



Correspondence Between Staff and Applicant

Approval Letter



**Planning and Development Services Division**  
**Historic Preservation Office**  
7447 East Indian School Road  
Scottsdale, Arizona 85251

Documentation Requirements for the Cottages on 1<sup>st</sup> Avenue  
COS Case 35-DR-2018  
August 22, 2018

1. A cover letter containing the relevant information needed for us to complete our review includes the following items:
  - a. A description of the project (including all planned actions), definition of the project area of potential effects (APE), and the agency's (or applicant's in this case) efforts to identify historic properties and obtain and consider the view of affected local governments, Indian Tribes, and other interested parties. For architectural properties, indicate whether the proposed action is an addition, replacement, repair, or demolition.
  - b. An evaluation of the eligibility of those resources for inclusion in the City of Scottsdale Historic Register (SHR), the Arizona or National Register of Historic Places (A/NRHP), including a recommendation of eligibility by the applicant.
  - c. A description of the cultural and historic resources that might be impacted directly, indirectly, or cumulatively by the proposed actions. This should include a discussion of the potential impacts of the undertaking on all SHR-eligible resources and the basis for these statements.
  - d. A finding of effect by the applicant; appropriate findings are: No Historic Properties Affected; No Adverse Effect; or Adverse Effect. There can be only one finding of effect for a given undertaking/plan.
  - e. A description and evaluation of the alternatives evaluated for the project. This should include alternatives specifically designed to avoid impacts to cultural resources or historic properties. An example would be restoration or rehabilitation of an existing historic structure rather than demolition.
  - f. Requested action on the part of Scottsdale Historic Preservation Officer (e.g., concurrence with definition of the APE, concurrence on determinations of eligibility, concurrence with a finding of effect, etc.).
2. A cultural resource inventory is necessary to evaluate whether or not: a) cultural or historic resources are present in the project area; b) any identified cultural or historic resources are eligible for listing on the City of Scottsdale Historic Register (SHR); and, c) the proposed project will adversely affect any City of Scottsdale Historic Register (SHR), the Arizona or National Register of Historic Places (A/NRHP) eligible properties that are eligible for, or listed on SHR or A/NRHP.
3. Measured drawings of the existing property and building, including a site plan, floor plan(s), building elevations of all sides of the building.
4. Photographs of the existing property and building.
5. Description of construction materials, methods, and techniques that are unique to the existing property and building.

The Arizona State Historic Preservation Office (SHPO) maintains a list of qualified professional archaeologists, historians, historical architects and/or architectural historians that can prepare these documents for your organization. If you need these resources, please contact SHPO.

# Synectic Design, Inc.

1111 W University Drive Suite 104  
Tempe, Arizona 85281  
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August 1, 2019

## Greg Bloemberg

Senior Planner, City of Scottsdale  
Planning & Development  
Phone: 480-312-2258  
[gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

RE: 35-DR-2019

Project: Fleetwood 6 Townhomes  
6902-6908 East 1<sup>st</sup> Avenue  
Scottsdale, Arizona 85251

Dear Mr. Bloemberg,

Below are our responses to the 1st Development Review Comments provided by you on July 1st, 2019.

## Zoning Ordinance and Scottsdale Revise Code Significant Issues

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### Zoning:

1. As of date of this letter, zoning for this project has not been approved by City Council. Until case 19-ZN-2018 has been approved by City Council, the accompanying DRB case cannot be scheduled for a hearing.

**Response: Understood.**

2. Per Section 9.105.J.1 of the Zoning Ordinance, at least one unit shall have an ADA accessible garage. Please revise the site plan to indicate which unit will be accessible.

**Response: Site plan has been updated to show accessible garage.**

### Engineering/ Circulation:

3. Please revise site plan to reflect all the proposed stipulations for case 19-ZN-2018, as follows:

#### 1<sup>st</sup> Avenue

- Confirm the existing driveway will be removed and replaced with a COD Standard Detail 2256 Type CL-1 driveway. The streetlight may need to be relocated.

**Response: Site plan has been noted to indicate new driveway, to be COS standard detail as mentioned above.**

- Confirm the north half of the street will be milled and overlaid from the lip of the gutter to the centerline of the street along the entire property frontage

**Response: Confirmed.**

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- Confirm the existing sidewalk will be removed and replaced with a minimum six-foot wide sidewalk  
**Response: Confirmed and shown on site plan**
- Confirm the existing ramp at the intersection will be removed and replaced with a ramp that complies with the ADA.  
**Response: As of the date of this letter, new ADA compliant ramps have been installed at 69<sup>th</sup> and 1<sup>st</sup> and do not need to be removed or replaced.**

## **69<sup>th</sup> Street:**

- Confirm the existing driveway will be removed and replaced with new curb, gutter and sidewalk to match the rest of the frontage.  
**Response: Confirmed.**
- Confirm the east half of the street will be milled and overlaid from the lip of the gutter to the centerline along the entire property frontage.  
**Response: Confirmed.**
- Confirm the existing alleyway entrance will be removed and replaced to comply with current ADA requirements, and be generally consistent with a COS Standard detail 2256 Type CL-1 driveway  
**Response: Confirmed and note has been added.**
- Confirm existing standpipe will be relocated out of the public right-of-way.  
**Response: Confirmed.**

## **Alley:**

- Confirm the existing overhead utility and cable lines will be buried along the entire property frontage. Refer to Section 47-80 of the Scottsdale Revised Code.  
**Response: Confirmed, overhead utility and cable lines will be buried along this property frontage only.**
- Confirm the entire width of the alley will be milled and overlaid along the entire property frontage.  
**Response: Confirmed.**

## **Water and Wastewater:**

4. Please submit three (3) copies of the revised Water and Wastewater Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.

**Response: Copies have been included.**

## **Significant Policy Related Issues**

### **Landscape Design:**

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5. The Texas Mountain Laurel trees proposed along the east property line have a fairly wide canopy that, when mature, may interfere with refuse collection. Consider alternative species with a narrower canopy or eliminate trees closest to the refuse collection areas. Refer to Section 2-1.501 of the DSPM.

**Response: Trees have been updated.**

6. The Brake Light Red Yuccas propose within the Corner Safety Triangle (CST) at the intersection of 69<sup>th</sup> & 1<sup>st</sup> have a growth tendency in excess of 18 inches. Per Section 2-1.501.D of the DSPM, planting shall not exceed 18 inches within a CST. Please eliminate Yuccas from the CST and select an alternative species for this area (Lantana is ok).

**Response: Plants have been updated.**

## Building Elevation Design:

7. (blank)

**Response:**

## Engineering:

8. Please revise the site plan to reflect the following:
  - Indicate a Non-Motorized Public Access (NMPAE) over any portion of the street sidewalk that encroaches onto the project site. Refer to the Plan and Report Requirements for Development Applications (PRRDA).
  - Indicate location of all existing/ proposed water and sewer mains along both frontages. Also indicate locations for all existing/ proposed sewer service lines. Existing service lines not being utilized by the project must be removed. Refer to the PRRDA.
  - Indicate location of all existing/ proposed water meters. Existing water meters not being utilized by the project must be removed. Refer to the PRRDA.
  - Indicate the required Departure Sight Distance Triangle at the intersection, per Section 5.3-123 of the DSPM.
  - Indicate an Emergency and Service Vehicle Access Easement, to be dedicated over the entire on-site driveway for refuse collection. Refer to case 19-ZN-2018.

**Response: Items have been adjusted on civil drawings, included with this re-submittal.**

Thank you for your time and consideration.

Sincerely,

Lance D. Baker, AIA

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