

Civil response to City comments

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.
 - 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. **Submitted**
 - 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. **Factors are noted within report**
 - 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. **It is noted that the project is in an AO Zone. It is also noted that adjacent properties on either side of Lot 8 are fully developed and proposed site development will not create health and safety hazards to the surrounding development and FF Elevations are being designed 2' above highest adjacent grades, in accordance with FEMA requirements.**

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 plan 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:
 - 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.
 - 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.
 - 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.
 - All exterior lighting shall have a Kelvin temperature of 3000 or less.
 - All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - 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. **COS Det No 2256 CL-1 is being used and has been graphically shown on plans with Head On Pick-Up.**

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. Refuse Enclosure 2146-1 is specified **See Site Plan**
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). **Accessible Route has been added**
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: **Domestic water lines are considered private past the meter. Per the DSPM Chapter 6, a commercial structure must be located within 600 feet of a fire hydrant along accessible fire routes. The furthest structure is within 450 of fire hydrant (Sta 3+53, North 93rd Street). The proposed fire hydrant has been removed.**
 - a. Horizontally, a minimum of 6-feet is required between the water line and the edge of easement. **Requesting 2 from edge of easement to water line. 1) Water line is**

only a 1.5" service line, 2) 4.5 of the 15' drainage easement is located under asphalt and 3) this allows storm drain / catch basin to be located in the middle of the lane while providing 3' horizontal clearance between the water service and the storm drain.

- b. Horizontally, a minimum of 10-feet is required between the water line and any structures. The lines being installed are 1) 1.5" service line and 2) 4" fire protection service. Service line is located 10 from closest structure.

- 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. Retaining wall has been removed in this location.

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. The easement is no longer needed and will be released.

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.

COMMENTS ON GD PLAN

- 1. Label and provide highest natural grad elevation for each structure. Provided
- 2. LFFE must be 2' above HAG Complied
- 3. FEMA doesn't allow terracing of structures in an AO Flood Zone. The center building consist of 3 separate structure encompassing 8 storage units. We consider the north 2 units, the center 3 units and the south 2 units to be independent structures with no air space connections. Each of these three structures has its own FF Elevation.
- 4. Garage needs to be one elevation unless structurally independent of one another. See Response to comment 3 above.
- 5. Label low point of each garage, elevation must meet elevation requirements. Garage exit or lip is at one elevation across the front. Pavement elevation and cross slope varies slightly to match up with concrete. LFFE listed is elevation at garage entrance.
- 6. Garages may consider wet flood proofing subject to FEMA requirements Will consider

7. Provide a preliminary GD Report with a) offsite, b) storage requirements (first flush), c) flood zone, d) lowest FF requirements, ect. This was previously submitted. It is being submitted again.
8. See DSPM Ch 4 for formatting requirements Cover sheet is per DSPM.
9. Provide FEMA block See Cover sheet
10. Clearly label all 100 year flow rates affecting the project site. Contours have been more clearly labeled.
11. See alternate measures for storage Reviewed and under consideration
12. Much of the site is not draining into underground basins. The front catch basin is now connected to the underground storage facility. Offsite runoff is being routed from east to west and from north to south along the east property line.
13. Check with engineering on the permissibility of allowing retaining walls and other improvement within the sewer easement. Most of the retaining wall has been removed, what remains has been moved out of the sewer easement.
14. Clearly label 100 year flow rates. Flow rates have been labeled.