



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter



## RESPONSE

by Rob Orme 480-281-5549

10/21/20

Rob Orme  
Mark-Taylor Development  
6623 N Scottsdale Rd  
Scottsdale, AZ 85250

RE: 29-DR-2020  
San Bellara Apartment Community  
7P244 (Key Code)

### Also included with the checklist of resubmittal exhibits:

1. Updated/coordinated preliminary grading, and preliminary utility plans
2. Updated/coordinated site lighting and photometrics (for added BBQs, bike racks, and a couple relocated carports.)
3. New Letter of Authorization (Ownership entity changed from Princess & 78th LLC, to San Bellara Apartments LLC)

Civil Engineer responses to respective Drainage, Site and Fire comments and redlines are attached.

Dear Mr. Orme:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on September 17, 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.

### **Zoning Ordinance and Scottsdale Revised 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:

1. Please show all ADA parking stalls to be van accessible, per Zoning Ordinance Section 9.105.F  
**Detail on the site plan shows compliance with ZO 9.105.F which renders them all van accessible per ADA standards. A note has been added to the detail to indicate the equivalence of van accessibility.**
2. Revise site plan to clearly show the provided amount of bicycle parking, per Zoning Ordinance Section 9.103.C.  
**Bike parking locations have been added to, and identified on, site plan**

#### Fire:

3. Demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912) throughout this site plan.  
**FDC locations have been identified on site plan.**

#### Drainage:

4. Please see and address comments in the following documents in the digital file exchange:

**29 DR 2020 V1 CORR-Prelim Grading Plan.pdf**

**29 DR 2020 V1 CORR Preliminary Drainage Report.pdf**

**See attached response from Civil Engineer**

5. Submit the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

See attached response from Civil Engineer

### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

6. Demonstrate the location of the Fire Riser rooms (DS&PM 6-1.504(1)) throughout this site plan.

Fire Sprinkler Riser locations have been added to, and identified on, site plan.

#### **Landscape Design:**

7. To maintain consistency in the streetscape along N. 78<sup>th</sup> Street, please revise the landscape plan to modify the tree type for trees planted along N. 78<sup>th</sup> Street to match those approved/planted with the development on the east side of N. 78<sup>th</sup> Street. (Scottsdale Sensitive Design Principles)

The one tree species that was changed from the palette across the street was changed back to match. Also, native trees that have been salvaged from the site have been incorporated in the landscaping along the 78<sup>th</sup> Street frontage – similar to the other side of the street.

8. Please revise the landscape plan to incorporate more native tree and shrub species for landscape areas adjacent to N. 78<sup>th</sup> Street and E. Princess Boulevard. (Scottsdale Sensitive Design Principles)

Native trees that have been salvaged from the site have been incorporated in the landscaping along 78<sup>th</sup> Street frontage, and added to the landscape area along Princess Blvd.

9. Please correctly provide the total allowable square feet of water intensive plant material (any non-ADWR-PHX plant) in accordance with the City of Scottsdale's Revised Code 49-241 – 49-252, and the total provided water intensive plant material on the Landscape Plan.

The water intensive calculations have been provided on sheet L1.0

10. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.A.

Please reference the Area Calcs table on sheet L1.0 for the requested calculations.

#### **Building Elevation Design:**

11. Please 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.

Door and window details have been added to the B&W building elevation sheets of the A3.5 and B3 (since there was available space to add at adequate scale.)

12. 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.

Door and window details have been added to the B&W building elevation sheets of the A3.5 and B3 (since there was available space to add at adequate scale.)

#### Circulation:

13. The minimum internal sidewalk width allowed is 5 feet, not 4 feet as shown on the circulation plan. Please revise plans. DSPM 2-1.808 DSPM 2-1.310

Cannot find the DSPM 2-1.808 reference – does not appear in the DSPM. DSPM 2-1.310 pertains to the connection between the main entry of the development, and the abutting public sidewalk - which is already proposed at 6 feet wide. DSPM 2-1.312 pertains to the internal pedestrian circulation, and does allow for 4 ft wide sidewalks at secondary routes connecting residential buildings to the primary pedestrian circulation (DSMP 2-312.3c).

14. Please provide a sidewalk connection from the internal sidewalk to Princess Boulevard across the drainage easement – 6 feet wide sidewalk. DSPM 2.1-310

The drainage easement is a continuous conveyance drainage channel. There is no bank upon which an accessible sidewalk can traverse the easement. With the raised elevations required due to the flood zone, and the depth of the drainage channel – there is an 8'-9' difference from our fin. grade to bottom of channel then back up to street level – not feasible for an accessible sidewalk. The suggested alternate connection to 78<sup>th</sup> Street north of Princess also has a challenging grade change for an accessible route, but

15. Provide a southbound deceleration lane on 78<sup>th</sup> Street at the site entrance. DSPM Sec 5-3.206

Deceleration lane is shown/coordinated on all exhibits.

#### 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:

16. Public waterlines require 20 feet PUE, while utility plan shows a 14 feet easement. DSPM 6-1.402, B.

See attached response from Civil Engineer

#### Fire:

17. Reference site plan for Fire corrections.

See attached response from Civil Engineer

18. Floor plan A3 and A3.5 identify riser rooms on/within personal patio space. Riser rooms shall be accessible by means of not entering onto a private patio.

A3 and A3.5 riser rooms are at the unfettered public-accessible front door entry areas – not personal patio space.

19. Add or relocate hydrant to locations indicated on plan '29\_DR\_2020\_V1\_CORR\_FIRE-Prelim Site Plan

See attached response from Civil Engineer

20. Circulation:

21. The circulation plan shows a deceleration lane at the site entrance. Please revise site plan to be consistent with circulation plan. In addition, the deceleration lane shown on the circulation appears to be longer than necessary.

Deceleration lane is shown/coordinated on all exhibits, and at the acceptable/minimum length per the DSPM (100').

Other:

22. This project falls within the Airport Influence Area, AC-1, and per the Scottsdale Revised Code, Chapter 5, Aviation, the following will be stipulations that will be required to be met prior to final plan submittal:

- a. Fair disclosure (Sec. 5-355) : owner shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs

Understood

- b. Avigation easement (Sec. 5-357): owner shall grant the city, and record, an avigation easement

In process

- c. Height analysis (5-354): owner shall conduct a height analysis through FAA portal Notice Criteria Tool, if required to submit an FAA form 7460-1, a copy of the FAA's response will be required prior to final plan approval. Also, the owner of construction equipment to be located within the twenty-thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. If the construction equipment is in violation of 14 CFR Part 77, the owner shall immediately remove the construction equipment as directed by the Aviation Director.

Height Analysis of the permanent structures has determined "no hazard". Aeronautical Studies (2020-AWP-8309-OE and 2020-AWP-8310-OE) were submitted with the 1<sup>st</sup> DRB package. Height Analysis for the temporary structures (construction cranes) will be filed prior to final plan approval.

23. 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.

Note added to General Notes

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL**

**AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

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 480-312-2836 or at [bmoriarity@ScottsdaleAZ.gov](mailto:bmoriarity@ScottsdaleAZ.gov).

Sincerely,



Ben Moriarity  
Planner

cc: Case File

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

Case Number: **29-DR-2020**

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **7P244**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Site Plan
- ☒ Open Space Plan
- ☒ Elevations
- ☒ Landscape Plan
- ☒ Floor Plan(s)

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

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

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

- ☒ Revised Drainage 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.

October 28, 2020  
3 Engineering Job No. 1923

RE: 29-DR-2020  
San Bellara Apartment Community

Response to Comments:

- 4. See below
- 5. See below

Plan Redline Items:  
Preliminary Grading Plan

Sheet PGRD101:

- RFD Colum added.
- Note added for electromechanical equipment.
- Firm Date updated.

Sheet PGRD102:

- The basins at the entry area are catchment areas. No basin data or Drainage easements required. Labeled as Catchment Area.
- Drainage easement callouts updated. Only north 7.5-ft released.
- Retention basin info added for existing basin north of property.
- Culvert surface overflow shown on plan.
- Channel flow and water surface elevations added.
- Cross sections added from HEC-RAS
- LAG and HAG exhibit created and added as sheet 3.

Preliminary Drainage Report

- Basin info and discussion added. Sentence about no offsite flows further clarified.
- Sentence added for release of north 7.5-ft of drainage easement.
- Regulatory Flood Elevation updated to Flood Depth.
- Pre disturbance HAG data expanded.
- Basin data added to Drainage Exhibit. The two basins by the entry are catchment areas.
- Catch basin overflow elevations and directions added to Inlet Area Exhibit. 6" max ponding.
- First Flush is OK as shown
- System Flow column added to Catch basin and Transition tables of StormCAD results.

16. Per email form Scott Anderson 16' in drive aisles is acceptable for easement width.  
19. Hydrant Locations area acceptable as shown per email from Scott Stanek

If you have any questions, please contact Mr. Dan Mann, P.E., 6370 E. Thomas Road, Suite 200, Scottsdale, AZ 85251, phone number 602-402-9017, dan@3engineering.com.

Sincerely,



Daniel G. Mann, P.E.  
President



## Gue, David

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**From:** Bloemberg, Greg  
**Sent:** Tuesday, May 12, 2020 10:33 AM  
**To:** Hayes, Eliana  
**Cc:** Gue, David  
**Subject:** FW: 331-PA-2020 Princess & 78th Apartments

FYI

*Greg Bloemberg*

Senior Planner

Current Planning

City of Scottsdale

e-mail: [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov)

phone: 480-312-4306

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**From:** Kercher, Phillip <[pker@scottsdaleaz.gov](mailto:pker@scottsdaleaz.gov)>  
**Sent:** Tuesday, May 12, 2020 10:21 AM  
**To:** Bloemberg, Greg <[GBLO@Scottsdaleaz.gov](mailto:GBLO@Scottsdaleaz.gov)>  
**Cc:** Smith, David R <[DRSmith@Scottsdaleaz.gov](mailto:DRSmith@Scottsdaleaz.gov)>  
**Subject:** 331-PA-2020 Princess & 78th Apartments

Greg: Here are our comments on the 331-PA-2020 site plan. These comments are preliminary and may change with a more detailed review and if the site plan changes.

- The site driveway should align with the existing/planned driveway on the east side of 78<sup>th</sup> Street or be offset a minimum distance of 200 feet to minimize turning conflicts.
- Use modified CH driveway for the site entrance. Site plan does not appear to match city details.
- Provide more detail for the entry drive, showing widths of median and pavement.

Phil