

Correspondence Between
Staff and Applicant
Approval Letter



7/13/2018

Michele Hammond
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 7-ZN-2018 and 3-GP-2018
90th & San Victor

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/7/18. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

General Plan:

In conjunction with the request to amend the General Plan land use designation from Office to Mixed-Use Neighborhoods, the first submittal proposes to rezone the subject site from Commercial Office (C-O) Planned Community District (PCD) to the Planned Unit Development district (PUD) Planned Community District (PCD). The purpose of the PUD zoning district is to promote the goals and policies of the General Plan, Character Area Plans, and design guidelines in areas of the city that are designated by the General Plan to be in a development pattern of either horizontal or vertical designed mixed use.

The 2001 General Plan designates the McDowell Road Corridor, Downtown and the Greater Airpark Character Areas as Growth Areas. In these locations of the city, it is expected that future development will be focused, and include mixed use development with multimodal transportation options. Although maximum densities vary across Growth Areas, the General Plan anticipates that the maximum densities developed within the city, are to be located in Growth Areas. The maximum density in the Downtown Growth Area is 50 dwelling units per acre. The highest density developed in the Greater Airpark is 60 dwelling units per acre. Furthermore, when considering all locations within the city where the PUD has been developed,

the greatest amount of density has been realized in the Greater Airpark Character Area, a General Plan designated Growth Area, at District at the Quarter (15446 N Greenway-Hayden Loop), with a density of 60 dwelling units per acre.

Regarding the subject site and the requested density, please note that the site, located in the McCormick Ranch PCD, is not considered a General Plan Growth Area, yet the density for the proposed project is 57 dwelling units per acre – which is more than is allowed in the Downtown Growth Area, and just slightly under the highest density found in the Greater Airpark Growth Area. In contrast, the only PUD that exists within the McCormick Ranch PCD is approved at 12.2 dwelling units per acre, as part of the 92nd Street Lofts case (6-ZN-2013 located at 10301 N 92nd Street). In terms of the hierarchy of densities that is provided by the Zoning Ordinance, the greatest amount of a density-based use that could be applied in McCormick Ranch PCD exists within the Multiple-Family Residential (R-5) District which limits density to 23 dwelling units per acre. This district is intended to provide for development of multiple-family residential that allows a high density of population with a proportional increase in amenities as the density rises – most notably it has a significantly higher requirement for open space than the PUD.

Furthermore, on average, densities applied through the application of the PUD within other areas of the city, outside of McCormick Ranch and outside of Growth Areas, have resulted in densities with 32 dwelling units per acre. To further illustrate density that is in the range of this average, the applicant for this site, also developed Alta Scottsdale (now, Luxe Scottsdale) located at 8444 E Indian School Rd at 34.3 dwelling units per acre.

Consequently, the requested 179 dwelling units, a resulting density of 57 dwelling units per acre (a 464% increase in density to the 92nd Street Lofts, and 247% increase to what is permitted in R-5), is excessive for this application of PUD, at the proposed location within McCormick Ranch and outside of a General Plan designated -Growth Area.

The only existing McCormick Ranch PUD, 92nd Street Lofts, is directly connected to the Mercado Del Rancho commercial center located at the southeast corner of 92nd Street and Shea Boulevard, and thus considered to be an example of horizontal mixed-use. This application, however, is separated from the commercial and office use in the area, by large physical barriers such as 90th Street and the Camelback Walk, thus making it difficult to justify its horizontal mixed-use.

There is an expectation of reasonableness set forth by the General Plan Land Use Element (Goal 8, bullet 3, and Goal 9, bullets 1 through 4) that density and intensity of development should be contextually appropriate, and that any development flexibility which is requested – in this case greater development density/intensity under the PUD and its associated request for amended development standards - be offset by the provision of greater public amenities and benefits. The city recommends that the applicant increase the public amenities provided by the proposed development and decrease the proposed density to be more contextually appropriate with what has been developed in the McCormick Ranch PCD to implement the General Plan and Shea Area Plan. Consider significant streetscape improvements and a wide PNMAE on the east side of the property connecting E. San Victor Drive to the Greenbelt (20-foot easement width containing a 10-foot-wide concrete path).

2001 General Plan:

1. The rezoning narrative briefly (page 5) addresses the criterion associated with the Administration of the General Plan Section of the 2001 General Plan (pages 20-23 of the General Plan). With the next submittal, please respond clearly identifying all four 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.
2. Page 6 of the rezoning narrative briefly mentions Scottsdale's Guiding Principles but does not qualify how the request responds to them. 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>
3. Please expand the response to Goal 1 of the Character and Design Element to include bullets 1 and 3 which expect that redevelopment efforts respond to the relationships of surrounding land uses and transportation corridors – contributions to city wide linkages of open space and activity zones – physical scale relating to the human perception at different points of the site – visual impacts (views, lighting, shade analysis etc.) upon public settings and neighboring properties – as well as the visual and accessibility connections and separations. The response should identify how a Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation. Consider significant streetscape improvements and a wide PNMAE on the east side of the property connecting E. San Victor Drive to the Greenbelt (20-foot easement width containing a 10-foot-wide concrete path).
4. Please remark upon how the proposal appropriately responds to the definition of the Urban Character Type designation found on page 43 of the 2001 General Plan. Urban districts 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 N. 90th Street and East San Victor Drive upon resubmittal. Please also address the mature trees on the subject site upon redevelopment.

5. Please respond to Goal 4, bullets 3, and 12 of the Character and Design Element specific to this site falling within the Suburban Streetscape Type, illustrating compatibility with native and/or desert adapted landscape and achieve a dense, broad canopy encouraged for the main theme of this streetscape type. Please reference the McCormick Ranch Landscape Master Plan, 46-DR-2016, to assist with the response; the noted plan can be found at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/46730>
6. Please respond to Goal 7 of the Character and Design Element which encourages sensitive outdoor lighting that reflects the needs and character of different parts of the city. Please include in the response details on the height, size and location of any site and exterior building lighting proposed (in particular the east elevation where currently proposed 14' away from the existing assisted living facility). Please note that the subject site is within the

E4 - Urban Pedestrian Activity lighting zone. Additionally, please clarify the statement listed in the first submittal response, which states, "Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading to parking areas." The site design provided in the first submittal, wraps the parking areas with buildings; please identify the mentioned highlighted paths. Additional information on the City's adopted exterior and site lighting design guidelines can be located at:

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>

7. Please respond to Goal 1, bullets 1, 2 and 3, of the Land Use Element which recognizes Scottsdale's role as a major regional and cultural center, and encourages sustainable land uses that preserve a high quality of life and define Scottsdale's sense of place within the region. The response should identify how a Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation.
8. 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 Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation.
9. Please respond to Goal 4, bullet 5, of the Land Use Element which seeks to maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community. Please include Goals of the Shea Area Plan in the response and again – state how the Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation.
10. Please respond to Goal 7, bullets 2, 3, 4 and 5, of the Land Use Element which focuses on the importance of sensitively integrating land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself. Please remark on the impact of the proposed development to the vegetation within the Camelback Walk regarding the amount of shade that will be provided on the south and east exposure to the Camelback Walk.
11. Please respond to 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 provided response should address the request for amended development standards when considering how the Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation. Please also consider a physical connection in and through the subject site from adjacent sites (South and East) to gain access to the Camelback Walk.
12. Please respond to Goal 9, bullets 1 through 4, which support providing a broad variety of land uses that create a high-level synergy within a mixed-use neighborhood while also respecting the character of adjacent neighborhoods. Please state how the Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation in this regard.

13. Please remark upon how the proposal appropriately responds to the definition of the Mixed-Use Neighborhood land use designation found on page 71 of the 2001 General Plan.
14. Please respond to Goal 3, bullet 2 of the Economic Vitality Element which remarks 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 Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation.
15. Upon resubmittal, please expand the response provided to Goal 7 to also include Bullet 5, which calls for enhanced connections both physical and social in nature, and the relationship between non-residential land uses and the surrounding residential neighborhoods.

Please define what is considered to be walking distance of the subject in regard to the statement of "10,000 medical related jobs within walking distance of the subject site". Please also note that the statement, "No multi-family has been constructed in the last 20 years within 4 miles of the subject site" is incorrect. Assuming the statement is to illustrate multi-family in the sense of apartments versus multi-family housing as a whole, as example, within 4 miles of the subject site the following multi-family sites were constructed within the 20-year timeframe:

- The Core Scottsdale, 15333 North Hayden Road
- The Lincoln Scottsdale, 7100 East Lincoln Drive

Consequently, it is requested that a market analysis be performed to determine if the need for additional multi-family units and the mixed-use neighborhoods land use exists in this area of the community. Please include in this analysis vacancy rates within a 1, 3, and 5-mile radius.

16. 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.
17. Please expand in the response to Goal 3, by including responses to bullets 3, 4, 5, and 6 of the Housing Element which encourages housing options that meet a variety of socioeconomic needs. Please consider providing discussion in the need for the proposed housing type – the proposed unit sizes (unit breakdown, number of 1, 2, 3 bedroom, etc.) – and market rents that will be sought to illustrate that this proposal will be meeting a variety of income levels that desire to live in this area of the community.
18. Please respond to Goal 4, bullets, 1, 2, 3, and 9 of the Housing Element which encourages housing development that provides for "live, work, and play" opportunities to reduce traffic congestion, encourage economic expansion and increase overall quality of life for Scottsdale residents. The response should identify how a Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation.

19. Please respond to Goal 6, bullets 1 through 4, and 6 of the Housing Element which Encourages the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.
20. 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.
21. Please respond to Goal 5, bullets 1 through 4 of the Neighborhoods Element which promotes and encourages context-appropriate new development in established areas of the community. The response should identify how a Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation.
22. Please respond to Goal 10, bullets 1 through 6 of the Environmental and Preservation Planning Element which encourages environmentally sound green- building alternatives that support sustainable desert living. Consider significant streetscape improvements and a wide PNMAE on the east side of the property connecting E. San Victor Drive to the Greenbelt (20-foot easement width containing a 10-foot-wide concrete path).
23. The 2001 General Plan Growth Areas Element included a growth area map which defined Growth Areas as locations, "where future development is focused – mixed uses and multimodal transportation are most appropriate" This map designated the McDowell Road Corridor, the Downtown and the Greater Airpark as the city's Growth Areas. Activity Areas were also designated on the above-mentioned map in defined locations throughout the city, "where development is concentrated but to a lesser degree than Growth Areas". Please note that the subject site is in the Pima/90th Street Activity Area. Please remark on how the proposed plan will realize the objectives of an Activity Area in a Mixed-Use Neighborhood land use designation equally or better than an Office land use designation.
24. To this end, please also respond to Goal 7, Bullet 4 of the Growth Area Element to ensure that any demand (and associated costs) created by the proposed development, in an area outside of designated growth area, will be managed by the same development proposal.
25. 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 Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation.
26. 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 Mixed-Use Neighborhood land use designation will equally or better implement the objectives than an Office land use designation. Accordingly, please provide a safe pedestrian crossing which has a defined walkway, both visually, and functionally separate, from the path of vehicles on

90th Street upon resubmittal. Also, consider significant streetscape improvements and a wide PNMAE on the east side of the property connecting E. San Victor Drive to the Greenbelt (20-foot easement width containing a 10-foot-wide concrete path).

1993 Shea Area Plan:

27. Please expand the response to Goal 1, Policy 1 of the Shea Area Plan to include responses to the underlying guidelines, provided as techniques to encourage compatibly with adjoining land uses, specifically, how the proposal is providing:
- Building heights at the edges of the parcel should reflect those already established by the existing neighborhood,
 - Setbacks at the edges of the parcel should equal those of adjoining parcels,
 - Buffering techniques such as landscaping, open space, parks, and trails should be used whenever possible, and
 - How the proposal compares to the neighborhood directly adjacent to the development and established neighborhood associations. This review should be accomplished by the applicant or their representative prior to the public hearing process, however, please provide a narrative response to this item with a resubmittal.

The first submittal narrative identifies that the subject property is within the boundaries of the Shea Corridor Overlay. Please note that Page 10 of the Shea Area Plan remarks that the Shea Corridor is an area which is generally ¼ mile (1320 feet) north and south of Shea running from Hayden to the east city limit line. Please note the subject property is roughly 3,500 feet away from Shea Boulevard, and not in the overlay. Accordingly, please remove the references to the overlay and any associated overlay goals upon resubmittal.

Zoning:

28. The PCD general provisions for amending development standards (Section 5.2102.C) speaks to the determination, primarily on the basis of use and density, of the most comparable district to the proposed development. The proposed PUD allows for amendment of development standards within its provisions but specifically restricts the amendment of building height under Section 5.5003.B. Please clarify why PUD is viewed to be the most appropriate district for this proposal when even through its amendment of development standards the proposed building height would not be achievable.
- a. The other existing multi-family residential developments within the McCormick Ranch Center PCD boundary area utilize the Multiple-family Residential (R-5) base zoning designation and similarly include amenity space(s) for the use of their residents. "Amenity Space" is provided for the benefit of the project's resident's and is not sufficient to justify a PUD designation.
 - b. Horizontal integration can sometimes be utilized to justify a PUD, but the mixed-use on an adjacent property should be easily accessible and relevant to the proposed use. In this case the non-residential adjacent uses are located across N. 90th Street and are largely automotive uses which do not make a logical connection to this project or convey a true mix of uses as intended by the PUD.
29. Please provide additional information in the project narrative and supporting materials that clarifies and supports that the modification proposed "will produce a living environment,

landscape quality and life-style superior to that produced by existing standards", as specified in the PCD general provisions for amending development standards (Section 5.2102.C).

30. The existing McCormick Ranch Center Development Plan (case 40-ZN-1979) identifies the Multi-family within the boundaries of the PCD at an average 16 units per net acre. The proposed Multi-family project proposes 71 units per net acre. Please revise the narrative to address how this proposed density is consistent with the existing density within the McCormick Ranch Center PCD.
31. The purpose of PUD (Section 5.5001) states that "Commercial, employment, hospitality, multi-family residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities." Please revise the narrative to clarify how the proposed multi-family residential project promotes this mix of activities.
32. The narrative section pertaining to the amended development standards is misleading in its reference to 8 additional feet of building height. As identified, 75% of the building is at or below 60 feet which is more accurately 12 feet higher than the 48 feet allowed by the PUD (for 70% of the building). The remaining 25% of the building height (livable and mechanical space) is 8 feet higher than the 58 feet that may have been allowed for mechanical and screening on the remaining 30% of the building under the PUD. Please revise the narrative to be more explanatory of this aspect of the request.
33. Please revise the Development Plan to include: a Transitions Plan; a Special Impacts Analysis for Lighting, Noise, and Shading; and a Building Height Plan. Please refer to Zoning Ordinance Sections 5.5002 and 7.820 and DSPM Section 2-3.100.
34. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Site Plan:

35. Please identify the location of all screen walls on the site plan. Refer to Zoning Ordinance Sections 5.5006, 7.105, 9.106.F, and 10.501.H.
36. Please revise the site plan so that the proposed "Loading" area will be on the site instead of in the right-of-way. Please refer to Zoning Ordinance Sections 5.5006 and 7.105.
37. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.

Landscape Plan:

38. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.

39. Coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.

Building Elevations and Stepbacks:

40. Please revise the building step back exhibit to acknowledge the 1:2 step back plane required by Section 5.5005.F.2 to be taken from the district boundary lines adjacent to residential districts on both the east and south boundaries.
41. Please provide a building setbacks diagram that illustrates the development standards that are in Zoning Ordinance Section 5.5005.E. Building setbacks and illustrates the proposed amended standards for building setbacks. Please include the residential zoning district boundary line on the east side of the property, and the right-of-way line and the back-of-curb for North 90th Street and East San Victor Drive. There will be comments regarding the proposed amended development standards after the illustrations and dimensional information and notations have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.
42. Please provide a building envelope diagram that illustrates the development standards that are in Zoning Ordinance Section 5.5005.F. "Building Envelope", and that illustrates the proposed amended standards for the building envelope. Please include the residential zoning district boundary line on the east side of the property, the residential zoning district boundary line in the center of East San Victor Drive, and the right-of-way line and the back-of-curb for North 90th Street and East San Victor Drive. There will be comments regarding the proposed amended development standards after the illustrations and dimensional information and notations have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.
43. Please provide an encroachment beyond the building envelope diagram that illustrates the development standards that are in Zoning Ordinance Section 5.5005.F Building envelope and illustrates the proposed encroachments that are allowed per Zoning Ordinance Section 5.5005.G Encroachment beyond the building envelope. Please include the residential zoning district boundary line on the east side of the property, and the right-of-way line and the back-of-curb for North 90th Street and East San Victor Drive. Please refer to Zoning Ordinance Section 1.305.
44. Provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
45. Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Lighting:

46. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.305.

Fire:

47. Please revise the site plan to demonstrate Fire Hydrant spacing, existing and proposed, in accordance with Fire Ord. 4283, 507.5.1.2.
48. Please revise the site plan to demonstrate that the proposed FDC meets spacing requirements in accordance with Fire Ord. 4283, 912.

Drainage:

49. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Please address the following:
 - a. Add 3 sections in adjacent wash, depict water surface level and velocity.
 - b. Extend sections 1 through 4 to span across entire property.
 - c. Demonstrate how subject site is draining to the proposed stormseptom system to treat first flush runoff.
 - d. Depict Q100 in adjacent wash.

Water and Waste Water:

50. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

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:

Site Design:

51. Please revise the site plan and project data that complies with the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
 - a. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions. Revise the site plan to indicate the location of street lights, traffic control devices, irrigation standpipes, stormwater management structures, overhead utility lines and poles, etc.
 - b. Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.
 - c. Revise the site plan to indicate the location of street lights, traffic control devices, irrigation standpipes, stormwater management structures, overhead utility lines and poles, etc.
 - d. Revise the site plan to show the location of the existing residential buildings that are adjacent to the east property line.
52. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No.

2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. A bicycle rack for two parking spaces requires 4.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.305.

53. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Refer to APS Construction Energy Answers, and contact Mr. Austin Prusak, APS Customer Project Manager (602-493-4456).
54. Identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation.
55. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Landscape Design:

56. Please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
57. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.305.
58. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305. Steve V. 07/03/18
59. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.
60. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.305.

Building Elevation Design:

61. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

62. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
63. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please 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. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
64. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
65. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
66. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
67. 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 exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
68. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.
69. Please provide the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.

70. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
71. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Circulation:

72. Please revise the site plan to identify the construction of an 8-foot-wide sidewalk along North 90th Street, separated from the back of curb by a minimum of 4 feet, in accordance with DSPM Sec. 5-3.110; 2008 Transportation Master Plan: Ch. 7, Sec. 8.
73. Please revise the site plan to identify the dedication of a safety triangle at the intersection of North 90th Street and East San Victor Drive, in accordance with DSPM 5-3.123; Fig. 5-3.27.
74. Please revise the site plan to identify the dedication of a Sight Distance Easement (SDE) at the site driveway on East San Victor Drive, in accordance with DSPM Sec. 5-3.123; Figs. 5-3.25 and 5-3.26.
75. Please revise the site plan to provide bike racks near the leasing office per DSPM Sec. 2-1.308 and Zoning Ordinance Sec. 9.103.
76. Please revise the site plan to identify the site driveway to be designed and constructed consistent with type CL-1, COS Standard Detail #2256.
77. Please revise the site plan to identify compliance with the minimum sidewalk width for the on-site sidewalk and the sidewalk connection to the greenbelt path, per 2009 DSPM 2-1.808. Consider a wide PNMAE on the east side of the property connecting E. San Victor Drive to the Greenbelt (20-foot easement width containing a 10-foot-wide concrete path).
78. Please revise the site plan to identify a pedestrian crossing location and an appropriate traffic control device to provide a controlled pedestrian crossing on North 90th Street, in accordance with the 2008 Transportation Master Plan: Ch. 7, Sec. 8.

Engineering:

79. Please revise the site plan to comply with the refuse standards identified in DSPM 2-1.309:
 - a. Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen (14) feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.
 - b. Place the refuse compactor container in a location that does not require the bin to be maneuvered or relocated from the bin storage location to be loaded on to the refuse truck.
 - c. Provide a refuse compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container.
 - d. Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of 45 feet, and vehicle length of 40 feet.
 - e. State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units with no recycling or 2 enclosures for every 30 units with recycling. Although recycling is not a requirement, it has been determined to be an amenity that city residents are looking for in this type of development.

A meeting to discuss compactor requirement alternatives to facilitate recycling may be set up with applicant and Engineering plan review staff.

80. Please revise the site plan to identify a minimum 6-foot wide access route from the proposed development to the greenbelt, as required by DSPM 2-1.311: Access. Please look at the opportunity to provide a wider path than the minimum requirement as an amenity for the residents and their potential places of employment in the area.
81. A bus stop along North 90th Street is still required per the Transportation Master Plan. Please reference DSPM 5-6.001 for bus stop specifications and incorporate them into site plan accordingly.
82. Please modify the site plan to provide a directional ramp at East San Victor Drive and North 90th Street, as required by DSPM 5-8.205.
83. Per the Transportation Master Plan, North 90th Street is a minor arterial which requires:
 - a. The dedication of 55-foot wide half-street right-of-way, in accordance with DSPM 5-3.102. Please update the site plan accordingly.
 - b. In accordance with DSPM 5-3.110A, a minimum 10-foot wide sidewalk is required along arterials with heavy pedestrian activity (areas that include bus stops and connections to the greenbelt trails system (a minimum 8-foot wide sidewalk otherwise) and separated from back of curb in either scenario. Please update the site plan accordingly.
84. East San Victor Drive is a local collector. In accordance with DSPM 5-3.110, a minimum 8-foot wide sidewalk required in activity areas along local collector streets including areas with bus stops and connections to trails systems (a minimum 6-foot wide sidewalk otherwise) and separated from back of curb in either scenario. Please update the site plan accordingly.
85. In accordance with DSPM Chapter 6, please revise the site plan to illustrate the existing 12-foot wide waterline easement on the west side of parcel, per recorded document 85/012968. No balconies or private structures are allowed within water line easements. If the existing waterline and fire hydrant are contained within the easement, and are not proposed to be relocated, the easement is required to remain. See related fire comments for fire hydrant requirements.
86. Please show and label the existing 15-foot wide Public Utility Easement (PUE) crossing the east side of the parcel, which is in conflict with the proposed building location. If this easement is intended to be released, please update the site plan to identify that action.

Fire:

87. Please revise the site plan and floor plan(s) to identify the location of the Fire Riser room and demonstrate compliance with DSPM 6-1.504.A.

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:

Circulation:

88. Please consider removing the loading area on East San Victor Drive and designating a loading area by signing and striping instead. The street cross-section is wide enough to allow for on-street parking.

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:

89. Please revise the site plan so that all distances to structure include both measurements from the property lines and the back of curb to satisfy their respective code requirements.

Engineering:

90. Please revise the site plan to dimension all sidewalks.

Water and Sewer:

91. With the resubmittal. Please include a water system node plan.

92. Please also identify the rate and duration of swimming pool backwash.

Archaeology:

93. Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

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 Amendment and Minor 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 26 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,



Jeff Barnes
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **7-ZN-2018 & 3-GP-2018**

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

- 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)
- Six copies: Revised Narrative for Project

Site Plan:

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

Open Space Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Landscape Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Elevations:

Color	_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
B/W	_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

Lighting Site Plan(s):

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Photometric Analysis Plan(s):

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Floor Plan(s):

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Technical Reports:

- 2 copies of Revised Drainage Report:
- 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.