



10/24/19

Vanessa MacDonald
Kuber Development Co
1550 S 52nd Street
Tempe, AZ 85281

RE: 10-ZN-2005#2
Marriott Springhill Suites Hotel
209Y4 (Key Code)

Dear Ms. MacDonald:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/9/19. 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:

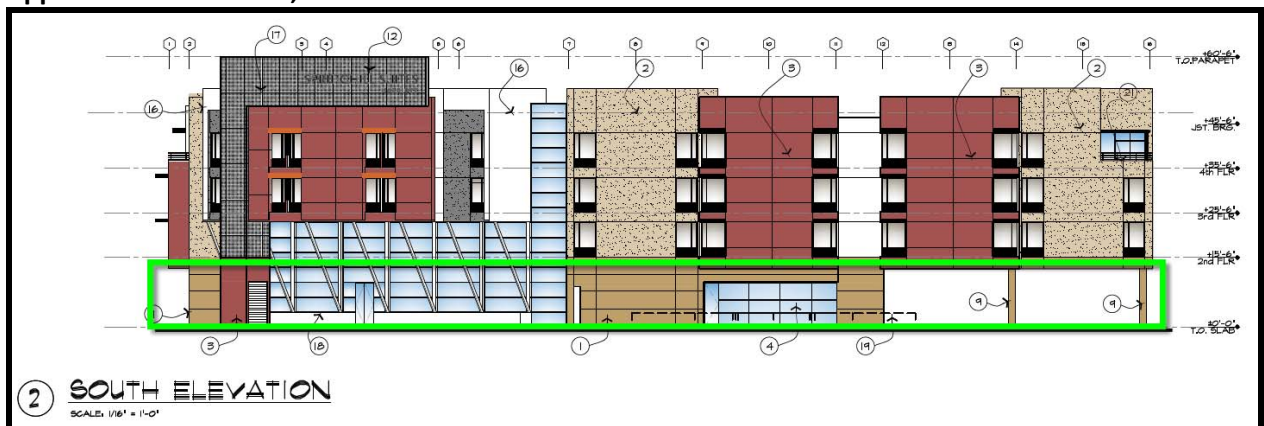
General Plan / Old Town Scottsdale Character Area Plan / Old Town UDAG

1. The 2001 General Plan is a policy document that establishes the long-term vision and guides the physical development in the City. The Plan encourages a high-quality, attractive community for residents, businesses and visitors alike. To this end, and as a means to serve the community more openly and transparently, please identify each 2001 General Plan and Old Town Scottsdale Character Area Plan Goal & Approach citations in their entirety. Please number all relevant goals and approaches (bullets) so they are easily identifiable.
2. The Old Town Scottsdale Character Area Plan (OTSCAP) designates Camelback Road as Pedestrian Supportive (pages 32 and 33 of the OTSCAP), where streets are expected to include buildings that "face and embrace the pedestrian realm" as well as incorporate sidewalks separated from vehicular traffic and that accommodate "heavy levels of use". Furthermore, both the OTSCAP Pedestrian Supportive designation as well as the OTUDAG (Supporting Guidelines 1.2, 16.5 and Figure 23) discuss the importance of the use of shade for the pedestrian. Pedestrian access was a major concern of the previous case approval (Case 10-ZN-2005) – consequently, the applicant was stipulated to adding a minimum of 2 additional pedestrian access points to Camelback Road from the development project. With a resubmittal, provide a Pedestrian Circulation Plan that indicates the location and width of

all sidewalks (8' minimum) and pedestrian pathways provided by this proposal. The building frontage along Camelback Road should provide multiple opportunities for the pedestrian to access the site. In addition, in response to the Old Town Urban Design & Architectural Guidelines, Section 17.1, please revise the building design to provide more activation on the ground floor adjacent to the street frontages and pedestrian walkways.

3. Both the General Plan (Character & Design Element Goal 5 and Growth Areas Element Goal 6) and the OTSCAP (Character & Design Policies CD 5.5, CD 6.3, and CD 9.4; the Arts & Culture Chapter; and, Mobility Chapter Policy M 1.3) discuss the importance of art within Old Town Scottsdale that is accessible and integrated into the urban form. The previous case approval for the subject site (Case 10-ZN-2005) included a stipulation formulated by the Planning Commission regarding the incorporation of a "gateway entry element" at the intersection corner to "reflect the significance of this site as a signature entry point into" Old Town. With a resubmittal, incorporate a gateway element at the corner of 68th Street and Camelback Road to implement existing public policy as well as previous case history stipulations.
4. The General Plan (Character & Design Goal 4), the OTSCAP (Character & Design Policy CD 6), and the Old Town Scottsdale Urban Design & Architectural Guidelines (Guideline 6) support the provision of meaningful streetspaces and how streetscapes and landscaping provide visual continuity among adjacent developments. With a resubmittal, provide a landscape plan and palette similar to that at Optima Sonoran Village (88-DR-2010) – including the use of Chilean Mesquite trees along Camelback Road. This would ensure visual continuity while also creating a visual gateway on both sides of Camelback Road leading into Old Town Scottsdale.
5. The Old Town Scottsdale Urban Design & Architectural Guidelines recommend that new development be compatible and complementary to existing development (Guideline 8) – to the extent of ensuring a balance between new design elements and existing architectural features and materials within the context area. With a resubmittal, consider incorporating some of the design elements established by Optima Sonoran Village, such as open-air podium and/or glass banding along the ground level along Camelback Road (see graphics, below).

Applicant 1st Submittal, South Elevation:



Optima Sonoran Village, North Elevation:



6. Please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Old Town Scottsdale Character Area Plan, Character and Design Chapter: Goal CD 1 - Policies 1.1, 1.2, 1.3, 1.4, and 1.5; Goal CD 2 - Policies 2.1, and 2.2; Goal CD 3 - Policies 3.1, 3.2, 3.3, 3.4, and 3.5; Goal CD 4 - Policies 4.1, 4.2, 4.3, and 4.4; Goal CD 5 - Policies 5.1, 5.2, 5.3, 5.4, and 5.5; Goal CD 6 - Policies 6.1, 6.2, 6.3, 6.4, 6.5, and 6.6; Goal CD 7 - Policies 7.1, and 7.2; Goal CD 8 - Policies 8.1, 8.2, and 8.3; Goal CD 9 - Policies 9.1, 9.2, 9.3, and 9.4; Goal CD 10 - Policies 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, and 10.9; Goal CD 11 - Policies 11.1, 11.2, 11.3, and 11.4.
7. Please revise the project narrative and development plan so that it also includes an explanation and illustrations on how the proposed site development standards and building form will be consistent with the Old Town Scottsdale Urban Design & Architectural Guidelines, Site & Surrounding Context chapter and the Building Design chapter.
8. Please revise the project narrative and development plan so that it also includes an explanation and illustrations on how the proposed zoning district map amendment will be consistent with the Old Town Scottsdale Urban Design & Architectural Guidelines, Site & Surrounding Context chapter. Please specifically address the envisioned building materials and the fence around the pool area.
9. Please revise the project narrative and development plan so that it also includes an explanation and illustrations on how the proposed zoning district map amendment will be consistent with the Old Town Scottsdale Urban Design & Architectural Guidelines, Human Connectivity chapter.
10. 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:

11. Please revise the Project Narrative provide responses to the Planned Block Development (PBD) Overlay criteria for the Development Review Board recommendation (6.1304.A.2.) as well as the Planning Commission criteria set forth in Section 6.1304.B. of the Zoning Ordinance.

12. Please provide a development plan for the proposed zoning district map amendment that includes all required components, (a transitions plan, and a building height plan) in accordance with Zoning Ordinance Section 7.820 and DSPM Section 2-3.100.
13. The existing zoning designation for the property is Downtown/ Regional Commercial Office Type-2 Planned Block Development Downtown Overlay D/RCO-2 PBD DO. With the previous zoning approval (10-ZN-2005) the PBD request did not proposed any amendments to the development standards and was stipulated to conformance with the Downtown (D) standards. The D zoning sub-districts, as well as the D district development standards have been updated since the original approval. Moving forward, this site shall be designated with the updated D district zoning subcategory and be subject to the current requirements of the D district and the PBD overlay. The updated zoning district is Downtown/ Downtown Regional Use Type-2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO).
14. The PBD district requires the property owner to submit property development standards as part of the Development Plan for PBD in accordance with Zoning Ordinance Sections 6.1308.A. through 6.1308.E. With the resubmittal please provide the proposed development standards for the Development Plan. According to the project narrative, there are no requests to amend development standards. As such, the proposed development standards should mirror the requirements of the D district development standards, found starting in Zoning Ordinance Section 5.3006.B.
15. Please revise the site plan and building location to comply with the requirements of Zoning Ordinance Section 5.3006.F.1.b. and 5.3006.F.2.
16. Please revise the building location and building elevations as necessary to comply with the building setbacks requirements of Zoning Ordinance Section 5.3006.H.3. for the south, east, and north property boundaries, and Section 5.3006.F.5.b. Please provide building section details to demonstrate compliance with these sections.
17. Please revise the project narrative, site plan, and building elevations as necessary to demonstrate compliance with Zoning Ordinance Section 5.3006.J. regarding shaded sidewalks.

Fire:

18. Please see the attached redlined site plan from the Fire Department, and revise in accordance with Fire Ord. 4283, 507.5.1.2.

Drainage:

19. The submitted conceptual drainage report has been accepted. Please note the below requirements for consideration in the preliminary drainage report submittal with the Development Review Board application:
 - a. The City's underground stormwater storage policy should be reviewed for requirements relating to the design and use of underground stormwater storage basins and reflected in the preliminary drainage report.
 - b. The preliminary drainage report will need to evaluate the use of potentially smaller pipe for underground stormwater storage to allow a positive outfall for the system with tie-in to existing City storm drain. The City prefers the use of detention systems with positive outfall where feasible. See the DSPM for details.

- c. The report will need to evaluate off-site flows within 68th Street impacting the site and floor elevations of proposed structures. Reference is made to the results of the Lower Indian Bend Wash ADMS.

Water and Wastewater:

20. Please see the attached redlined Water and Wastewater Design Reports, and submit revised Water and Wastewater Design Reports with the rest of the resubmittal material identified in Attachment A.

Utilities:

21. In accordance with Scottsdale Revised Code, Section 47-80, all existing and proposed overhead wire facilities along and within project boundaries shall be undergrounded. Please revise the site plan to note this requirement and planned improvement.

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:

Site Design:

22. In accordance with DSPM Section 2-1.309, please revise the site plan for compliance with required number of non-residential refuse and recycling enclosures, as outlined below:
 - A. Non-Residential, Mixed-Use, and Multi-Family Residential developments shall provide the 1 commercial refuse enclosure per every 20 residential/hotel/condo units or 20,000 square feet of office/retail. Each site/restaurant shall have its own refuse enclosure + each restaurant shall provide a grease containment area in refuse enclosure in accordance with the city's standard detail. Non-Residential, Mixed-Use, and Multi-Family Residential developments are encouraged to incorporate recycling of reusable refuse material within the design of a building.
 - B. Compactors may be used as an alternative to refuse or recycling containers. To determine adequacy + site location of compactors, if proposed, please provide the following on a refuse plan, compactor:
 - a. Type
 - b. Capacity - State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units.
 - c. Location
 - i. For both horizontal + vertical compactors: Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.

- ii. For horizontal compactors: Place the refuse compactor in a location that does not require the bin to be maneuvered or relocated from the bin's storage location to be loaded on to the refuse truck.
- iii. 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.
- iv. For both horizontal + vertical compactors: Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of 45', and vehicle length of 40'.
- v. For both horizontal + vertical compactors: Non-self-contained compactors will require a grease interceptor with drain placed in compactor enclosure.

Engineering:

23. In accordance with DSPM Section 6-1.416., existing water and fire lines not used by a development shall be noted on the plans to be abandoned at the main by the contractor as follows:

- a. Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler):
 - vi. Removal of line back to and including the tee/saddle/or sleeve and installation of spool piece of pipe. City crews will isolate and reinstate the main.
- d. Removal/abandonment of unused water service lines
 - i. Water Resources' crew to full remove the water service back to the main after applicant payment of city water service removal fee. Receipt of payment will be needed to issue associated site/improvement plan permits.

24. In accordance with DSPM Section 6-1.419., public water lines located outside of a public right of way or street tract must be placed in a minimum 20' wide easement located within dedicated tract (subdivisions) unless approved otherwise by water resources.

- e. Horizontally, a minimum of 6' is required between the water line and the edge of easement.
- f. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes.
- g. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than 10% and a longitudinal slope not greater than 20%. Hardened paths shall consist of native soil compacted to 95% to a depth of 1'.
- h. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.

Circulation:

25. Please revise the site plan so the site driveway on 68th Street aligns with the existing driveway approximately 340 feet north of the Camelback Road monument line. The proposed location is too close to the existing driveway to the north and creates interlocking left-turns with an existing driveway on the west side of the street. Please refer to DSPM Section 5.3-201.

26. Please revise the site plan to show both site driveways to be designed in conformance with CL-1, Standard Detail #2256. Please refer to DSPM Sections 5-3.200; 5-3.205.
27. Please revise the site plan to dimension the minimum 8-foot-wide sidewalk along Camelback Road, separated from the back of curb by a minimum of 4 feet, and continual to the corner of E. Camelback Road and N. 68th Street. Please refer to DSPM Section 5-3.110.
28. Please revise the site plan to show construction of a minimum 6-foot-wide sidewalk along 68th Street, separated from the back of curb by a minimum of 4 feet. Please refer to DSPM Section 5-3.110.
29. Please revise the site plan so that all internal sidewalks are a minimum width of 6-feet. Please refer to DSPM Section 2-1.808.
30. Please revise the site plan to show reconstruction of all non-ADA compliant pedestrian ramps abutting project, in accordance with the requirements of DSPM Section 5-8.205.

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:

31. The submitted 'Open Space Plan' references the PRC (PUD) zoning district, and open space requirements that are not consistent with the applicable Downtown zoning designation. Please revise the plan accordingly.
32. Please revise the zoning on the site plan to state D/DRU-2 PBD DO.
33. In accordance with Zoning Ordinance Section 5.3006.C., all building setbacks are measured from back of curb. Please revise the site plan to provide building setback dimensions from back of curb, along each street frontage, at multiple points.
34. Please Note: The following easement dedications will be required prior to any permit issuance, and will be stipulated with the zoning approval:
 - a. Dedicate a cross access easement to provide a potential future parking lot connection to the property to the east (APN 173-36-007E).
 - b. Dedicate a non-motorized public access easement over all sidewalk that extends outside of the public right-of-way along Camelback Road and 68th Street.
 - c. The existing bus bay on 68th Street adjacent to the site is not to be designated for delivery truck parking. Deliveries must occur on site.
 - d. Dedicate safety triangles at both site driveways. DSPM 5-3.123; Fig. 5-3.27

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.

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.

In an effort to get this Zoning District Map Amendments request to a Development Review Board and Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff
Senior Planner

cc: Property Owner

Attachments:

- A. Resubmittal Checklist
- 1. Water & Wastewater Redlined BOD reports (Via Web Portal)
- 2. Fire Department Redlined Site Plan (Via Web Portal)

ATTACHMENT A
Resubmittal Checklist

Case Number: **10-ZN-2005#2**

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 item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised Narrative for Project
- ☒ Context Aerial with the proposed Site Plan superimposed

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

- ☒ Site Plan:

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

- ☒ Open Space Plan:

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

- ☒ Elevations:

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

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

- ☒ Perspective(s):

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

- ☒ Streetscape Elevation(s):

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

- ☒ Landscape Plan:

Color _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

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

- ☒ Site/Building Cross Sections:

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

☒ Other Supplemental Materials:

Please include any other revised or new information as applicable.

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

☒ 1 copies of Revised Water Design Report:

☒ 1 copies of Revised Waste Water Design 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.