



3/2/2021

Jeffrey Rybarczyk P.E.
Bowman Consulting

Christian Brothers Automotive
17725 Katy Freeway 200
Houston, Tx 77094

RE: **1-UP-2021**
Christian Brothers Automotive
J6954 (Key Code)

Dear Mr. Rybarczyk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/1/2021. 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 Open Space Plan to correctly calculate the required open space per the C-2 development standards of Sec. 5.1404.C.
 - a. That would appear to calculate as follows: $(0.1 \times 45,928 = 4,592.8) + (4,592.8 \times .004 \times 12 = 220.45) = 4,813.25\text{sqft}$.

Drainage:

2. Our apologies but the Drainage review is running behind schedule. Comments will be provided as soon as they are 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:

1-UP-2021
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Site Design:

3. Please revise the site plan to show bicycle parking spaces in accordance with Zoning Ordinance Section 9.106.C.2. For land uses requiring less than 40 vehicular parking spaces, a minimum of 2 bicycle spaces are required.
 - a. 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 provide a minimum 6-foot wide accessible pedestrian route from the main entry of the development to each abutting public/private street that provides a pedestrian sidewalk/multi-use trail, per the minimum standards of DSPM 2.1-310.

Building Elevation Design:

5. Understanding that the configuration criteria for the land use force the orientation of bays to the rear of the site, please consider the inclusion of windows (elevated so as not to impede the function of the interior shop space) along the south building elevation facing Thomas Road. Although this is the "back" of the structure, it is the main view of the structure from the "gateway entry point" into Scottsdale.
6. The conceptual elevations appear to show exposed exterior gutters/downspouts. Please revise the building elevations to represent roof drainage systems that are interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

Fire:

7. Please revise the plans to show the Fire Riser room having exterior access.

Engineering:

8. Please revise site plan to address the following refuse comments, in accordance with DSPM 2-1.309:
 - a. The City's standard refuse enclosure dimensions are, inside to inside, 12.5-feet by 9.25-feet. The current plan appears to propose a width of 14-feet, but only a depth of 8.25-feet. Please revise the plans accordingly.
 - b. Please revise the enclosure opening to be angled 30-degrees from drive aisle (currently at 63-degrees) for the maneuvering of the collection vehicle.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

9. Please consider providing a configuration of the on-site pedestrian route so that it does not rely on customers walking in the drive aisle to get to the primary building entrance. Under the current

configuration, customers parking in the spaces along Thomas Road must walk in the drive aisle to get to the building entrance on the north side of the building.

- a. It would also appear that any customers awaiting service on their vehicle that chose to walk to the adjacent coffee shop or to the city park, would not have a clear safe path of travel to do so without exiting the site eastward to Pima Road and then following the sidewalk back around to the west.

10. Please consider establishing a second building entrance on the south building elevation. This may serve to address the pedestrian access concerns laid out above and help visually activate the southern building elevation fronting onto Thomas Road.

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:

11. The Gateway Design Feature easement required by case 1-ZN-2019 (stipulation #3) does not appear to have been dedicated with the prior property division plat. This will need to be provided with the Improvement Plans and ultimate site development, but should be accounted for in the plans for the current site design.

Circulation:

12. Please revise the site plan to identify the dedication of a minimum 24-foot-wide cross-access easement over the shared parking aisle on the east and south side of the building that is shared by the adjacent parcels, or provide reference to an existing recorded agreement.

Landscaping:

13. Please revise the Landscape Plan to reflect the removal of the existing sidewalk along Thomas Road and replacement of that area with landscaping to create the detachment for the new 8-foot wide sidewalk shown on the site plan.

Water and Wastewater:

14. The Water and Wastewater BODs have been acknowledged as accepted, but please note the following to be addressed with the Improvement Plans and site development:

A. Wastewater:

- a. Call out all City relevant details for service line, minimum 6-inch designed per MAG 440-3.
- b. Determine where car bay floor drains will be placed and add sand/grease/oil interceptors per plumbing code as applicable.
- c. Confirm 1% slope is available for service line, confirm existing sewer invert at existing connection and maintain 4-feet of cover on service line.

B. Water:

- a. Call out all City relevant details for meter, backflow, and service. Minimum service line 1-inch type K copper, with backflow adjacent to meter (with the meter located in the right-of-way or within an easement).

- b. Confirm the fire riser/room and hydrant locations with fire plan review staff.

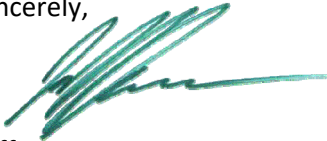
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine 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 21 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,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 1-UP-2021

Key Code: J6954

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: **J6954**. 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:
- Landscape Plan:
- Floor Plans: