



Correspondence Between Staff and Applicant  
Approval Letter

June 16, 2020

**Via Email**

Jeff Barnes  
City of Scottsdale – Planning  
7447 E. Indian School Road  
Scottsdale, AZ 85251

***Re: K. Hovnanian – Luna on Oak / 3-GP-2020 & 7-ZN-2020  
Withdrawal Request***

Dear Jeff:

Please accept this letter on behalf of our client, K. Hovnanian Homes regarding the above referenced cases, requesting to withdraw both applications associated with the property located at 6300 E. Oak Street. Feel free to reach out to me if you have any questions.

Very truly yours,



Michele Hammond  
Principal Planner

359529v1

cc: Chuck Chisholm  
John Berry, Esq.  
Susan Bitter Smith  
Alex Stedman



6/4/2020

Michele Hammond  
Berry Riddell, LLC  
6750 E. Camelback Road Suite 1  
Scottsdale, AZ 85251

RE: 3-GP-2020 & 7-ZN-2020  
Luna on Oak  
1106F (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/30/2020. The following **1<sup>st</sup> 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.

**2001 General Plan/Southern Scottsdale Character Area Plan (SSCAP) Analysis:**

The following General Plan 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:

1. Pages 20 - 21 of the narrative responds to the 2001 General Plan Growth Area Element. Please remove this discussion as it is unnecessary and could be found confusing by the public – this location is not within an adopted Growth Area.
2. The 2001 General Plan (Land Use Element Goal 5, bullets 1, 3, and 6, and Goal 8, bullet 2; Economic Vitality Element Goal 5, bullet 6; Neighborhoods Element Goal 4, bullet 7; and, Community Mobility Element Goals 10 and 11) and the Southern Scottsdale Character Area Plan (Character & Design Chapter Goal CD 5; Neighborhood Revitalization Chapter Goal NR 2; Community Mobility Chapter Goals CM 1 and 4; and, Preservation & Environmental Planning Chapter Policy PE 1.3) place great importance on the pedestrian experience and connections within and between development sites. The implementation of such can enhance an area's sense of place, exemplifying a neighborhood's character. With the next submittal, please respond to/provide the following:
  - a. Please respond to the noted goals and policies above – and adjust the first submittal narrative and graphics (as necessary) with the following considerations outlined below.

- b. The first submittal only provides 1 pedestrian access point, aligning with the eastside of the proposed vehicular access points. Please provide 2 additional pedestrian ingress/egress points – 1 located between lots 84 and 85, and 1 located within the open space area south of lot 75 – to allow future residents multiple points of pedestrian access, thus enhancing the pedestrian experience. Furthermore, please provide an updated Pedestrian Circulation Plan to further depict these new points of access.
  - c. The first submittal appears to note sidewalk along Oak Street as remaining back of curb. With a resubmittal, please provide a landscape-separated sidewalk along the Oak Street site frontage. (please see related item #15)
  - d. The proximity to Papago Sports Complex and Park provides an opportunity to provide enhanced pedestrian connectivity for current and future residents within the context area. With a resubmittal, provide a mid-block pedestrian crossing 100-feet west of the western extent of the subject site, similar to the pedestrian crossing that exists at 60th Street and Oak Street – thus providing a pedestrian crossing that coincides with the Papago Sports Complex Oak entrance. (please see related items #19 & #21)
- 3. The 2001 General Plan Character & Design Element (Goal 4, bullet 13 and Goal 6, bullet 6) and Southern Scottsdale Character Area Plan Open Space & Recreation Chapter (Policy OSR 1.2) both reiterate the community's desire to save mature trees and landscaping as they add to an area's visual significance and character. The subject site houses numerous trees and shrubs that are similar in type, size, and maturity both within and near the south perimeter of the property. Allowing the landscape materials to remain on site would provide consistency in character between this proposal and the surrounding neighborhood that contains similar mature trees.
  - a. With resubmittal, please provide a site plan and landscape plan that inventories and identifies these mature trees – noting which trees will be salvaged and remain on site in their current locations.
- 4. It appears that, at the time of submittal, no formal open house has been conducted by the applicant. With a resubmittal, please confirm dates/times/and information collected concerning in-person and/or virtual open house that the public has had the opportunity to attend. Furthermore, and 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

#### **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:**

- 5. Please provide a revised Conceptual Site Plan that includes the net and gross acreage.
- 6. Please revise the plans to identify accessible parking calculations (at 0.04 of the provided parking) and show that the proposed parking configurations account for the dimensional

difference between standards spaces and accessible spaces, in accordance with Sec. 9.105 and 9.106 of the Zoning Ordinance.

7. Per Table 10.401.A, development within the R-3 district shall provide a landscape area not less than 35-feet deep from any street line. The current proposal appears to only reflect a 30-foot dimension between the buildings and the property line (which is the same as street line by definition). Please revise the site configuration accordingly.

Circulation:

8. Please revise the plans to provide a minimum of 8 bicycle parking spaces (4 racks) in vicinity of the pool/mailbox area, per Sec. 9.103.C. Bicycle racks can blend with the architectural context of development but will need to be approved through the Transportation Department to ensure functionality of racks and dimension of placement prior to installation. See City of Scottsdale Standard Detail #2285 for typical configuration and dimensions.
9. Please provide a revised TIMA that addresses the following comments:
  - a. The seal on the study should conform to current AZ Board of Technical Registration requirements – remove expiration date, signature should be below seal.
  - b. Include ADT of Oak Street in the text per DSPM 5-1.101.B – the attached count indicates 400.
  - c. Include collision history of adjacent street per DSPM 5-1.101.B.
  - d. Trip generation of existing use – measuring rooftop for square footage estimate is preferred over FAR assumption. Please use 71,500 square feet for the existing office. Adding the single unit of single family is okay, though the daily and AM peak hour trips appear high. Consider using average rate in this instance where the land use size is less than the data range as the fitted curve might not always be appropriate.

Drainage:

10. Please submit a revised Drainage Report and revised Grading and Drainage Plans that address the marked-up documents.

Water and Waste Water:

11. Please submit revised Water and Waste Water Design Reports addressing the mark-ups in the red-lined documents and the comments below.
12. Although the submitted Sewer BOD can be accepted as noted, please view and address the notations in the marked-up document and the information below:
  - a. Please provide offsite hydraulic capacity analysis between the site and Thomas Road, per DSPM 7-1.200. Refer to comments on report page 3. A d/D of 0.8 is allowed on special case basis for offsite sewer flows up to Thomas Road in 8-inch pipeline.
  - b. Per DSPM 7-1.200, in the final BOD utility plan:
    - i. Provide all underground utilities on site plan and indicate horizontal and vertical clearances and any special crossing details.
    - ii. Clearly indicate demolition of any existing sewer infrastructure (taps/service lines, etc.). Existing unused taps can be capped at the property line.

- iii. Indicate locations and sizes of all individual services.
  - c. Pool backwash equalization shall be performed per guidance provided by Water Resources division and included within the final report. The maximum instantaneous pool backwash waste flow discharged to sewer shall be 10gpm routed as indicated to a dedicated pipeline connected to a public sewer, in accordance with DSPM 7-1.202.G.5.
13. Please provide a revised Water BOD that address the notations in the marked-up document and the information below:
- a. In the final BOD utility plan:
    - i. Please provide all underground utilities on the site plan and indicate horizontal and vertical clearances and crossing details.
    - ii. Please clearly indicate demolition of existing water infrastructure (tap/meters/service lines, hydrants, fire lines, etc.).
    - iii. Please indicate how the 24-inc Phoenix water line and City of Scottsdale sewer will be crossed to connect to 8-inch main (see utility plan comment).
  - b. Where utilities are located in non-drive aisles, a 20-foot wide easement is required. Per DSPM 6-1.419.B, position the water line 6-feet from the easement edge with a 10-foot wide hardened path on the opposite half of 20-foot wide easement. No walls or structures shall be placed over water line.
  - c. Revise the domestic water demand per DSPM gpm values. (Peak hour 103gpm).
  - d. Revise modeling analysis and results to provide supply curve with hydrant flow test and provide corresponding and verifiable pump curve used in modeling results. Refer to comments on peak hour and max day plus fire flow model tables. DSPM 6-1.202.
  - e. In modeling results provide proof that both flow and pressure requirements are met. (peak hour=50psi at highest finished floor; max day + fore flow = 15psi at highest finished floor concurrent with min 30psi at all/any hydrant tee). DSPM 6-1.406.
  - f. Scottsdale requires 30psi minimum for fire flow. 20 psi is currently shown. Revise analysis for final BOD. DSPM 6-1.406/6-1.202.
  - g. Indicate locations of proposed water meters (landscape and domestic), service lines, fire lines, backflow preventers, FDCs, etc. DSPM 6-1.201.
  - h. Provide initial sizing of water meters per DSPM 6-1.416

#### **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:**

- 14. Please revise the plans to identify the widening of Oak Street along the site frontage to provide the Minor Collector, Urban Character, street cross section and extend the center two-way left-turn lane and bike lanes to tie into the existing lanes at the 64<sup>th</sup> Street intersection, per DSPM Sec. 5-3.100.

15. Please revise the plans to identify the construction of a 6-foot wide sidewalk along the Oak Street site frontage, separated from back of curb, in accordance with DSPM Sec. 5-3.110 and 5-8.3.00.

### **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:

### **Public Outreach:**

16. In response to the public outreach, staff has received several comments/concerns that should be taken into consideration as part of the resubmittal. These concerns primarily included:
  - a. The visual impacts of the proposed 2-story building heights, relative to the context of existing primarily single-story residences in the surrounding area.
  - b. Quantity of open space area(s) proposed with this development relative to those provided within the Heritage East development to the west of the subject site.
  - c. Potential traffic impacts resulting from the introduction of 89 additional units into the area.
17. Please consider the possibility of transitioning the massing of buildings closest to the existing single-story residences in the Heritage East community abutting this project to the west, through the use of single-story buildings in the western portion of this project.

### **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:**

18. In accordance with Sec. 5.704.B, the maximum building height in the R-3 district is 30-feet, except if the R-3 development abuts a single-family residential district or an alley abutting a single-family residential district, in which case the building height may be limited to one (1) story as determined by Development Review Board approval.
  - a. The Valley Field Riding & Polo Club to the north is mostly zoned R1-10 where it abuts the subject site along the northern boundary.
  - b. Although this zoning application seeks to allow 30-feet of building height via the R-3 district, it is within the powers of the City Council and/or the Development Review Board to impose single-story limitation(s) on this development project relative to that adjacent single-family residential district with the subsequent design review application submittal(s).

Circulation:

19. Please revise the plans to identify a mid-block pedestrian crossing location and construct a median island pedestrian refuge similar to the existing one to the west on Oak Street at 60<sup>th</sup> Street.
20. Please revise the plans to identify the use of single corner ramps at the site entry street intersection with Oak Street, per COS Std. Detail #2234.
21. Traffic Engineering has a current request in for traffic calming on this section of Oak Street. Please be prepared to address this concern about additional traffic (compared to existing, mostly vacant buildings) and how your application will address speeding concerns.

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.

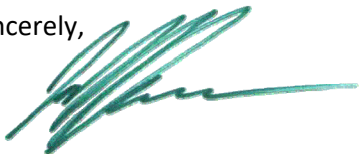
In an effort to get this General Plan Amendment and Zoning District Map Amendment to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 25 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1<sup>st</sup> 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](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner



**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **3-GP-2020 & 7-ZN-2020**

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

- ☒ Response Letter – Responding to all the issues identified in the first review comment letter.
- ☒ Revised Narrative for Project
- ☒ Revised Traffic Impact Mitigation Analysis (TIMA)
- ☒ Updated Citizen Involvement Report

☒ Site Plan:

\_\_\_\_\_ digital \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

☒ Grading and Drainage Plan:

\_\_\_\_\_ digital \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

☒ Open Space Plan:

\_\_\_\_\_ digital \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

☒ Landscape Plan:

\_\_\_\_\_ digital \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Technical Reports: Please include one (1) digital copy with each report

- ☒ Revised Drainage Report:
- ☒ Revised Water Design Report:
- ☒ Waste Water Design Report:



Bhavi A. Shah  
6210 E. Oak Street  
Scottsdale, AZ 85257

p 480.675.5653  
f 480.675.5766  
[vitalant.org](http://vitalant.org)

February 21, 2020

**Via Hand-Delivery with Application, to:**

City of Scottsdale  
Planning & Development Services Department  
7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

**Re: Letter of Authorization: 6210–6220 East Oak St (64<sup>th</sup> & Oak)**

To Whom It May Concern:

This letter authorizes the firms and companies of K. Hovnanian, Berry Riddell, RVi Planning & Landscape Architecture, 3 Engineering, and Technical Solutions to represent and act on behalf of **Vitalant, f/k/a Blood Systems, Inc** in connection with the General Plan Amendment, Zoning and Development Review Board applications, as well as any related City matters/applications for the property located 6210 - 6220 E. Oak Street (west of 64<sup>th</sup> Street & Oak , APN#129-24-001E, 129-24-002C, 129-24-002D and 129-24-003B) in the City of Scottsdale, Maricopa County, Arizona.

**Vitalant, f/k/a Blood Systems, Inc.**

A handwritten signature in blue ink, appearing to read "B. Shah", with a long horizontal flourish extending to the right.

Bhavi A. Shah  
Executive Vice President, General Counsel  
Chief Legal Officer & Assistant Secretary

7-ZN-2020  
4/30/2020