



December 3, 2019

Don Hadder
8232 E San Miguel
Scottsdale, AZ 85250

RE: 47-DR-2019
Scottsdale Entrada
5Q466 (Key Code)

Dear Mr. Hadder:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/30/2019. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

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:

1. Please revise the Project Narrative as follows:
 - A. In table of contents, Review of Stipulations, Ordinance, Guidelines, revise Southern Scottsdale **Community Character** Area Plan;
 - B. In project context, East, add information that Village Grove Units 1-6 are an historic district listed on the Scottsdale Historic Register and the National Register of Historic Places;
 - C. In the paragraph that begins with "This site is part of McDowell Corridor in Scottsdale, which is a redevelopment area...", clarify whether McDowell Corridor is a designated redevelopment area or "...an area of the city that is being redeveloped in response to...";
 - D. In building design concepts, first paragraph, the sentence "Locally, the materials most often used were metal, concrete, and glass." needs to be revised to include information regarding materials, such as stone and unit masonry, that were utilized as accents on Mid-Century Modern buildings.
 - E. In materials, there is a reference to the "...use of different grays..." that needs to be clarified by a color and materials sample board.

Drainage:

2. Please submit two (2) copies of 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. The revised Drainage Report shall address the following items:

- F. In general, preliminary drainage reports/memorandums and related information submitted in support of preliminary plat and development review applications should include a 75% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. 1st 47-DR-2019 case submittal is missing preliminary grading and drainage plan. Please note that new comments as a result of more detailed submittal are likely.
- G. Please submit a CD with all project digital files (pdf, hydrologic and hydraulic analysis) with next submittal.
- H. Update project drainage concept per latest meeting discussion about City's design requirements.
- I. Provide adequate historic storage volume and first flush treatment.

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:

Engineering:

- 3. Gate design(s) shall meet design requirements of DSPM Sec. 2-1.302. Please revise project plans accordingly.
- 4. Please revise the refuse plan to address the following (DSPM, Sec. 2-1.309):
 - A. Capacity – State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 dwelling units or 20,000 sf of office/retail space.
 - B. Location – For horizontal compactors: Provide a compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container. Please dimension this on plan.
 - C. For both horizontal and vertical compactors: Non-self-contained compactors will require a grease interceptor with drain placed in compactor enclosure. Please either update sewer utility plan accordingly or state on refuse plan the use of self-contained compactors.
 - D. Call out proposed compactor in service yard between office and retail. Currently no compactor is being called for there. If compactor is not being proposed for service yard, then please update refuse plan to illustrate refuse/recycle collection route from office and retail buildings to a compactor location area. If compactor for office and retail building is not located on same parcel as these buildings, then shared refuse will be a requirement of plat with an associated POA requirement.
- 5. Please note that Final Basis of Design Reports for water and wastewater must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. (DSPM, Secs. 6-1.202 & 7-1.201)

Other:

- 6. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions 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.

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:

Engineering:

7. Please be advised that due to applicant refuse proposal for buildings 2, 3, 4 and 5, building 2 will be stipulated to be constructed first out of these 4 buildings, unless another city acceptable refuse solution is agreed to prior to an out of stipulated sequence submittal.

Other:

8. Please provide paint color cards or drawdowns and 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.

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.

The Planning & Development Services Division has had this application in review for 43 Staff Review Days since the application was determined to be administratively complete.

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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,



Brad Carr, AICP
Principal Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **47-DR-2019**

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

Digital submittals shall include one copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Three copies: Revised Narrative for Project

Site Plan:

5	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

Open Space Plan:

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

Elevations:

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

Elevation Worksheet(s):

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

Perspective(s):

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
-------	---	-----------	---	-----------	---	------------

Streetscape Elevation(s):

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
-------	---	-----------	---	-----------	---	------------

Landscape Plan:

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

Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Site Cross Sections:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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

2 copies of Revised Drainage Report

Resubmit the revised Drainage Report to your Project Coordinator with any prior City mark-up documents.