



10/18/21

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

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

Please find below RKAA response **in red** to 1st DR review comments dated 09/17/2021 for the above referenced project:

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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.

Response: Development standards and calculations provided for each parcel. Please refer to revised site plan and open space calculation sheet.

Drainage:

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

Response: Please refer to Civil resubmittal package and response letter.

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:

Response: Response: Please refer to Civil resubmittal package and response letter.

A. Sewer:

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

Response: Response: Please refer to Civil resubmittal package and response letter.

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP

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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

Response: Response: Please refer to Civil resubmittal package and response letter.

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

Response: Response: Please refer to Civil resubmittal package and response letter.

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.

Response: Response: Please refer to Civil resubmittal package and response letter.

b. Water service and fire lines shall be connected perpendicular to the main, in accordance with DSPM 6-1.416. J.

Response: Response: Please refer to Civil resubmittal package and response letter.

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.

Response: Response: Please refer to Civil resubmittal package and response letter.

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.

Response: Response: Please refer to Civil resubmittal package and response letter.

e. Clarify backflow location for fire lines and location of FDCs referenced in report. Not clear on the utility plan

Response: Response: Please refer to Civil resubmittal package and response letter.

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.

Response: Noted. Bicycle parking revised per COS standard detail no. 2285. Please refer to revised site plan.



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.

Response: Utilities shown and Key note added on site plan. Please refer to revised site plan. Also refer to revised civil plans.

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.

Response: Site plan revised. Double enclosure added per comment and standard detail 2147-1 & per DSPM 2-1.309. Please refer to revised site plan.

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.

Response: Site plan revised. Double enclosure added per comment and standard detail 2146-2 & 2147-2. 30-foot concrete pad provided and shown on site plan. Please refer to revised site plan.

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.

Response: Site plan revised to show a 6-foot wide accessible pedestrian route from Each building to both McDowell road and Commerce court per comment and discussion over phone with Planner Jeff Barnes on 9-30-2021. Please refer to revised site plan.

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.

Response: Footprint for building-B updated per elevations. Rear access doors added and shown on the site plan. Landscape area provided between the doors per comments.

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.

Response: As discussed over the phone with Planner Jeff Barnes on 9-30-21, There is no room to provide landscape area between sidewalk and patio similar to PAD-A on north side of PAD-B as the building setback from curb is less than PAD-A. As discussed, landscape area provided on the East side of the patio between the drive thru lane for PAD-B as buffer from the drive thru exit lane and on the east side between sidewalk. Please refer to revised site plan.

**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).

Response: Please see updated MB-1 & MB-2.

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.

Response: Please see updated EL-1 & EL-1 sheets.

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.

Response: Please see updated EL-1 & EL-1 sheets.

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.

Response: Please see added sheet SEC-1.

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.

Response: Please see added sheet SEC-1.

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.

Response: Please see added sheet SEC-1.



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.

Response: Please see updated EL-1 & EL-1 sheets.

19. Please revise the building elevations to clearly indicate which building (A or B) is represented on each elevation sheet.

Response: Please see updated EL-1 & EL-1 sheets.

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.

Response: Please see updated SP-1.

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.

Response: Please see updated FP-1 & FP-1 sheets.

22. Please revise the Site Details sheet to indicate the color that will be applied to the gates of the trash enclosure.

Response: Please see updated EL-3 sheet.

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.

Response: Please refer to revised elevations and photometric plans.

24. Please revise the lighting cutsheet plan to indicate on each cutsheet the unique fixture specifications to be used for the project.

Circulation:

Response: Please refer to revised photometric plans and response letter.

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.

Response: SVT added on site plan per DSPM 5-3.123 Figs. 5-3.25 and 5-3.26. Please refer to revised site plan and landscape plans.