

# TODD+ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

December 19, 2019

Mr. Brad Carr, AICP  
**CITY OF SCOTTSDALE**  
7447 E. Indian School Road  
Scottsdale, AZ 85251

RE: DRB Review Comments  
Scottsdale Entrada  
Scottsdale, AZ  
Project No. 18-2047-01

Dear Mr. Carr:

Below, please find our responses to your comments dated December 3, 2019.

## **Zoning Ordinance & Scottsdale Revise Code Significant Issues**

### 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.
  - ***Revisions have been made to the Narrative as requested.***

### 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:



4019 NORTH 44TH STREET PHOENIX, ARIZONA 85018 | P 602.952.8280 F 602.952.8995

ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.

J:\Prj18\18-2047-01\11-Corr\Management\Response to Comments Hadder ltr.docx

47-DR-2019  
12/31/2019

### **Zoning Ordinance & Scottsdale Revise Code Significant Issues**

- 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.
  - ***Comments have been addressed in re-submitted Drainage Report. Digital files have been posted electronically to the City of Scott Digital Plan Submittal page.***

### **Significant Policy Related Issues**

#### **Engineering**

- 3. Gate design(s) shall meet design requirements of DSPM Sec. 2-1.302. Please revise project plans accordingly.
  - ***A dimension has been provided demonstrating the 75' min queuing distance.***
- 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.

### Significant Policy Related Issues

- **A. as we are providing both Refuse and Recycle we are using the the 1 bin per 30 units as per table 2-1.311.B. Capacity conversion has been provided for all compactors on A7.1.**
  - **B. A 14'X60' clearance has been shown and dimensioned on enlarged plans A7.2 & A7.3.**
  - **C. All compactors will be self contained.**
  - **D. Enlarged plan has been provided for the Service Yard at the Retail and Office on drawing A7.3.**
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)
- **Noted.**

### 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.
- **All drawings have been revised to 1/6<sup>th</sup> of an inch text.**

### Technical Corrections

#### 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.
- **Understood. The builder has sequenced building 2 to be constructed before the other buildings the compactor's serve. Refer to sequencing plan A1.5.**

#### 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.
- **Materials boards have been revised and resubmitted along with paint color cards.**

If you have any questions on the above, please don't hesitate to give me a call.

Sincerely,

James A. Favata, Project Director

**TODD & ASSOCIATES, INC.**

JAF/ms