



7/14/2021

Mike Leary
10278 E Hillery Dr
Scottsdale, AZ 85255

RE: **10-UP-2021**
Scottsdale Auto Storage
N8698 (Key Code)

Dear Mr. Leary:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/10/2021. 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 show and label the parking stalls dimensions, both standard and accessible spaces, in accordance with the requirements of set forth in Sec. 9.106 of the Zoning Ordinance.
2. Please revise the site plan to include the calculations of the required/provided number of accessible parking spaces to demonstrate compliance with the Zoning Ordinance.
3. Please identify the location of 2 bicycle parking spaces as required per Zoning Ordinance Section 9.106.C.2. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
4. Please revise the site plan to include a volume calculation in accordance with the amended I-1 PCD development standards. Those standards specify a maximum building volume of the net lot area multiplied by 9-feet, which appears to result a maximum of 526,050-cubic-feet.
5. Please revise the elevation plans to include dimensions on each building elevation from the finished floor to the top of each roof element to demonstrate compliance with the building height parameters of the property development standards.

6. The provided open space calculations account for the additional height related portion of the calculation using the 0.003 factor currently listed in the I-1 development standards of the Zoning Ordinance, but the original I-1 PCD amended development standards specify a 0.004 factor for that calculation. Please update the Open Space calculations to use the applicable 0.004 factor.

- a. There still appears to be sufficient open space provided to accommodate the recalculated requirement.

Drainage:

7. Please submit a Drainage Report with the next submittal.

- a. As the use permit is tied to a site configuration that will carry forward to the development of the site, it is important to be able to show that the site design accounts for the necessary drainage factors even at a case level.
- b. There are also preliminary concerns over the FEMA elevation requirements of the structures to be addressed in more detail with the resubmittal. As the associated building heights are a key component of this application review, it will be important to be able to show that those parameters are being accounted for.

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:

8. The plans submitted identify a solid CMU wall proposed at the northern portion of the site near the entrance, but other portions of the site indicate a wrought iron fence. Please revise the project plans to have a consistent wrought iron fence treatment for the enclosure of the site.

Lighting Design:

9. Due to the proximity of existing residential use to the east of the site, please revise the lighting plans to remove, or significantly reduce, lighting on the east side of Building B.

10. Please revise the photometric and lighting plans to demonstrate compliance with the following parameters of the City of Scottsdale Exterior Lighting Policy and DSPM:

- a. 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.
- b. 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.
- c. 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.
- d. All exterior lighting shall have a Kelvin temperature of 3000 or less.
- e. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
- f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Circulation:

11. Please revise the driveway alignment to be centered within the site frontage onto Hidden Spur Trail, to best achieve the 30-foot minimum driveway spacing from commercial property lines per DSPM 5-3.202.

Engineering:

12. Per DSPM 2-1.309, please update the site plan to include the refuse truck turning template along the truck service route and into and out of the enclosure location, 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. This may require relocating/reconfiguring the refuse enclosure as necessary to accommodate the collection vehicle maneuvering.
13. Per DSPM 2-1.310, please update the plans to show a 6-foot-wide accessible pedestrian route connecting from E Hidden Spur to the main pedestrian entry of the development (the clubhouse).
14. Per DSPM 6-1.419, public water lines located outside of a public right of way or street tract must be placed in a minimum 20-foot-wide easement. Any water line with a fire hydrant connection, as is currently being proposed with this project, is required to be built and dedicated to public standards. Please update the plans accordingly and address the following parameters:
 - a. Horizontally, a minimum of 6-feet is required between the water line and the edge of easement.
 - b. Horizontally, a minimum of 10-feet is required between the water line and any structures.
15. Per DSPM 7-1.412, no structures shall be placed within 7-feet of a public sewer line. Please revise the plans to relocate the proposed southern retaining wall and footing a minimum of 2.5-feet to the north in order to meet this provision. These proposed site improvements should not be placed within the easement area.

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:

16. Please revise the provided isometric perspective drawing to show the location of the sidewalk connection to the street in the same location as that of the site plan and landscape plan.

Engineering:

17. As proposed the building is in conflict with an existing ESA easement on the property. This easement will need to be released as part of the final plans submittal, prior to any project permit issuance.

Airport:

18. This project falls within the Airport Influence Area, AC -2, and per the Scottsdale Revised Code there is no objection to the usage of this property as a car storage facility. However, for the development of this property, the airport will have development stipulations to include aviation easement, height analysis, and disclosure notice.

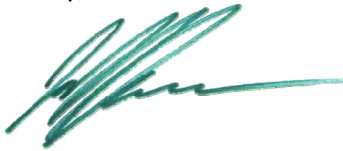
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine 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 24 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: 10-UP-2021

Key Code: N8698

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: **N8698**. 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:
- ☒ G&D Plan:
- ☒ Open Space Plan:
- ☒ Elevations:
- ☒ Perspective(s)
- ☒ Landscape Plan:
- ☒ Lighting Site Plan(s):
- ☒ Photometric Analysis Plan(s):
- ☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

- ☒ Revised Drainage Report: