



12/1/20

Michele Hammond
John Berry / Michele Hammond
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

RE: 16-ZN-2020
Greystar Active Independent Living Rezoning
6L845 (Key Code)

Dear Michele Hammond,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/20/20. 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 Revised 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:

Planning, Katie Posler:

1. The proposed project appears to be an age-restricted multi-family residential community and not a residential healthcare facility. The project narrative provides no mention of on-site care or licensing of the facility by the State. In addition, the site plan provides no services such as central dining. Multi-family residential is not a permitted land use within the Commercial Office (C-O) zoning district. Please revise the project plans and narrative to address the land use restrictions of the C-O zoning district, or alternatively, submit an application for rezoning of the site to a zoning district that permits multi-family residential (Zoning Ordinance, Sec. 11.201.)

Zoning Ordinance Definition:

Minimal residential health care facility shall mean a residential health care facility which provides resident rooms or residential units, and may include independent living units and such services such as central dining, transportation and limited medical assistance.

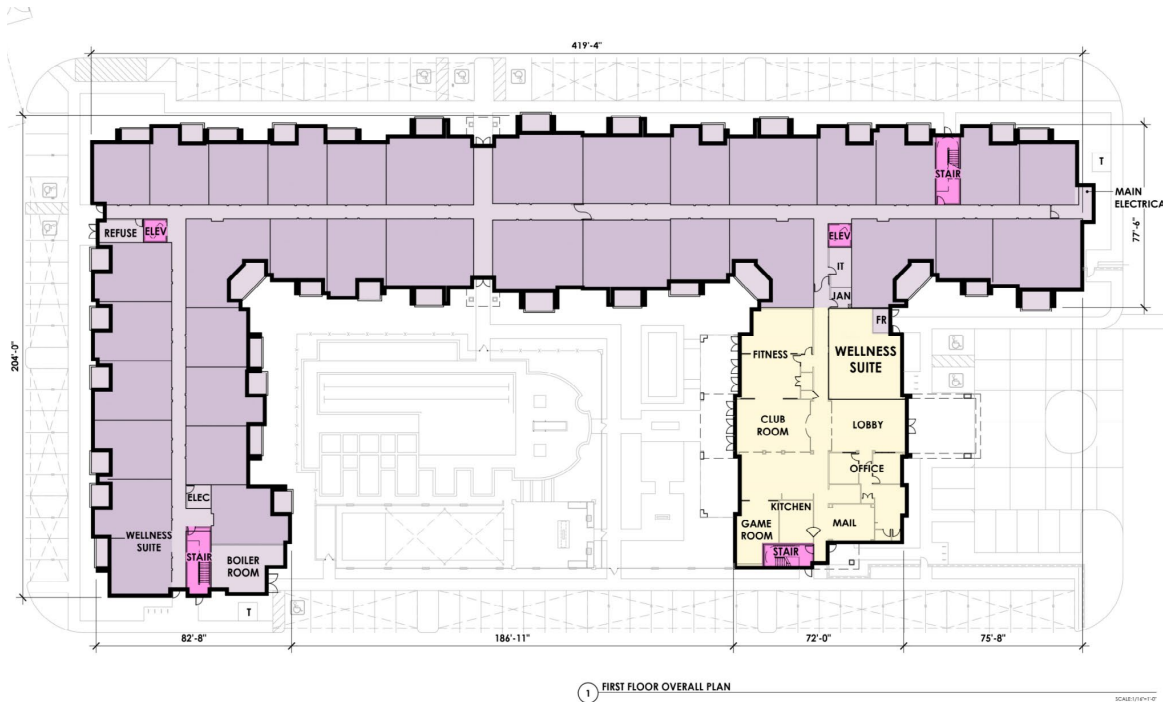
The submittal seems to appear as an active-adult-branded conventional apartment complex, consistent with the following two related webpages:

<https://www.greystar.com/business-services/property-management/active-adult>

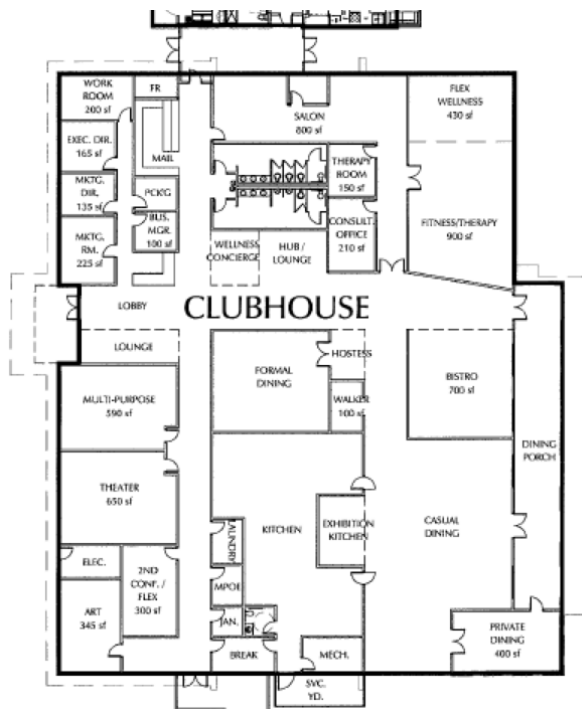
<https://www.mcknightsseniorliving.com/home/news/business-daily-news/greystar-launching-new-seniors-housing-brand/>

The minimal residential health care facilities we have been processing have had central dining and large kitchen areas. Offices were also more apparent in the other facilities for care services. Below is the difference in floor plans:

Greystar:



Wolff Senior Living:



2. Any existing GLOPE that conflicts with the proposed development must be abandoned by City Council prior to the issuance of any permit. See case 7-AB-2020 for review comments.

Long Range, Adam Yaron:

3. The City has completed the review of the above referenced development application submitted on October 20, 2020 (**16-ZN-2020**). The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, and guidelines related to this application.

Please expand in the response to Goal 2, Bullet 2 of the Housing Element, remarking on how the sites operation and its associated building floor plan differs from traditional multifamily housing development. In this response, please consider the definition for Minimal Residential Health Care Facility as defined by the city's Zoning Ordinance:

Minimal residential health care facility shall mean a residential health care facility which provides resident rooms or residential units, and may include independent living units and such services such as central dining, transportation and limited medical assistance.

To this end, please also provide the planned North American Industry Classification System or NAICS code which would classify the planned business establishment by the type of economic activity. For example, Belmont Village Senior Living, located at the southeast corner of East Frank Lloyd Wright Boulevard and North 100th Street, is 623311 – Continuing Care Retirement Communities.

4. Please respond to Goal 5, bullets 1, 2, 3, 4, and 8 of the Land Use Element which seeks to develop land use patterns that are compatible with and support a variety of mobility opportunities/ choice and service provisions. Please also note in the response Scottsdale Trolley's Mustang Route is in proximal location to the subject site. (<https://www.scottsdaleaz.gov/trolley>)
5. 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.
6. Please respond to Goal 5, Policy 5.2 of the Land Use Element of the GACAP which remarks that "Greater Airport public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height development standards flexibility, and/or **street abandonment** are considered."

Aviation, Sarah Ferrara:

7. This project falls within the Airport Influence Area, AC-1, and is also considered a noise sensitive use. Because this project is seeking a noise use density increase, the project should go before the Airport Advisory Commission.
8. Per Scottsdale Revised Code, Chapter 5, Aviation Code the following stipulations if the project moves forward are required and need to be submitted prior to final plan approval:
 - Height Analysis (Sec 5-354) - The owner of new development (and natural growth and construction equipment associated with new development), to be located within the twenty-thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. Before final plan approval, the owner shall submit the FAA response to FAA Form 7460-1.

- Fair Disclosure (Sec 5-355) - As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs.
- Avigation Easement (Sec 5-356) - Before final plan approval for any new development, the owner of a new development in the areas labeled AC-1 for noise sensitive use shall grant the city, and record, an avigation easement satisfactory to the city attorney's office.

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:

Planning, Katie Posler:

9. There are goals and policies that support the burial of existing overhead utility lines; the objective being to provide a public benefit and minimize visual impact. The 2001 General Plan (Growth Areas Element Goal 1, bullet 3 and Public Services and Facilities Element Goal 3, bullets 2 and 4) and the Greater Airpark Area Plan (Goal Public Service Facilities 1, Policy 1.1) both recommend and encourage burial of existing overhead utility lines, on-site and within utility easements as part of a redevelopment project. This is also a requirement of the Scottsdale Revised Code (Section 47-80) for utility lines in the right-of-way (including alleys).

Please coordinate with APS to bury all existing above ground distribution and project service utility and cable lines within and adjacent to project site. Specifically, the utility poles along the property's southern boundary should be removed. As an alternative to undergrounding the lines, a fee in-lieu may be paid.

10. Please revise the submittal to include two new streetlights along the N. 90th Street frontage. There are currently only streetlights on the east side of N. 90th Street so staff is requesting two lights on the west side next to the subject site. Please contact Hong Huo in the Traffic Management department in case you have any questions ((480) 312-7935).
11. Please revise the Pedestrian and Vehicular Circulation Plan and Site Plan so that it indicates a pedestrian access for the proposed trail along N. 90th Street. Please revise the project plans to shift the location of proposed trees along N. 90th Street so that they do not conflict with the proposed trail located along the street frontage.
12. Please revise the project plans to provide a pedestrian connection to the new self-storage facility located west of the property.
13. Please 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.

Transportation, Phil Kercher:

14. Please dedicate a 15-foot wide public nonmotorized access easement along the 90th Street frontage to accommodate a public trail and match the existing dedications on the adjacent properties. 2004 Trails Master Plan, Trail Network, 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails); DSPM Sec. 8-3.200, Trail Classifications, 8-3.203
15. Please update the site plan to include construction of an 8-foot unpaved trail with the dedicated 15-foot public nonmotorized access easement. Tie trail into the sidewalk at the north and south locations of the driveway. 2004 Trails Master Plan, Trail Network, 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails); DSPM Sec. 8-3.200, Trail Classifications, 8-3.203
16. Please update the site plan to include construction of a minimum 8-foot wide sidewalk along the site's 90th Street frontage, separated from the back of curb and matching the existing sidewalk alignment to the north and south of the site. DSPM Sec. 5-3.110
17. Show the sight distance triangles at the site driveway; dedicate sight distance easements as necessary. DSPM Sec. 5-3.123; Figs. 5-3.25 and 5-3.26

Engineering, Eliana Hayes:

18. DSPM 1-2.400: Any GLO easements in conflict with proposed development + not required by city LAIPS or TMP will need to be abandoned by applicant prior to any permit issuance.
19. DSPM 2-1.309 Update site plan with the following refuse requirements:
 - So that path of travel for the refuse truck accommodates a minimum vehicle of turning radius of 45 feet, and vehicle length of 40 feet.
 - 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.
 - For both horizontal compactors: Non-self-contained compactors will require a grease interceptor with drain placed in compactor enclosure.
20. DSPM 2-1.310: Update site plan with a 6' width accessible pedestrian route from the main entry of the development to project required 90th ST sidewalk + multi-use trail. Update site plan accordingly.
21. DSPM 5-3.201: Provide cross access and emergency services access easement through project parcel to abutting parcels, west and south, update site plan accordingly. Dedications will be required prior to permit issuance.

Drainage, Alex Menez:

22. Drainage Report:
 - Page 4 – The heading for the section discussing the scuppers along 90th St should be renamed "east" not "west."
 - Page 6 – Discuss the function of the underground stormwater storage tanks (USSTs) in combination with the surface retention basins? According to the G&D you are proposing a 10' diameter USST underneath the 3' deep surface basin?

G&D Plans:

- Provide invert elevations for storm drain trunk lines and USSTs.
- Provide a profile for the USSTs, including any nearby utilities.

- Show storm drains, USSTs and any utilities in the cross sections, especially sections C and D
- USSTs must have a drainage easement extending to at least 5' from the edge of pipe (show on plan and on sections).

Comments for subsequent stages:

- DR case review will require 75% level G&D plans and an updated drainage report.
- Understand that the USSTs will need to meet specific requirements during final design as outlined in our DSPM.

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:

Planning, Katie Posler:

23. Please update the open space plan to clearly show the frontage open space differently than the common open space. Per ordinance:

Frontage open space is the meaningful open space between the street line and a building. Frontage open space generally provides a setting for the building and visual continuity within the community. Frontage open space may extend between structures or between a structure and a side property line to a depth of not more than one-half ($\frac{1}{2}$) the width of the opening.

24. On the site plan, please break down the square footage of building to explain the asterisk next to Gross Square Footage under the Floor Area Ratio category.
25. Please demonstrate that Spencer Hale has authorization to sign on behalf of SFR Scottsdale. Please provide evidence or documentation that Spencer Hale has authorization to sign the application on behalf of the LLC.
26. The net lot area on the site plan and ALTA survey do not match, please update plans.
27. Please revise the roof plan and building elevations to demonstrate that mechanical equipment and screening do not occupy more than fifty percent of the roof area.
28. Please revise the project plans to provide a revised color for the main body color of "Snowbound". White and off-white colors should have an LRV that does not exceed 75 per the Sensitive Design Principles.
29. Many of the windows on the south, east and west elevations are exposed without appropriate solar protection. Please revise the project plans to provide solar shading of windows. In addition, please provide section drawings of the proposed exterior shade devices. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
30. 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

31. No fixture shall be mounted higher than sixteen (16) feet and all exterior lighting fixtures shall have a Kelvin temperature of 3000 or less per the City of Scottsdale Exterior Lighting Policy and DSPM.
32. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
33. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
34. 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.
35. Please replace fixture S5 with a light that is fully cut off and directed downward.
36. Pursuant to the DSPM Section 2-1.702. (2), non-residential uses that are next to residential uses should install landscape improvements that are substantial enough in size and density in order to achieve the desired buffering. Please revise the landscape plan to include the following improvements:
 - Utilize two (2) inch minimum caliper or larger tree materials;
 - Utilize the mature size of the tree canopy to determine the spacing between trees if the landscaped areas is less than 10 feet wide, or provide one (1) tree for every 300 to 400 square feet for larger landscaped areas;
 - Not utilize earth berms or mounding unless the mound is at least forty (40) feet away from the perimeter of the property; and
 - Not include landscape lighting that illuminates the tree canopies.
37. Please provide quantities and caliper size of each listed species within the landscape legend.
38. Please update the landscape plan to include additional plants and trees adjacent to the first floor units as that open space is lacking planting.
39. Please consider providing direct pedestrian access to exterior ground floor units.

Transportation, Phil Kercher:

40. Retain a 25-foot wide portion of the western GLO easement that aligns with the existing emergency and refuse access easement on the property to the west or (contingent on 7-AB-2020) dedicate a similar 25-foot wide emergency and refuse access easement. Modify the site plan to show this connection and remove parking spaces.
41. Provide an improved sidewalk and trail crossing of the site driveway on 90th Street. Narrow the exit lane to 20 feet of pavement; separate right and left turn lanes are not needed. Provide a cut in the entry island to allow the trail to continue across the driveway. Pull the island median nose back from 90th Street to allow pedestrians on the sidewalk to cross without being pushed toward the travel lane.

42. There does not appear to be enough room in front of the recycle container to allow for truck maneuvering. The container may have to be rotated to align with the parking aisle.

Maps, Brian Kulina:

43. Any existing GLOPE that conflicts with the proposed development must be abandoned by City Council prior to the issuance of any permit.

44. Any required easement shall be dedicated prior to permit issuance. If two or more easement dedications are required, then a Map of Dedication must be prepared.

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 34 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 480-312-2703 or at kposler@ScottsdaleAZ.gov.

Sincerely,



Katie Posler
Planner

cc: SFI RAINTREE SCOTTSDALE LLC
180 Glastonbury Blvd Ste 201
Hartford, CT 06033
(480) 385-2753 (PHONE)

Resubmittal Checklist:

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: 6L845. 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
- ☒ Revised Narrative for Project
- ☒ Site Plan
- ☒ Grading and Drainage Plan
- ☒ Circulation Plan
- ☒ Open Space Plan
- ☒ Color Elevations
- ☒ Black and White Elevations
- ☒ Perspectives
- ☒ Landscape Plan
- ☒ Lighting Site Plan
- ☒ Photometric Analysis Plan
- ☒ Manufacturer Cut Sheets of All Proposed Lighting
- ☒ Floor Plans
- ☒ Roof Plan
- ☒ Drainage Report