM) 	All radii shown conform with CoS DS&PM 2-1.303 B 5 and Figure 2-1.4. Dimensions added to show conformance on Fire Plan sheet A106.
<p>From: Bloomberg, Greg <GBLO@Scottsdaleaz.gov> Sent: Tuesday, June 04, 2019 15:57 To: Jeff Brand <jbrand@nelsonpartners.com> Cc: Michael Masengarb <mmasengarb@nelsonpartners.com>; aa-mashburn <mashburn@mashco.net>; Venker, Steve <JVenker@Scottsdaleaz.gov>; Posler, Kathryn <KPosler@Scottsdaleaz.gov> Subject: Papago Phase I (15-DR-2019)</p>	

<p>1. Explore the possibility of shortening the wall between the plaza and Scottsdale Road. I will follow up with Randy but in the meantime, see what you can do. Staff will also follow up with Randy on the height issue for the hotel.</p>	<p>Following meeting with Randy, all agreed to retain green wall design and modify to provide glass block breaks in the wall to increase visibility into the plaza from the Scottsdale road corridor.</p>
<p>2. Look at other design options for the wall between the courtyard and the street other than a “green wall”. A green wall at this location will not really mitigate traffic noise from the street as much as intended and something that does not look so much like a “barrier” would be preferred.</p>	<p>Following meeting with Randy, all agreed to retain green wall design and modify to provide glass block breaks in the wall to increase visibility into the plaza from the Scottsdale road corridor.</p>
<p>3. Explore options for the hotel entrance that will eliminate pinch points for pedestrians and prevent them from having to weave through the canopy columns. A 6-foot contiguous clear path should be provided.</p>	<p>Drop Off/Entry Canopy at Hotel entry has been revised to eliminate pinch points and to maintain a clear 6'-0" wide path.</p>
<p>4. Provide more details of the west wall of the parking garage. The 2-dimensional elevations do not demonstrate any depth or variations other than the mountain pattern. As with pad buildings and hotel, explore a color or colors other than basic gray for this façade.</p>	<p>See additional renderings of the parking garage west wall for a clearer indication of our intent at this location. Concrete color is lighter than initially indicated and accents to the garage occur above the tree line of the adjacent landscaping. Please refer to revised color on sheet A304</p>
<p>5. Provide an additional perspective of the garage looking northeast from the single-family neighborhood to the south/west.</p>	<p>See additional renderings on sheet A504.</p>
<p>6. Explore possibility of reducing the number of vertical columns for the (south elevation??) of Building B. I believe there is presently one every 6 feet or so.</p>	<p>Column spacing is 8'-0" apart. Columns are 4" wide, leaving 7'-8" clear between. The spacing is such that the screen members are thin enough not to feel too “heavy” for the users of the patio.</p>
<p>7. Explore alternatives to the basic gray proposed for the hotel and pad buildings. Try to integrate a color with more “tone” to it to be consistent with the design guidelines, and limit basic gray to accents.</p>	<p>After discussions with Steve Venker, we will modify gray tones to be slightly warmer. We do not want to make the gray too brown as this is not a desert design concept. Our design concept is more urban industrial which gray tones fit into perfectly as a complement to brick.</p>

<p>8. Aside from landscaping, detail in your response letter how screening of the drive-thru lane is being accomplished. One of the big concerns is headlights shining onto McDowell Road, which will detract considerably from the pedestrian experience. Landscaping will not mitigate this.</p>	<p>Wood posts on art component are 12"x12" and spaced 30" on center. This allows a modest 18" gap between posts. With 3 rows of posts, the visibility of the drive thru is virtually eliminated. See additional renderings showing how wood installation and low site walls are successful at screening the drive-thru lane, and blocking the headlights from the drive-thru from shining onto McDowell Road. Refer to sheet A111</p>
<p>9. Disregard comment related relocating trash enclosure, but please try to "spruce up" the enclosure wall abutting the sidewalk to "disguise" it as much as possible.</p>	<p>We will enhance the exterior face of the block, to provide more visual interest, and add elements (landscaping, site elements) to mask the walls true nature. Trash enclosure walls will match art component walls. Please refer to sheet H-202</p>
<p>10. Pedestrian circulation at northeast corner of the project is acceptable as-is.</p>	<p>See updated Site Plan A102 as shown to Staff on 7 July, 2019. New renderings are included in this submittal, showing modifications to improvement at corner, with added pedestrian refuge, seating, shade and installation.</p>
<p>11. You will need to follow up with Phil on the driveway designs (CH-1 vs. CL-1). That is his call.</p>	<p>Driveway geometry designs have been coordinated with Phil via email and revised on all civil and architectural plans to reflect all changes.</p>
<p>12. Provide graphics/details/enlarged perspectives of the enhancements at the intersection of Scottsdale & McDowell.</p>	<p>New renderings are included in this submittal on sheet A111, showing modifications to improvement at corner, with added pedestrian refuge, seating, shade and installation.</p>
<p>From: Bloemberg, Greg <GBLO@Scottsdaleaz.gov> Sent: Wednesday, July 3, 2019 11:13 AM To: Jeff Brand <jbrand@nelsonpartners.com> Cc: Michael Masengarb <mmasengarb@nelsonpartners.com>; Venker, Steve <JVenker@Scottsdaleaz.gov>; Posler, Kathryn <KPosler@Scottsdaleaz.gov>; aa-mashburn <mashburn@mashco.net> Subject: Papago Phase I resubmittal</p>	
<p>1. The color garage elevations appear to be mislabeled; specifically, the north and south elevations. Please confirm and resubmit.</p>	<p>Please see revised elevation sheet A304 for revised labels.</p>
<p>2. For the corner element at Scottsdale & McDowell, our intent is to stipulate the tree be an Ironwood to reflect the southwest desert and provide optimal shade.</p>	<p>We are using an ironwood here. Please see enlarged detail A111 and landscape sheet L-101.</p>
<p>3. The Oak tree and Ironwood at the SEC of the hotel are too close together. Spacing</p>	<p>Oak tree has been removed. Please refer to landscape plan L-102</p>

<p>should be modified to favor the Ironwood; or the Oak should be removed at that location.</p>	
<p>4. What is the purpose of the pop-out at the SWC of the parking garage?? We're assuming it is to accommodate deliveries to the grocer, but the site plan shows parking spaces there. This pop-out is also preventing the tree lines from being extended all the way to the southern edge of the garage, which leaves one residence to the west exposed to the garage wall.</p>	<p>The pop-out of the southwest corner of the parking garage is for maneuvering 55' trailer inside the parking structure. Parking are only available during operation hours and all parking spots within the trailer maneuvering radius will have signage notifying the unavailability during trailer operation hours.</p>
<p>5. Could you please provide black and white elevations for the pad buildings and garage?? Also, it would be helpful if elements on the 2-d elevations that are further back from view are faded so we can understand the depth of design.</p>	<p>Please see revised elevations sheet A301 ~ A304. Elevations have been revised with numbers indicating the relative depth, to better help understand the planar relationships.</p>
<p>6. Please explain the wood panels on the garage. They appear to be an afterthought more than an integrated design element. How do they contribute to the design of the garage??</p>	<p>The wood panels on the garage are to transcend the design elements used on restaurant and retails buildings facing the main street with folded planes accented with reclaimed wood. They add visual interest to the façade of the buildings facing the Scottsdale road.</p>
<p>7. Please provide a Scottsdale Road perspective for the garage (looking northwest). We'd like to understand what will be visible from the street until the grocer is built.</p>	<p>Please see revised perspective view sheet A504</p>



May 6, 2019

Jeff Brand
Nelsen Partners Architects & Planners
15210 N. Scottsdale Road #300
Scottsdale, az. 85254

RE: 15-DR-2019
Papago Marketplace Phase I
6P327 (Key Code)

Mr. Brand:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 3/28/19. 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 of this application 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:

Zoning:

1. Per Stipulation #12 of case 6-ZN-2018, design plans and details for alley improvements are required to be provided prior to or concurrent with the first DRB application, including pedestrian scale lighting. With the next submittal, please provide plans and details for the required alley improvements adjacent to the site, including cut sheets and locations for pedestrian-scale lighting.
2. The proposed site plan appears to identify property lines for future lots on the project site. Per Stipulation #18 of case 6-ZN-2018, any platted lots shall be able to "stand alone" with regard to the applicable PRC development standards. If this cannot be achieved, a separate zoning application to add a Planned Shared Development (PSD) overlay to the site will be required. The PSD overlay must be approved by City Council prior to submittal of any preliminary plat or minor subdivision application. If platting is not proposed as part of this application, please revise the site plan to eliminate all internal property lines.
3. The proposed "screen wall" located between the courtyard and Scottsdale Road is inconsistent with Stipulation #17 of case 6-ZN-2018, which requires the courtyard to be designed to create an "inviting connection" from Scottsdale Road. Please eliminate the screen wall from all applicable plans so that there is an open, inviting connection that pedestrians on the street can see and that engages the project with the street frontage.
4. Please revise the applicable plans to call out a minimum 20-foot alley adjacent to the southern and west edges of the project site. This requires a new dedication of 12 feet, per Stipulation #24.a of

case 6-ZN-2018. Presently, the site plan appears to show the property line in the middle of the required 20-foot alley. Please revise the site plan to show the property line post-20-foot dedication. Also, if there is a curb between the alley and the residential, confirm that a curb break with a minimum width of six feet will be provided near the southeast corner of the residential project to connect the residential to the alley. Also refer to Stipulation #21, bullet 3 of case 6-ZN-2018.

5. Per Stipulation #28.d.2 of case 6-ZN-2018, the deceleration lane at the intersection of Scottsdale Road and Skysong Blvd. is to be eliminated. The site plan presently calls out a “new deceleration lane” at this location. Please revise all applicable plans to demonstrate compliance.
6. Please revise all applicable plans to indicate the clear width of all internal sidewalks. Minimum six-foot width required for all internal sidewalks per Stipulation #21, bullet point 1 of case 6-ZN-2018. This stipulation also requires pedestrian connections between each building. Presently, there is no internal pedestrian connection from the retail/restaurant building at the northeast corner of the site to the retail building to the south. Please amend all applicable plans to show a contiguous pedestrian connection utilizing crosswalks/enhanced landscape islands along the western edge of the surface parking lot.
- 7.

Engineering:

8. There are several Engineering-related stipulations from case 6-ZN-2018 that do not appear to have been addressed with the first submittal. Specifically, the following:
 - Stipulations 11 & 12
 - Stipulations 20.1 and 20.2
 - Stipulation 21
 - Stipulations 24.a & 24.b
 - Stipulations 28.b.1, 28.b.2, 28.b.3, 28.d.2 and 28.d.4

Please refer to the redlined engineering plan in the case file for details and revise the applicable plans accordingly.

Landscape Design:

9. The preliminary landscape plan proposes “Texas Sage” to serve as the screening material for the drive-thru lane. Staff does not support landscaping at this location as a means for screening the drive-thru lane. Please eliminate the Texas Sage and replace with a solid barrier, minimum of three feet in height. Note: Artwork could serve as part of the screening for the drive-thru lane if redesigned. Where the art is located, no screen wall would be necessary, provided artwork is dense enough. Refer to Section 9.106.F.1 of the Zoning Ordinance.

Drainage:

10. This application appears to be Phase I of a 3-phase project. The Drainage Report (DR) submitted includes an Appendix A master plan that is yet to be submitted to the City for review and approval. The master DR will likely contain the bulk of the drainage related analysis and design for the overall development. The master DR was not reviewed as part of this case and will need to be submitted for separate review and approval.

This is the first time that phasing was proposed and the first time staff was aware of the existence of a master DR. The case DR basically refers to the master DR for most of the information. The presence of the master DR makes it difficult to determine what will be included in the master vs. what will and needs to be included in the phased case drainage reports; lending uncertainty to the review.

The project has a number of larger deficiencies in general, the first of which is the on-site storm water management system. The proposal is to utilize underground storage to address first flush; however smaller first flush basins will fill quickly in larger events and not provide attenuation of on-site flows. The DR will need to provide a detailed analysis of the on-site storm water management system and how it functions, how floors are safe, where water goes, etc. The DR will also need to evaluate pre- vs. post-flows at outflow locations. Second, the preliminary grading & drainage (G&D) plan has a number of deficiencies, the first of which is not showing grading or where flow goes or how it gets into the storm drain system for future pads. Nor does it indicate the on-site storm water management system or the significant off-site flows entering the site and how they are handled. Finally, it does not show broken down on-site watersheds and grading that defines the watersheds (there are two total watersheds for the entire five acres at this time, which is what was shown in the case drainage report. Please refer to the redline comments for the DR and preliminary G&D plan in the case folder for additional analysis. **A meeting with the Storm Water Management Division will be required prior to the next submittal. Please call 480-312-2500 to arrange the meeting.**

Circulation:

11. Please provide a traffic signal modification plan demonstrating compliance with the traffic signal improvements outlined in case 6-ZN-2018.
12. Please provide an enlarged site plan and details for the area west of the deceleration lane near the intersection of Scottsdale Road and McDowell Road, identifying any streetscape improvements, including artwork and benches, displaced by construction that are to be replaced/refurbished. Refer to Stipulation #28.d.4 of case 6-ZN-2018.

Fire:

13. Please revise the site plan, or provide separate plan, to show existing and proposed fire hydrant spacing. Refer to Fire Ordinance 4283, 507.5.1.

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:

14. Per the McDowell Road Streetscape Design Guidelines, the intersection of Scottsdale Road & McDowell Road is designated as a "Landmark" intersection. While the proposed artwork does provide visual interest at the intersection, very few improvements are proposed to enhance the pedestrian realm at the intersection. Please revise the site plan to show a potential pedestrian refuge area, similar to what is provided at the southeast corner of the intersection (adjacent to Skysong). This area should include seating elements, trees (or a tree) and enhanced pavement. Consider redesigning the artwork so it follows the curve of the drive-thru lane (possibly in a single line) to allow for additional hardscape improvements at the intersection.

15.

Landscape Design:

16. Please revise the landscape plan for the McDowell Road frontage to demonstrate compliance with the "Traditional Resort Theme" of the McDowell Road Streetscape Design Guidelines.

Building Elevation Design:

17.

Lighting Design:

18.

Circulation:

19. Please revise all applicable plans to indicate conformance with Scottsdale CH-1 type driveway for the two driveways near the intersection of Scottsdale Road and McDowell Road. Do not use directional sidewalk ramps and do not pull the sidewalk away from the curb line as presently shown on the site plan. Refer to Standard Detail #2256 and Sections 5-3.200 and 5-3.205 of the DSPM.

Considerations

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

(Considerations are comments that are not related to Code, Ordinance, or Policy, and cannot be made a requirement)

Site Design:

20. (Example) Please consider locating the Barrel Cacti (*Ferocactus* Sp.) a minimum of five feet from the sidewalk. This consideration is to incorporate a fall zone that minimizes pedestrian hazards.

21.

Circulation:

22.

Building Elevation Design:

23.

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 Design:

24. For the northernmost restaurant/retail pad building, there appears to be a menu board at the beginning of the drive-thru lane. Please confirm the location of the proposed menu board on the site plan.

Fire:

25. Please revise the site plan to address/respond to the following:

- Identify locations for required Fire Lanes (Fire Ordinance 4283, 503.3)
- Please revise the site plan/floor plans to indicate the location of Fire Riser room(s). (Section 6-1.504 of the DSPM)
- Commercial turning radii (25' inner, 49' outside, 55' bucket swing) (Section 2-1.303 of the DSPM)

Circulation:

26.

Landscaping:

27. (Example) With the construction document submittal, please show the location of the backflow preventer, and specify the City of Scottsdale M.A.G. Supplement detail number. (Section 10.303.A. of the Zoning Ordinance)

28.

Building Elevations:

29.

Lighting:

30.

Other:

31.

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 **INSERT TOTAL NUMBER OF STAFF REVIEW DAYS NOT INCLUDING DAYS FOR ADMINISTRATIVE REVIEW** 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: **OWNER**

OWNER CONTACT
OWNER ADDRESS
OWNER ADDRESS

**ATTACHMENT A
Resubmittal Checklist**

Case Number:

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 original: Signed Prop. 207 Waiver Request
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance
- One copy: Results of Alta Survey
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- Two copies of the Revised Trip Generation Comparison
- Two copies of the Revised Parking Study / Analysis
- One copy: Revised Security, Maintenance & Operations Plan

Context Aerial with the proposed Site Plan superimposed

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

Site Plan Preliminary Plat:

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

NAOS Plan:

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

Open Space Plan Construction Envelope Exhibit:

_____ 24" x 36" _____ 11" x 17"

Elevations:

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

Elevation Worksheet(s):

Coordinator, choose between the **Open Space Plan** or the **Construction Envelope Exhibit** and between Revised **Site Plan** or the **Preliminary Plat** and delete the other. Delete this text box by clicking on the border box and pressing the delete key.

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

Perspective(s):

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

Streetscape Elevation(s):

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

Lighting Site Plan(s):

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

Photometric Analysis Plan(s):

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

Manufacturer Cut Sheets of All Proposed Lighting:

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

Floor Plan(s):

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

Floor Plan worksheet(s):

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

Phasing Plan(s):

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

Site Cross Sections:

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

Topography Map:

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

Revegetation Site Plan & Techniques

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

Topography with Site Plan Superimposed

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

Slope Analysis (superimposed on a topography map)

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

Cuts & Fills Site Plan

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

Composite Factors Map

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

Unstable Slopes / Boulders Rolling Map

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

Bedrock & Soils Map

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

Scenic or Vista Corridor Plan

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

Development Plan Booklets

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

Color _____ 11" x 17" _____ 8 ½" x 11"

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

Other Supplemental Materials:

(Enter submittal items here that are not indicated above, but are referenced in the comment letter.)

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

- 2 copies of Revised Drainage Report:
- 1 copies of Revised Storm Water Waiver:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.