



9/17/2021

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

RE: **32-DR-2021**
McDowell Hayden Retail
982X4 (Key Code)

Dear Mr. Feaser:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/12/2021. 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 plans to acknowledge the proposed split from the existing parcel configuration, and that the result is 3 lots that will need to each be able to demonstrate compliance with their own individual development standards (open space, parking, etc.) as required by the Zoning Ordinance.

Drainage:

2. Please submit a revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Water and Wastewater:

3. Please revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please address the redlined reports and the specific comments below:

A. Sewer:

- a. Grease interceptors shall be in serviceable and inspect-able locations, not located under parking stalls, per DSPM 7-1.411.

- b. New sewer services shall be 6-inch minimum, per MAG 440-3 (similar) and connected perpendicular to the sewer. Place the clean out in an 8-foot PUE and outside of a drive aisle. Refer to markups on utility plans and DSPM 7-1.409
 - c. Sewer loading was calculated incorrectly. Both are proposed as restaurants per site plan and other submittal documents. Please correct the values in accordance with DSPM 7-1.403
- B. Water:
- a. Water meters shall be placed in an easement and adjacent to the Right-of-Way. The back flow shall be placed on private property. Please see DSPM 6-1.416.G.
 - b. Water service and fire lines shall be connected perpendicular to the main, in accordance with DSPM 6-1.416.J.
 - c. Provide witnessed and certified hydrant flow test and provide results in report. Both flow and pressure hydrant to be on Commerce Court. Compare to fire flow required in report. See DSPM 6-1.405.
 - d. Revise water demand and peaking factor values based on two restaurants. Use peak hour factor of 6 for restaurants. DSPM 6-1.202.H and 6-1.404.B.
 - e. Clarify backflow location for fire lines and location of FDCs referenced in report. Not clear on the utility plan.

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:

4. Please revise the site plan to identify that the bicycle parking spaces location 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.
5. Please identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers on more appropriate locations and paint colors to mitigate the visual impacts of the equipment on the site.
6. The current site utilizes a long commercial container, and the proposed modification to existing refuse enclosure on the site will no longer accommodate such a container. Please revise the plans to reflect providing a double enclosure, per DSPM 2-1.309, for 2 containers following the City's double enclosure Standard Detail 2147-1.
7. Please update the plans to identify and provide grease containment areas at each new refuse enclosure servicing the new buildings. In accordance with Standard Details 2146-2 & 2147-2, that includes providing the 30-foot concrete pad in front of each enclosure.
8. In accordance with DSPM 2-1.310, please update the site plan to show and identify a 6-foot-wide accessible pedestrian route from the main entry of each building to both E. McDowell Road and E. Commerce Court. Each proposed parcel should be providing its own connection.

Landscape Design:

9. The drive-thru side of Building B is unclear as to the intent of the area between the east building face and the drive lane. The elevation drawings show access doors for the tenant spaces. Please clarify if landscaped areas can be provided along the other portions of that building face to create base planting as a buffer around all sides of the buildings.
10. The north patio area for Building A shows planters and landscape between the sidewalks and the patio. Please revise the plans to reflect a similar separation configuration for the north patio on Building B.

Building Elevation Design:

11. Please revise the Color and Material Board to include labels that correspond to the letter designations on the Color Elevation drawings. If possible, please provide clearer images of the representation of physical materials (such as the brick veneer and the wood louvers).
12. The city's design guidelines direct the use of muted earth tones for paint materials and applied building materials. Please revise the project plans and material board to provide an alternative color to the proposed Benjamin Moore "Black Knight" color, with something that aligns with the direction of the design guidelines.
13. Please provide information and details related to the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally integrated within the design of the structure. 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 Zoning Ordinance Section 7.105.C and DSPM 2-1.210.
14. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines.
15. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines.
16. Please provide section drawings of the proposed exterior shade devices. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
17. Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications.
18. Please revise the project plans to dash-in the locations of rooftop mechanical, utility, and communications equipment to ensure that this equipment is appropriately screened. Parapet height

for roof-mounted units shall be equal to, or exceed the height of, the tallest unit. Please refer to DSPM 2-1.205.

19. Please revise the building elevations to clearly indicate which building (A or B) is represented on each elevation sheet.
20. The building elevations for Building B reflect a covered shade canopy over the drive-thru window that is not reflected on the Site Plan. Please update the Site Plan to show the canopy location.
21. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to DSPM 2-1.210.
22. Please revise the Site Details sheet to indicate the color that will be applied to the gates of the trash enclosure.

Lighting Design:

23. In accordance with the City of Scottsdale Exterior Lighting Policy, please identify that all fixtures and associated hardware, including poles, shall be flat black or dark bronze.
24. Please revise the lighting cutsheet plan to indicate on each cutsheet the unique fixture specifications to be used for the project.

Circulation:

25. Please revise the plans to show and identify the sight distance triangles at the E. McDowell Road site driveway and the E. Commerce Court site driveways, to verify that adequate sight distance is provided in accordance with DSPM 5-3.123; Figs. 5-3.25 and 5-3.26.

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:

26. The Site Plan and ALTA identify an existing Access and Non-Barrier Easement (86/707545) that does not align fully with the proposed site configuration and the west drive aisle. Please address whether or not this easement needs to be modified to match up to the current configuration.
27. There is an existing sidewalk that terminates near the southwest corner of this site (beyond the driveway to Circle K). Please look at extending that sidewalk along enough of this site's frontage to create continuity with the existing internal pedestrian network of the Commerce Center and to provide connection to these proposed businesses.
28. Please look at continuing the east/west pedestrian route, along the north drive aisle, farther west to connect the Circle K site along the shared north driveway connection.

Circulation:

29. Please acknowledge and identify that with the proposed division of this site, Cross Access easements will be required as part of that action.

30. Please revise the plans to show and identify the dedication of a Non-Motorized Public Access easement over the portion of sidewalk along E. McDowell Road that extends outside of the public right-of-way.
31. Please revise the plans to show and identify the dedication of, or provide documentation of an existing dedication of, a Transit Shelter easement over the existing transit shelter facility on the E. McDowell Road site frontage.

Other:

32. Per the land division code (SRC Ch.48) private streets are to have a governing association providing for a unified operation and maintenance of street, by all property owners of benefitting parcels, having originated from parcel dedicating private street as reflected in, MCR 266-21. No new parcels maybe created until private street ownership is properly addressed.

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 26 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: 32-DR-2021

Key Code: 982X4

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: **982X4**. 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:
- Landscape Plan:
- Open Space Plan:
- Elevations:
- Perspective(s)
- Lighting Site Plan(s):
- Photometric Analysis Plan(s):
- Manufacturer Cut Sheets of All Proposed Lighting:
- Floor Plan(s):

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

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