



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter

April 23, 2020

City of Scottsdale
Greg Bloemberg
Planning and Development

RE: Cavasson Retail – 6-DR-2020
1st DRB Review – Responses on Civil Engineering Document Comments

Comments on Drainage Report:

There were no comments within drainage report, assuming it was returned unapproved until the Grading and Drainage Plans are accepted. The original report will be resubmitted unless the reviewer has changes they would like made.

Comments on Grading and Drainage Plans:

1. Comment: HAG/LAG Location (Sheet 301)
Response: The HAG/LAG locations has been added to the plan sheet
2. Comment: Proposed pavers appear to encroach drainage easement and adjacent wash. Please provide additional grading information (Sheet 301)
Response: There is a proposed retaining wall that will create the edge of the channel. Dirt will be filled in behind the retaining wall where a patio will be constructed. Plans cleaned up a bit to show this condition. There has been a section added to sheet C201, as requested, that will also show this condition in more detail. Drainage Easement to be modified on Map of Dedication to match construction condition.
3. Comment: Add Q100 limits of inundation. (Sheet 301)
Response: Q100 and Inundation limits added to plan sheet.
4. Comment: Add Section (Sheet 301)
Response: Section has been added to Sheet C201 as requested.
5. Comment: Depict D.E. Limits Proposed Wall appears to be located in D.E. (Sheet 301)
Response: Wall will encroach into existing D.E. New D.E. limits have been shown on the face of the wall. Map of Dedication is currently being prepared for additional easements and changes within the Phase 1 development. This easement will need to be added and the old one modified.
6. Comment: Add Call Out, is this structure? Storm Drains are not permitted under structure (Sheet C301)
Response: This is structure that will house the building SES and the fire riser. Storm drain has been rerouted avoid the structure.

Greg Brown
Project Manager
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May 10, 2020

Greg Bloemberg
City of Scottsdale
7447 E Indian School Road
Scottsdale, AZ 85251

RE: 6-DR-2020 Cavasson Retail

In response to City of Scottsdale first Design Review comments, the design team offers the following:

Zoning Ordinance and Scottsdale Revised Code Significant Issues

Must be addressed before scheduling the public hearing and may affect staff recommendations.

1. Please revise the site plan to reduce the amount of parking adjacent to the pedestrian crossing. As proposed, spaces may conflict with pedestrian circulation. Refer to Section 9.106 of the Zoning Ordinance.
9.106.A requires end-of-row waste of 19.1 feet for 45 degree parking. As originally submitted, at the accessible parking on the east side of the drive aisle, the provided waste is 21'-11. At the parking on the west side of the aisle, the waste is 22'-8". There is no provision in the Zoning Ordinance nor the DSPM preventing cars from passing over a crosswalk when backing out of a parking space. Section 9.106.C.1.c.i specifically disallows backing over sidewalks and streets when exiting a parking lot, and as such does not apply to this condition. The parking and crosswalk layout is optimized for accessibility in consideration of the extreme north-south grade change. In respect of this request, a parking space was eliminated on the west side of the drive aisle and remaining spaces in range of the crosswalk were shifted to provide as much additional relief as is feasible.
2. Please revise the site plan to indicate the accessible route from the ADA spaces to the building entrance(s). Refer to Section 9.105 of the Zoning Ordinance.
Accessible Route shown on site plan.
3. The drainage report has not been accepted. Refer to Redlined report and G&D plan in the internet folder for comments.
Redlined comments have been addressed by civil, see civil response letter.
4. Water and Wastewater review result pending.
Per follow-up email from Greg Bloemberg on 4/16, there are no comments to be addressed.

Significant Policy Related Issues

Need not be addressed before scheduling the public hearing and may affect staff recommendations.

5. Please provide mounting detail/cross-section for proposed "SR" LED channel fixture. Confirm light source will not be visible from off-site. Refer to Section 2-1.208 of the DSPM.
Fixture SR was a custom fixture with an embedded LED tape light. It is now replaced with a manufactured fixture from Edge Lighting. The replacement fixture has low-output, indirect distribution with a soft glow. It best meets our intent to accent small areas on the face of the building without throwing light outward from the wall, and the light source remains completely concealed from view in all directions. The cut sheet was added to Exhibit DR48.
6. It is difficult to tell from the cut sheet where the light source is located in the "SD" bollard. Confirm light source is mounted above glass strip so light source is not visible or select alternative model. Refer to Section 2-1.208 of the DSPM.
The SD bollard is the same as the unit that was approved by the DRB at the Nationwide Headquarters now under construction and approved again at the Cavasson Offices A&B project currently in permitting. The light source is high in the fixture, not visible to anyone standing or sitting, and all light is directed downward.
7. Please revise the site plan and circulation plan to include a minimum 6-foot wide sidewalk connection from the retail building to Hayden Road. Refer to Section 2-1.312 of the DSPM.
A Primary Pedestrian Circulation route, 6ft wide and consistent with DSPM requirements is provided around the south end of the building along the north edge of the site entry from Hayden Rd. It is not feasible to make further connections between the project and Hayden across the drainage channel that separates the two.
8. Please revise the site plan to indicate a Type CH driveway design on Hayden Road that restricts egressing left-turn movements. Refer to Section 5-3.200 of the DSPM and COS Supplement to MAG Detail #2257.
The driveway design was previously approved by DRB, has been permitted, and is not a part of this project. Additionally, there is a median in Hayden road that prevents left turn movements.

Technical Corrections

Not critical to scheduling the public hearing but addressing prior to the hearing will provide clarity and ease the permit plan review process.

9. Please revise the site plan to relocate a portion of the proposed bike racks closer to the building entrance (3 or 4 racks should be sufficient). Refer to Section 2-1.308 of the DSPM.
Bike Racks (for 4 bikes) added adjacent to building.
10. Please revise the site plan to indicate Non-Motorized Public Access Easements (NMPAE) at all locations where the Hayden Road street sidewalk encroaches onto the project site.
The easement will be provided as requested.
11. Please revise the site plan to indicate required safety triangles at the driveway on Hayden Road. Refer to Section 5-3.123 and Figure 5-3.27 of the DSPM.

Visibility angles were added to the site plan. They do not impact the project, given how far back the building is set from the road.

12. Please note the standard Aviation requirements from Chapter 5 of the Scottsdale Revised Code. These items have been addressed.

FAA determination will be forwarded to the City upon receipt.

Thanks for your review. If additional questions remain, please contact me at kmiller@butlerdesigngroup.com or 602.361.1106.



Kenneth O. Miller Jr., Architect | *Associate*

Butler Design Group

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