



12/2/2021

Jeffrey Rybarczyk P.E. for
Christian Brothers Automotive
17725 Katy Freeway, Suite 200
Houston, TX 77094

RE: **44-DR-2021**

Christian Brothers Automotive
7M236 (Key Code)

Dear Jeffrey Rybarczyk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/3/2021. 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 site plan to reflect a new segment of screen wall, adjacent to the internal site drive aisle, along the Pima Road frontage in accordance with the stipulations of 1-UP-2021. The screen wall shall run north from the existing screen wall past the rear parking area, at minimum accounting for areas of vehicular movement and turning within the site and in/out of the rear parking area, so as to prevent headlight trespass into traffic on Pima Road.

Drainage:

2. *Review results pending at time of letter. More information to follow as available.

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:

3. The pedestrian door on the north side of the building exits directly into a vehicle drive aisle, creating a potentially hazardous exit for patrons and employees from the building. Please revise the site plan to allow for a landing outside of the doorway that can be located outside of the vehicle travel lane.
4. Identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers on more appropriate locations and paint colors to mitigate the visual impacts of those equipment on the site.

Water and Sewer:

5. Please revise the plans to indicate existing and proposed water and sewer line easements on site. There is an existing 20-foot-wide water and sewer easement on the west side of the property and a 12-foot-wide easement on the east side of the property.
 - a. Per DSPM 6-1.419, no permanent structure or footing shall be placed within or over the public water or sewer line easements that impede access to the line. Ideally easement area should be a landscaped area or paved. Some curb encroachments may be permissible, but no walls or structures should be placed within the easement area.
 - b. Per DSPM Ch.6 and Sec. 7-1.402, no permanent structure or footing shall be placed within 10-feet of a public water line or within 6-feet of a public sewer line (independent of easement configuration).

Landscape Design:

6. Please revise the landscape plan to demonstrate that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.

Building Elevation Design:

7. Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of the ridge tile. Please provide the building height calculations that correlate to the baseline dimension of the average top of curb plus 1-foot, per the building height definition provisions within Sec. 3.100 of the Zoning Ordinance.
8. Please revise the building design to be more in alignment with the recently approved/constructed Christian Brothers location at Scottsdale Road and Williams Drive (case 26-DR-2018). That building features a lower, more regionally appropriate, roof pitch/slope and more architecturally ornate "back of house" elevation(s) to the building.
9. 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.
10. 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.

11. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Lighting Design:

12. In accordance with the City of Scottsdale Exterior Lighting Policy, Design Standards and Policies Manual, and the Zoning Ordinance, please ensure the exterior lighting and photometrics are in alignment with the following:
 - a. All exterior lighting shall have a Kelvin temperature of 3000 or less.
 - b. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

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:

Circulation:

13. In response to concerns about traffic exiting onto 87th Street, please identify on-site circulation signage for the eastern site driveway to prohibit left-turns.
14. Please revise the site plan to show the extension of the 8-foot sidewalk along the Thomas Road and Pima Road curb return to tie into the Pima bike path.


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.

The Planning & Development Services Division has had this application in review for 19 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 44-DR-2021

Key Code: 7M236

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: **7M236**. 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:
- ☒ Perspective(s)
- ☒ Landscape Plan:
- ☒ Lighting Site Plan(s):
- ☒ Photometric Analysis Plan(s):
- ☒ Manufacturer Cut Sheets of All Proposed Lighting:
- ☒ Floor Plan(s):