

6/24/2021

Response to 1st Review Letter Dated: 6/10/2021

16-DR-2021

Scottsdale & Mountain View

123V4 (Key Code)

Applicant team responses in blue.

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.	Response: Revised patios and balconies have been added to the site plan, landscape plan and floor plans. Floor plans confirm private outdoor living requirements.
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.	Response: Building elevations have been revised.

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.	Response: All exterior site lighting poles located in the parking lot areas and perimeter pole lights along the fence line are existing. We are unable to confirm the kelvin temperature.
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.	Response: All exterior site light poles located in the parking lot area and along the perimeter fence line are existing. Therefore, we are unable to meet the maximum 2.5 foot-candle maintained average horizontal luminance level as required by the City. The photometric demonstrates the existing light levels.
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.	Response: All exterior site light poles located in the parking lot area and along the perimeter fence line are existing. Therefore, we are unable to meet the maximum 10 foot-candle horizontal luminance level as required by the City. The photometric demonstrates the existing light levels.
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.	Response: All exterior site light poles located in the parking lot area and along the perimeter fence line are existing. Therefore, we are unable to meet the maximum 1.5 foot-candle initial vertical luminance level as required by the City. The photometric demonstrates the existing light levels.

Additional lighting response: Please note we are adding new exterior low-level building mounted patio lights, these lights are not included in the photometric calculation and are controlled via a light switch located within the unit. All the existing pole lights have been identified as existing with the following symbol (E) and via Keyed Note #2. The light fixture cut sheets located on Sheet E-004 also reference if the light fixture is new or existing.

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	Response: See note 42 on the site plan.
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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.	Response: See notes 40 & 41 on the site plan.
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.	Response: Sidewalk connection will be widened to 6-ft in accordance with the DSPM. See note 39 on the site plan.

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.	Response: See refuse plan.
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.	Response: See refuse plan.
c. Refuse enclosure detail per City standards.	Response: See refuse plan.

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.	Response: Acknowledged.
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.	Response: Acknowledged.

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):