



May 19, 2022

City of Scottsdale

Attn: Planning & Development Services Division
Meredith Tessier mtessier@ScottsdaleAZ.gov

RE: Plan Review comments (42-DR-2021 Gawley Center M5016 (Key Code))
Project: 21-016 Gawley Center
Project address: E. Bell & 91st Street Scottsdale, AZ

We have revised the drawings and addressed your review comments as indicated below.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Site Plan/Site Design:

1. On revised plans, please provide the Gross and Net lot area (after right of way dedications) and update the provided Floor Area Ratio accordingly (7-ZN-2003).

RESPONSE: The gross and net lot areas, as well as the Floor Area Ratio, have been updated on sheet DRB-1. The net area was reduced slightly by the removal of the curved ROW on the NEC as discussed with Meredith Tessier via Teams call on 5/19/22. The rest of the numbers and calculations follow as shown, not including the ROW dedications.

2. Pursuant to zoning case #33-ZN-2000 and the approved Horseman's Park Master Environmental Design Concept Plan (MEDCP), please revise the wash design to a drainage channel that is consistent with the approved cross-sections depicted in chapter 6 of the MEDCP. Please note, the wash design will require a wider area and likely conflict with the refuse enclosure. Within the next submittal, please revise the design of the wash and relocate the refuse enclosure to an alternative location. Please revise all impacted plans accordingly. For further discussion with city staff departments, a Teams meeting will be coordinated with Engineering and Stormwater staff.

RESPONSE: As discussed during the Teams call on 5/19/22, we respectively request the project proceeds with the currently designed wash that includes the box culvert. We understand this is outside the Horseman's Park Master Environmental Design Concept Plan and are prepared to present our design to the DRB Board for discussion.

Open Space:

3. On a revised Open Space, please update the required open space calculations based on the Net Lot Area by using the lot square footage after the required right of way dedications.

RESPONSE: The required open space calculations have been updated on Sheet DRB-3 to reflect the update to the net lot area as shown on DRB-1.

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602.229.1100 office | 602.229.1101 fax

42-DR-2021
5/20/2022



Water Resources:

1. The site design is proposing a wash crossing. As such, within the next submittal please provide details on sewer construction under the box culvert. Please provide details that encase the sewer or provide restrained joint Ductile Iron Pipe (DIP). (DSPM Chapter 6). Please see additional comments within the Wastewater Report and address comments within a revised report.

RESPONSE: The requested updates have been made to the utility plan, UTP-1, and sewer report, provided. Per the Teams call with Richard Sacks and Eliana Hayes on 5/19/22, no further comments and the details are acceptable.

Engineering:

2. Per DSPM Section 6-1.202 & 7-1.201, the Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Please update the Wastewater report accordingly.

RESPONSE: The wastewater report has been updated and is provided. Per the Teams call with Richard Sacks and Eliana Hayes on 5/19/22, no further comments and the report is acceptable.

Drainage:

3. To obtain comments, please contact Stormwater Reviewer Nerijus Baronas at 480-312-7072.

RESPONSE: Nerijus Baronas was contacted and has no comments.

Airport:

4. This project falls within the Airport Influence Area, AC-2, and per Chapter 5 of the Scottsdale Revised Code, Aviation. Per Sec. 5-354 – Height Analysis – The owner of new development (and natural growth and construction equipment associated with new development), to be located within the twenty-thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. Within the next submittal, please provide the FAA response to FAA Form 7460-1.

RESPONSE: The FAA response to Form 7460-1 has been provided on 5/16/22. Meredith Tessier confirmed receipt on 5/19/22 Teams call.

If you have any further questions, please don't hesitate to reach out to me directly. Please note we have provided update site electrical documents that reflect the updated site plan layout.



Sincerely,

A handwritten signature in black ink that reads "Laura Boler". The signature is fluid and cursive, with the first name "Laura" and last name "Boler" clearly distinguishable.

Laura Boler
Project Manager
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602.229.1100