



12/15/2021

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

RE: 8-ZN-2021 & 16-UP-2021
FLW Storage
3144B (Key Code)

Dear Neil Feaser:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/18/2021. The following **2nd 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. Scottsdale General Plan 2035 has been ratified by the voters. Please revise the narrative and remove the responses to the 2001 General Plan and just address the 2035 plan.
2. In accordance with the Greater Airpark Character Area Plan (Land Use Goal 7; Character and Design Goal 2, Policy 2.1.1) E. Frank Lloyd Wright Blvd. is a signature corridor. Please revise Landscape plan to reflect additional plant material between the sidewalk and the street curb along this parcel's Frank Lloyd Write Blvd frontage.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second 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:

3. In addition to the garage/covered RV parking spaces at the east end of the site, there are 8 standard parking spaces (as part of the required parking spaces) that are located behind a secondary gate. It

would typically be expected that those spaces (which serve the parking requirements of the storage building) be easily/practically accessible to the building they are associated to. Please revise the parking configuration to locate those eastmost 8 spaces in closer proximity to the storage building rather than to the storage garages, or provide additional clarifying information as to how operationally those 8 standard spaces support the garages/covered spaces.

- a. It appears there may be opportunity to swap some of the standard spaces on the east with the covered spaces on the west end, with the goal of placing all of the gated vehicle storage in a single location on the site.

Circulation:

4. Please provide documentation of an updated shared access easement agreement to this site, which corresponds to utilizing the existing driveway between APNs 215-51-001N and 215-51-001R. (The existing easement does not account for access rights to this parcel and the easement description ends 18-feet short of connecting to this site.)
 - a. The response letter provided with the re-submittal says that information was provided but we did not find that in the submittal documents. Documentation of access is critical to demonstrating the project configuration is viable and to this application moving forward to the Planning Commission and City Council. If that access can not be achieved, it will significantly affect the site plan and site circulation.

Traffic Analysis:

5. Please provide a revised TIMA with the resubmittal, addressing the following:
 - a. On Page 11, please remove the reference to the Town of Gilbert.
 - b. On Page 13, please note in the description of existing roadway conditions the existing phasing characteristics at the signalized intersections (protected, permissive, overlap, etc).

Drainage:

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

Water and Wastewater:

7. Please submit revised Water and Wastewater Design Reports with the rest of the resubmittal material identified in Attachment A.
 - a. Please provide more detail regarding where the sewer is connected into the public system.
 - b. Please show and identify that a 20-foot-wide easement will be provided over any portion of public waterline within private property.

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

8. In order to improve readability of proposed improvements, please provide site plan detailing at a larger scale for those areas of the site near road frontages (Frank Lloyd Wright Blvd. & Pima Road).

In addition, please show any existing roadway improvements (curb, gutter, sidewalk, etc.) on plans. (Zoning Ordinance, Sec. 1.305.A.)

9. To maintain a consistent streetscape, please revise the project plans to provide a similar site improvement 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.
 - a. This proposal includes a 6-foot-tall wall and gate along the Frank Lloyd Wright frontage within that improvement setback area. If those enclosure elements cannot be relocated farther back from the street frontage, please consider alternative materials or combinations (such as wrought iron) to allow for more visual openness along the Frank Lloyd Wright frontage.
10. The site configuration anticipates covered parking spaces at the west end of the site, within the easement dedicated under recorded document 10/0622548. Please take into consideration that the easement rights and physical utilities located within that easement may affect the placement of parking canopy structures as anticipated and that the gating and enclosure of that area will require written consent by the applicable utility providers for ensured maintenance access rights, at time of construction document submittal.

Circulation:

11. In accordance with DSPM 2-1.310, please update the Site Plan to show and account for a 6-foot-wide accessible pedestrian route from the main entry of the development to Frank Lloyd Wright.
 - a. Per DSPM 2-1.303, the drive aisle is required a minimum width of 24-feet. The 6-foot sidewalk must be able to be provided separately outside of that drive aisle.

Landscape Design:

12. 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 Blvd. & Pima Road). In addition, please show any existing roadway improvements (curb, gutter, sidewalk, etc.) on plans. (Zoning Ordinance, Sec. 1.305.A.)

Building Elevation Design:

13. 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.

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.

In an effort to get this Zoning District Map Amendment and Use Permit request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 37 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **2nd 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 & 16-UP-2021

Key Code: 3144B & 2020A

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:
- Elevations:
- Landscape Plan:

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

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