



6/10/2021

David Zeff
Sterling Real Estate Partners
7114 E. Stetson Drive, Suite 3
Scottsdale, AZ 85251

RE: **16-DR-2021**
Scottsdale & Mountain View
123V4 (Key Code)

Dear Mr. Zeff:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/4/2021. 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 open space and floor plan sheets identify the private open space areas, with square footages, and dimension to comply with the requirements outlined in Sec. 5.1004.B.1.b. of the Zoning Ordinance.
2. Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of the ridge tile. Please provide the building height calculations based on the provisions within Sec. 3.100 of the Zoning Ordinance.

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:

Lighting Design:

3. Please revise the Lighting Plans to ensure the following are addressed, in accordance with the City of Scottsdale Exterior Lighting Policy and DSPM:

- a. All exterior lighting shall have a Kelvin temperature of 3000 or less.
- b. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Circulation:

- 4. Please revise the plans to identify the dedication of a 20-foot-wide Non-Motorized Public Access Easement over the existing Drainage Easement along the E Mountain View Road frontage. This will allow for future sidewalk improvements to be widened and/or separated from the curb in accordance with DSPM 5-3.110.
- 5. Please revise the Site Plan to show the sight distance triangles at the two site driveways and dedicate easements as necessary over any portion of the triangle that overlays the site, per DSPM 5-3.123; Figs. 5-3.25 and 5-3.26.
- 6. Please revise the plans to widen the sidewalk connection from the building to Mountain View Road to a minimum width of 6-feet in accordance with DSPM 2.1-310.

Engineering:

- 7. Please provide a separate refuse plan that provides the following information, per DSPM 2-1.309:
 - a. Make, model and capacity of proposed compactor. Per the City's criteria, 4 traditional refuse enclosures are required to be accounted for.
 - b. Truck turning template for service route, to and from compactor, accommodating a minimum vehicle of turning radius of 45 feet, and vehicle length of 40 feet.
 - c. Refuse enclosure detail per City standards.

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:

Drainage:

- 8. With the Construction Document (Improvement Plan) submittal, a Drainage and Flood Control (DFC) easement will be required to be dedicated along the east side of the existing retention basin which is currently missing an easement.
- 9. With the Construction Document (Improvement Plan) submittal, the engineer will need to calculate the area of disturbance and evaluate first flush volume requirement should the area of disturbance be greater than 1.0 acre.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the

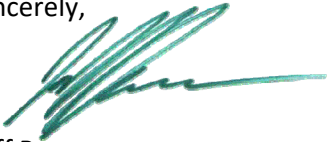
comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 27 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,

A handwritten signature in blue ink, appearing to read 'Jeff Barnes', with a stylized flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 16-DR-2021

Key Code: 123V4

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: **123V4**. 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:
- ☒ Refuse Plan:
- ☒ Open Space Plan:
- ☒ Elevations:
- ☒ Landscape Plan:
- ☒ Lighting Site Plan(s):
- ☒ Photometric Analysis Plan(s):
- ☒ Manufacturer Cut Sheets of All Proposed Lighting:
- ☒ Floor Plan(s):