

Correspondence Between
Staff and Applicant
Approval Letter



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

6/27/19

Justin Gregonis
Vertical Design Studios
4650 E Cotton Center Blvd
Phoenix, AZ 85040

RE: Determination of a Planning Commission hearing

Dear Mr. Gregonis:

Your Development Application 1-ZN-2019 & 1-GP-2019, NWC of Pima & Thomas, is scheduled on the 8/14/19 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 8/12/19. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site posting requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Planning and Development Services Division has had this application in review for 47 Staff Review Days.

Thank you,

Jeff Barnes
Senior Planner



2/27/2019

Justin Gregonis
Vertical Design Studios
4650 E Cotton Center Blvd
Phoenix, AZ 85040

RE: 1-ZN-2019 & 1-GP-2019
NWC of Pima & Thomas

Dear Mr. Gregonis:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/16/2019 & 1/25/2019. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

In conjunction with the request to rezone the subject site from the Industrial Park (I-1) zoning district to the (C-2) Central Business District the 2001 General Plan requires (pages 20-23 of the 2001 General Plan) that there be an amendment to the plans land use designation for the subject site from Employment to Commercial (1-GP-2019). The 2001 General Plan defines the Commercial land use designation as areas in the community that are "... designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas."

As a result of both applications not having a site plan available for review, the basis of this solely contemplates a Commercial land use at the intersection of two minor arterials, North Pima Road and East Thomas Road and further recognizes that the development a site plan in the future will need to implement site design considerations to address commitments in the current case narratives to the Goals and Policies of both the 2001 General Plan as well as the SSCAP.

2001 General Plan

1. With the next submittal, please provide a narrative response that clearly identifies all four General Plan amendment criteria utilized in evaluating an amendment and specifically state all criteria that trigger a major amendment for this application and why this amendment is a non-major amendment; please see the Administration of the General Plan Section of the 2001 General Plan (pages 20-23).
2. As per item number 14 of the General Plan Amendment Development Application Checklist, with a resubmittal please provide a graphic that denotes the Existing General Plan land use of Employment as well as the proposed General Plan land use of Commercial.
3. Upon resubmittal please respond to the following principles: *Enhance Neighborhoods, Support Economic Vitality, and Value Scottsdale's Unique Lifestyle & Character*. A more detailed account of the Six Guiding Principles can be located in Appendix 5 of the CityShape2020 Comprehensive Report at:
<http://www.scottsdaleaz.gov/Assets/Public+Website/generalplan/1996+CityShape+2020.pdf>
4. Please provide narrative response to Goal 1 of the Character and Design Element to include bullets 1 and 5 which expect that redevelopment efforts respond to the relationships of surrounding land uses, transportation corridors, and its unique location at an edge of another governmental jurisdiction (Salt River Pima Maricopa Indian Community) – contributions to city wide linkages of open space and activity zones – physical scale relating to the human perception at different points of the site –as well as the visual and accessibility connections and separations. The response should identify how a future development of the subject site in a Commercial land use designation will equally or better implement the objectives than an Employment land use designation.
5. Please remark upon how the proposal appropriately responds to the definition of the Suburban Character Type designation found on page 44 of the 2001 General Plan. Suburban districts that connect neighborhoods to commercial locations should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people. To this end, please provide a landscape separated sidewalk along North Pima Road and East Thomas Road upon resubmittal.
6. Please respond to Goal 3, bullet 6 of the Land Use Element which encourages transitions between different land uses and intensities using gradual land use changes, particularly, where natural or man-made buffers are not available. The response should identify how a future development of the subject site in a Commercial land use designation will equally or better implement the objectives than an Employment land use designation in terms of the existing adjacency to Suburban Neighborhoods land use designation.
7. Please respond to Goal 7, bullets 2, 3, 4 and 5, and Goal 8, bullets, 2 and 3, of the Land Use Element which seeks to encourage land uses that create a sense of community by promoting development patterns and standards that are consistent with the surrounding uses and reinforce an area's character. The response should identify how a future development of the subject site in a Commercial land use designation will equally or better implement the objectives than an Employment land use designation.

8. Please respond to Goal 3, bullet 2 of the Economic Vitality Element which remarks on supporting a diversity of businesses that contribute to Scottsdale's sales and property tax base through adequate opportunities for future and expanded commercial and business activity. The response should identify how a future development of the subject site in a Commercial land use designation will equally or better implement the objectives than the existing Employment land use designation.
9. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.
10. Please respond to Goal 3, Bullets 3, 5, 6, and 7 of the Neighborhoods Element which seeks to sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.
11. Please respond to Goal 5, Bullet 3, and Goal 8, Bullets 1 and 3 of the Community Mobility Element which emphasizes live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems. The response should identify how a future development of the subject site in a Commercial land use designation will equally or better implement the objectives than the existing Employment land use designation.
12. Please respond to Goal 10, Bullet 2 and Goal 11 Bullets 2, 3, 7, 9 and 10 of the Community Mobility Element which encourages a diversity of links between neighborhood systems with citywide and regional systems. The response should identify how a future development of the subject site in a Commercial land use designation will equally or better implement the objectives than an Employment land use designation.

Southern Scottsdale Character Area Plan

13. Please respond to SSCAP Goals CD2 and 3 and the respective supportive policies which expects high quality design for new and revitalized development in the subject site to accommodate a variety of land uses while engaging the existing and future pedestrian environment (existing and future). Please provide response detailing how future site planning and building design will adhere to this SSCAP policy.
14. Please respond to the SSCAP Goal CD5, CD5.4 and Goal CD7, with respect to the planned streetscape of both Thomas and Pima Road frontages.
15. Please respond to SSCAP Goal EV3, Policies EV3.1, 3.2 regarding how the proposed future development of the subject site will create economic conditions in Southern Scottsdale that will support job creation and business sector growth.
16. Please respond to the SSCAP Goal CM4, Policies, CM 4.1, 4.2, 4.3, and 4.4 regarding how the proposed future development of the subject site will advance the role of the pedestrian and bicycle mobility and connectivity within Southern Scottsdale.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

17. With the resubmittal, please provide clear Zoning Map graphics that denote the Existing Zoning as Industrial Park (I-1) and the Proposed Zoning as Central Business District (C-2). Please also identify the limits of the requested change, zoning boundaries typically extend to the center lines of adjacent right-of-way and should be reflected as such on those graphics.
18. Please revise the narrative and site plan to identify the dedication of a gateway design feature easement. The easement shall be triangular shaped with minimum 50' x 60' x 75' long leg dimensions measured along East Thomas Road and North Pima Road. (see example MCR 1172-22 for reference)

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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:

Circulation:

19. With the resubmittal, as support for the requested zoning district map amendment and general plan amendment, please submit a traffic impact study with a comparison of the traffic generated by land uses allowed in the I-1 zoning versus land uses allowed in the C-2 zoning.
20. Update site plan show and identify the proposed cross access easements to cover parking lot driveway aisles across both parcels, per DSPM 5-1.902.

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:

Water and Waste Water:

21. Please be aware that because the scope of the application is not limited to an individual specified design and land use, but instead open to the range of allowed land uses in the C-2 zoning district, certain land uses may trigger additional sewer capacity requirements that will not be known until a subsequent Development Review Board application.

22. Please evaluate the impacts for the largest potential for development, under to C-2 zoning, given the onsite stormwater, circulation, and open space limitations. Please include the results of that evaluation with your resubmittal as a summary document or incorporated into your project narrative document as justification supporting the request.

The following DSPM requirements will be included as stipulation and required to be demonstrated with subsequent site development applications:

23. DSPM 7-1.407 (similar water): Maintain 6-foot horizontal clearance from any structural footing to sewer/water lines. Verify location of water and sewer lines within 20-foot water and sewer facilities easement, located between proposed restaurant and retail pads, through soft dig measures prior to finalizing design and include locations on construction plans.
24. DSPM 2-1.310: A 6-foot wide accessible pedestrian route will be required from the main entry of the development to each abutting public street sidewalk.
25. DSPM 5-3.101: East Thomas Road is classified as a Minor Arterial, a minimum 8-foot wide separated sidewalk will be required along the East Thomas Road frontage.
26. DSPM 5-3.123 D.: Traffic safety triangles and site distance requirements will need to be meet at driveways and intersections.
27. DSPM 5-7.203: A shared use path will be required to be constructed along the East Thomas Road frontage.
28. DSPM 5-8.205: Unobstructed ADA directional ramps at all project boundary fronting intersections will be required.
29. DSPM 7-1.411: Grease, oil and sand interceptors will be required for restaurants. Each restaurant shall discharge to a separate interceptor.

Please resubmit the revised application requirements and additional/supplemental 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/supplemental 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.

In an effort to get this Zoning District Map Amendments and General Plan Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 29 Staff Review Days since the application was determined to have the minimal information to be reviewed.

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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, consisting of a large, sweeping loop followed by a long horizontal line that tapers to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-ZN-2019 & 1-GP-2019**

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

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

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Three copies: Traffic Impact Study
- Eight copies: Revised Narrative for Project

Site Plan:

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



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 1/16/19
Contact Name: Justin Gregonis
Firm Name: Vertical Design Studio
Address: 4650 E. Cotton Center Blvd
City, State, Zip: _____

RE: Application Accepted for Review.

16 - PA - 2018

Dear Mr. Gregonis :

It has been determined that your Development Application for NWC Pima & Thomas has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Jeff Barnes
Title: Sr. Planner
Phone Number: (480) 312 - 2376
Email Address: jbarnes @ScottsdaleAZ.gov

1-ZN-2019
01/16/2019