



8/26/2021

Neil Feaser
RKAA Architects, Inc
2233 E Thomas Rd
Phoenix, AZ 85016

RE: **8-ZN-2021**
FLW Storage
3144B (Key Code)

Dear Mr. Feaser:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/2/2021. 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.

General Plan, Character Area, Streetscape Adopted Plan Issues

The following 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:

1. The community's current and ratified General Plan is General Plan 2001, as responded to by the applicant in the first submittal. However, City Council recently adopted Scottsdale General Plan 2035 on June 8, 2021. Consequently, City Council has called for a special election in November 2021 for the voters to consider possible ratification. If Scottsdale General Plan 2035 is ratified by the voters prior to City Council acting upon this proposal, an updated narrative that responds to the goals and policies of the Scottsdale General Plan 2035 will be required prior to scheduling any public hearing. The recent City Council adopted plan can be found at: <https://www.scottsdaleaz.gov/general-plan/general-plan-updates>
2. Please update the format of the narrative to respond to the General Plan 2001 goals and approaches. Please include the enumerated goal or approach as well as discussion as to how the proposal intends to implement the cited goal or approach.

EXAMPLE:

LAND USE

Goal 1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Bullet 1: Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.

Response:...

3. Please update the format of the narrative to respond to the Greater Airpark Character Area Plan goals and policies. Please include the enumerated goal or policy as well as discussion as to how the proposal intends to implement the cited goal or policy. Greater Airpark Character Area Plan can be found at: <https://www.scottsdaleaz.gov/planning-development/long-range-planning/character-area-plans/airpark-area>

EXAMPLE:

GOAL

Land Use 1, Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization.

Policy LU 1.3 Promote development intensities supportive of existing and future market needs.

Response:...

4. The Greater Airpark Future Land Use Map designates this area as Airpark Mixed Use (AMU) future land use designation that is described as a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses. The General Commercial (C-4) zoning district, however, includes allowed uses that more appropriately align with Employment (EMP) future land use designation as it is described within the Greater Airpark Character Area Plan. In particular, Employment (EMP) includes an array of office, commercial, warehousing, and light industrial land uses. In conjunction with your Zoning request for the General Commercial (C-4) zoning, please submit a Non-Major General Plan Amendment to request a change from Airpark Mixed Use (AMU) to the Employment (EMP) Future Land Use designation. This request should include an updated narrative as well as graphics depicting the requested change.
5. The General Plan 2001 (Land Use Element Goal 7) and the Greater Airpark Character Area Plan (Land Use Goal 4, Policy LU 4.6; Greater Airpark Development Types Map and Examples) describe transitions between development types within the airpark area. The project site is within the Type C – Higher Scale and is adjacent to the Type A – Medium Scale. Please consider planting mature trees along the north elevations of the building to soften the transition to the public trail and the open space north of the project. With a resubmittal, please provide a response that discusses how the proposed development will blend with the existing development within a revised narrative and site plan.
6. In accordance with Greater Airpark Character Area Plan (Land Use Goal 7; Character and Design Goal 2, Policy 2.1.1) E. Frank Lloyd Wright Boulevard is a signature corridor. With a resubmittal, please provide a response that discusses how the proposed development will enhance the Frank Lloyd Wright Boulevard frontage for this site within a revised narrative and landscape plan showing the improved frontage. The Greater Airpark Character Area Plan (Community Mobility Goal 7, Policy CM 7.1) encourages design that promotes access to those walking, cycling, or taking public transit, particularly along Signature Corridors. With a

resubmittal, please provide a response that discusses how the proposed development will enhance sidewalk connections from the neighboring sites and the Frank Lloyd Wright Boulevard frontage within a revised narrative and site plan.

7. If further outreach has been conducted since the original submittal, please provide an updated Citizen Involvement Report.

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:

8. The represented site boundary and the existing R1-35 zoning district boundary do not align. The O-S rezoning action of 9-ZN-2009 left R1-35 zoning remaining on this site south of the north boundary of the 20-foot-wide Sewer Easement (granted by 10/0622548). If that area is not also included in the scope of the current rezoning request, this site will be required to still adhere to a 50-foot-wide setback (per Sec. 5.1604.D.2 of the Zoning Ordinance) along the entire northern boundary of the represented parcel, where the proposed C-4 zoning would be abutting the remaining strip of R1-35 zoning. Please look into working with the owner of the remaining northern portion of R1-35 zoned area (BOR?) to include that area for rezoning in your application scope or update the site layout to account for the required setback.
9. The accessible parking calculations provided on the site plan identify 2 spaces, but Sec. 9.105.B.4 of the Zoning Ordinance specifies 4% of the provided parking (56 spaces), which results 3 spaces. Please update the site plan to account for the minimum 4% requirement based on the final provided number of spaces.
10. The parking calculations identified on the site plan show the gross floor area to include the basement level and the RV garages, which are generally not part of the definition of Gross Floor Area. Recalculating the parking to include the office space, but exclude garages and basement space, the minimum parking appears to result 37 spaces.
 - a. There are larger covered parking spaces represented on the plan. If these are intended to be rented as vehicular storage spaces, they'll need to be excluded from the provided parking calculations (towards achieving the parking requirement). Please update the plans to clarify and differentiate the parking areas accordingly.

Fire:

11. Please include a note on site plan identifying "Key switch/pre-emption sensor required for gates" per Fire Ord. 4283 Sec. 503.6.1.
12. Please update the plans to identify the location of the FDC and that the FDC meets spacing requirements of Fire Ord. 4283 Sec. 912.
13. Please update the plans to provide a new fire hydrant within the site, as indicated on the marked-up site plan, in accordance with Fire Ord. 4283 Sec. 507.5.1.2.
14. Please revise the plans to demonstrate the location of the Fire Riser Room, per DSPM 6-1.504.

15. Please revise the site plan to demonstrate both left and right turns with fire apparatus turning radii (25-foot inside, 49-foot outside, and 55-foot bucket swing) per DSPM 2-1.303.B.5.
 - a. Please include the commercial turn-around dimensions per DSPM Fig. 2-1.5.

Drainage:

16. Please submit a revised Drainage Report and Grading & Drainage plan, with the rest of the resubmittal material identified in Attachment A.

Water and Wastewater:

17. Please submit revised Water and Wastewater Design Reports with the rest of the resubmittal material identified in Attachment A.
18. Please include a Hydrant flow test with the resubmittal.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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:

19. The building concept is configured anticipating exterior access storage units along the span of the south building face. That portion of the building directly abuts the under 30-foot-wide drive aisle through the site. If vehicles park outside of those units to load/unload, only about 20-feet (or less) of clearance is left in that drive aisle for maneuvering through the site. Please evaluate the emergency and general vehicular circulations impacts of the orientation of access to those units and revise the site configuration accordingly.
20. In order to improve readability of proposed improvements, please provide enlarged site plan sections detailing at a larger scale those areas of the site near road frontages (Frank Lloyd Wright Blvd. and the Frontage Road). In addition, please show any existing roadway improvements (curb, gutter, sidewalk, etc.) on plans.
21. To maintain a consistent streetscape, please revise the project plans to provide a similar site improvements setback to that provided on other properties along the north side of Frank Lloyd Wright Blvd in this area, which range from 30 to 40-feet from the property line.

Landscape Design:

22. In order to improve readability of proposed improvements, please provide landscape plan detailing at a larger scale for those areas of the site near road frontages (Frank Lloyd Wright Boulevard and the Frontage Road). In addition, please show any existing roadway improvements (curb, gutter, sidewalk, etc.) on plans.

Building Elevation Design:

23. Please revise the plans to provide the building height calculations based on the provisions within Sec. 3.100 of the Zoning Ordinance, measuring from a point established by the average top of curb plus 12-inches.
24. The City's Self-Storage Facilities Design Guidelines direct building design to the reduction of apparent building size and mass through varying the height of the building and avoiding long

or continuous blank wall planes and monotonous wall treatments. Please revise the building design to meet the Design Guidelines intent.

25. The City's Self-Storage Facilities Design Guidelines discourage the use of false windows that do not provide actual penetrations to the interior of the building. Please revise the building design to meet the Design Guidelines intent.

Traffic Analysis:

Please provide a revised TIMA with the resubmittal, addressing the following:

26. Please identify number of rear-end collisions by direction and provide discussion of traffic control needs, transportation system management, or other mitigation measures in relation to the additional traffic expected for this site. (DSPM 5-1.700 & 5-3.123).
27. Please use the provided signal timings at Northsight/FLW and Hayden/FLW. (DSPM 5-1.703).

FRANK LLOYD WRIGHT & NORTHSIGHT		System # 306
BASIC TIMING PLAN		Date Designed 4/2/2020
Section #	I.P. Address	MM1-5-1
1078	172.27.13.06	

Phase	1	2	6	8
Movement	WBL	EBT	WBL	NBLT
NOTES	5&P	COORD	COORD	7
MIN GRN	5	10	10	7
BK MGRN				
CLY GRN				
WALK	4	4	4	4
WALK2				
WALK MAX				
RED GREEN	13		13	
PD CLR2				
PC MAX				
RED CO				
RED EXT	2		2	
PH EX12				
MAX 1	30	50	55	40
MAX 3	45	70	75	55
OPM MAX	45	70	75	55
OPM STP	4.0	4.7	4.7	3.0
YELLOW	2.4	3.0	3.0	2.6
RED MAX	2	2	2	2
RED EXT	2	2	2	2
ACT B4				
DISC ACT				
MAX INT				
TIME B4				
CAES W7				
STIPUDC				
MIN GAP				
LOCK SET				
VER RECALL	X		X	
MAX RECALL				
SOFT RECALL				
NO REST				
ADD INT CAL				

Advance detection on phases 2 & 6

FRANK LLOYD WRIGHT & NORTHSIGHT		System # 306
COORDINATOR		Date Updated 4/2/2020
Section #	I.P. Address	MM1-5-1
1078	172.27.13.06	

PHASE	1	2	3	4	5	6	7	8
TOW	23							25
YELLOW	4	4.7						4.7
ALL RED	2	1						1
WALK	23							25

PLAN 1 AM PLAN OPERATIVE TIMES 6:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	12	88							25	Target Cycle Length
			COORD	X					X			120	Actual Cycle Length
			RECALLS	V					V			68	Balanced
			GREEN	6.0	77.3				89.3		20.0	120	

PLAN 2 MIDDAY PLAN OPERATIVE TIMES 9:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	11	79							30	Target Cycle Length
			COORD	X					X			120	Actual Cycle Length
			RECALLS	V					V			22	Balanced
			GREEN	5.0	73.3				84.3		25.0	120	

PLAN 3 PM PLAN OPERATIVE TIMES 15:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	12	78							30	Target Cycle Length
			COORD	X					X			120	Actual Cycle Length
			RECALLS	V					V			107	Balanced
			GREEN	6.0	73.3				84.3		25.0	120	

PLAN 4 MIDNIGHT PLAN OPERATIVE TIMES 22:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	15	50							65	Target Cycle Length
			COORD	X					X			90	Actual Cycle Length
			RECALLS	V					V			54	Balanced
			GREEN	9.0	44.3				59.3		20.0	90	

FRANK LLOYD WRIGHT & HAYDEN		System # 172
BASIC TIMING PLAN		Date Designed 4/2/2020
Section #	I.P. Address	MM1-5-1
803	172.27.11.72	

Phase	1	2	4	5	6	8
Movement	WBL	EBT	SBL	EBL	WBL	NBLT
NOTES	PROT	COORD	SPLIT	L-P	COORD	SPLIT
MIN GRN	5	10	5	5	10	5
BK MGRN						
CLY GRN						
WALK	4	4	4	4	4	4
WALK2						
WALK MAX						
RED GREEN	23	33	33	33	37	
PD CLR2						
PC MAX						
RED CO						
RED EXT	1	1	2	1	1	2
PH EX12						
MAX 1	30	55	45	20	55	50
MAX 3	40	65	55	30	65	60
OPM MAX	40	65	55	30	65	60
OPM STP	5	5	5	5	5	4.4
YELLOW	4	4.7	3.3	4	4.7	4.4
RED MAX	2	2	2	2	2	2
RED EXT	2	2	2	2	2	2
ACT B4						
DISC ACT						
MAX INT						
TIME B4						
CAES W7						
STIPUDC						
MIN GAP						
LOCK SET						
VER RECALL	X		X			
MAX RECALL						
SOFT RECALL						
NO REST						
ADD INT CAL						

Phases 4 and 8 are exclusive.
Advance detection ph 1,2,5,6,8

FRANK LLOYD WRIGHT & HAYDEN		System # 172
COORDINATOR		Date Updated 4/2/2020
Section #	I.P. Address	MM1-5-1
803	172.27.11.72	

PHASE	1	2	3	4	5	6	7	8
TOW	23	35						37
YELLOW	4	4.7	3.3	4	4.7			4.4
ALL RED	2	1	2	2	1			1.5
WALK	23	35						37

PLAN 1 AM PLAN OPERATIVE TIMES 6:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	31	53							24	Target Cycle Length
			COORD	X					X			120	Actual Cycle Length
			RECALLS	V					V			46	Balanced
			GREEN	25.0	47.3				6.0	5.0	67.3	18.1	120

PLAN 2 MIDDAY PLAN OPERATIVE TIMES 9:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	29	48							31	Target Cycle Length
			COORD	X					X			120	Actual Cycle Length
			RECALLS	V					V			99	Balanced
			GREEN	23.0	42.3				6.0	5.0	60.3	25.1	120

PLAN 3 PM PLAN OPERATIVE TIMES 15:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	23	35							14	Target Cycle Length
			COORD	X					X			120	Actual Cycle Length
			RECALLS	V					V			39	Balanced
			GREEN	17.0	49.3				8.0	5.0	61.3	22.1	120

PLAN 4 MIDNIGHT PLAN OPERATIVE TIMES 22:00	R1	R2	PHASE	1	2	3	4	5	6	7	8	COORD	offset
			SPLIT	14	39							24	Target Cycle Length
			COORD	X					X			90	Actual Cycle Length
			RECALLS	V					V			90	Balanced
			GREEN	8.0	33.3				7.0	5.0	36.3	18.1	90

28. Please note existing phasing characteristics at the signalized intersections (protected, permissive, overlap, etc).
29. The trip generation of the potential development under existing zoning section uses and densities cannot be verified by reviewer. The expectations from trip comparisons are to compare existing conditions with proposed development. Please address the comparison accordingly.
30. Please modify the curb at proposed "Access B" to be configured for Right-Out only traffic. If intended for use as a Fire access, mountable curb will be required and modification of the existing median along Frank Lloyd Wright Blvd to provide mountable curb will also be required.
31. Please ensure there is adequate space for vehicle queuing at "Access B". Currently, it appears there is no offset from the exit point of the driveway and the proposed gated exit.
32. Please provide mitigation discussion for existing and proposed intersections and intersection movements operating at an inadequate LOS. Utilize mitigation analysis if any deficiencies are found for existing signal timings.

Circulation:

33. Please revise the gated exit-only access to comply with DSPM Figure 2-1.3. Exit only emergency access may require modifications to create a mountable median in Frank Lloyd Wright Boulevard to accommodate fire access.
34. Please provide additional documentation of shared access to this site using the existing driveway between APNs 215-51-001N and 215-51-001R. The existing easement does not appear to account for access rights to this parcel and ends 18-feet short of connecting to this site.
35. It is unclear on the site plan and in the narrative where loading/unloading will occur. There is no turnaround provided at either end of the site, so it is unclear how vehicles that would utilize a storage facility would load/unload and maneuver the site once entering the gate to either the RV storage area to the east or the self-storage units to the west. Please revise the documents to clarify and elaborate on the operational functionality as it is anticipated with the proposed configuration.
36. A future 10-foot shared use path is planned within the "trail easement" located along the northern boundary of project site. The "trail easement" is located between the CAP fence and the proposed north boundary of this site. This proposal doesn't appear to impact the dedicated trail easement, but the easement and trail/path location should be correctly reflected on this site plan for context and consistency.
37. In accordance with DSPM 2-1.310, please update the site plan to provide a minimum 6-foot-wide accessible pedestrian route from the main entry of the development to the public sidewalk along Frank Lloyd Wright Boulevard.
38. In accordance with DSPM 2-1.303, please update the site plan to identify a minimum 24-foot-wide drive aisle that is independent form the 6-foot pedestrian rout identified above.
39. Please update the site plan to show and identify site distance triangles in accordance with DSPM 5-3.123 D.

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:

Other:

40. In accordance with SRC Ch.48, a plat will need to be processed through the appropriate City process to create the represented parcel configuration per city code requirements. Final plat recordation will be required prior to any permit issuance.

Please resubmit the revised application requirements and additional/supplemental 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/supplemental 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 have the minimal information to be reviewed.

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: 8-ZN-2021

Key Code: 3144B

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: **3144B**. 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:
- Revised Traffic Impact Mitigation Analysis (TIMA):
- Site Plan:
- G & D Plan
- Open Space Plan:
- Landscape Plan:
- Elevations:
- Floor Plan(s):
- Floor Plan worksheet(s):

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

- Revised Drainage Report:
- Revised Water Design Report:
- Revised Wastewater Design Report: