



3/7/2022

Jim Elson  
James Elson, Architect  
16420 N 92Nd St Ste 219  
Scottsdale, AZ 85260

RE: **19-DR-2021**  
Scottsdale Auto Storage  
**87R28 (Key Code)**

Dear Jim Elson:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/7/2022. The following **1<sup>st</sup> 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 submit a revised Project Narrative specific to the DRB application that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.

Fire:

2. Please revise the plans to show and identify that fire apparatus access roads shall have an unobstructed width of not less than 24-feet and vertical clearance of not less than 14-feet, per Fire Ord. 503.2.1.
3. Please revise the plans to show and identify emergency vehicle turning radii in accordance with DSPM 2-1.303 Figure 2-1.4 (25-foot/49-foot Commercial) and Fire Ord. 503.2.4.
4. Please show and identify the location(s) of the Fire Riser room(s) on the plans. Please also note the associated Backflow Prevention for the risers. See Scottsdale I's & A's to NFPA13 Sec.'s 8.16.1.1.7.2 and 8.17.4.5.1.

Drainage:

**\*Please note the Drainage review was still in process at the time of this letter. Additional comments may follow once that review completes.\***

Water and Wastewater:

5. Please submit revised Water and Wastewater Design Reports, addressing the redlines and the information below:

Please provide the following relative to the Water BOD:

- a. A certified fire hydrant test result per DSPM 6-1.405.
- b. Hydraulic modeling to demonstrate the requirements of DSPM 6-1.405 and 6-1.406. Modeling scenarios must demonstrate that flow and pressure requirements are met at all demand points, including the highest finished floor elevation of the clubhouse (two stories).
- c. Water service line demand calculations per DSPM 6-1.202.
- d. Determine the required fire flow demonstrating compliance with IFC Appendix B and DSPM 6-1.501.
- e. Per DSPM 6-1.504.B, an approved double check valve should be located on each building fire line riser.
- f. Water Note 8: Identify pipe material for water service. Refer to DSPM 6-1.416.
- g. Water Note 9: Identify pipe material. Refer to DSPM 6-1.401.E.

Please provide the following relative to the Sewer BOD:

- h. Quantify sewer flows from the development per DSPM 7-1.202.G
- i. Per DSPM 7-1.409.D, sewer service connections to large diameter sewer (15" diam and larger) may only be tapped into a manhole.
- j. Per DSPM 7.1.409, minimum sewer service line diameter for commercial properties is 6" in diameter.

**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:

6. Bicycle parking spaces 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. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.
7. 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, 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 those equipment on the site.

#### Building Elevation Design:

8. Please revise the building elevations to show compliance with the amended development standards, which specified that the sloped roof projection shall not exceed 34-feet in height (which is currently shown at 35'-8" on the plans submitted).
9. 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.
10. The City's Sensitive Design Principles and Commercial Design Guidelines promote the use of muted earth tones in applied materials and paint colors. Please revise the project plans and material board to incorporate building colors that meet these design guidelines.
11. 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. (Zoning Ordinance, Sec. 1.305.A.)
12. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. A SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to DSPM 2-1.402.

#### Lighting Design:

13. Fixture "A" is shown on the back side (east side) of Building B, adjacent to existing residences. Please revise the lighting photometric plans to remove the extra versions of Fixture "A" from the east side of Building B. The conditions/stipulations of 10-UP-2021 specified there shall be not more than 1 light fixture on the east side of the development, to address and minimize impact to the adjacent residential.
14. No fixture shall be mounted higher than twenty (20) feet and all luminaires shall shielded so the light source is not directly visible from the property line. Fixture "B" is shown at heights that exceed these standards and may cause glare to existing residences located adjacent to the site. Please revise the project plans to reduce the lighting height in accordance with the City of Scottsdale Exterior Lighting Policy and DSPM.
15. In accordance with the City of Scottsdale Exterior Lighting Policy and DSPM, please ensure the lighting design accounts for the following:
  - a. All exterior lighting shall have a Kelvin temperature of 3000 or less.
  - b. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
  - c. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.

- e. 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

### **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:

16. The Site Plan identifies 15 parking spaces provided, but only appears to show 13 spaces. Please verify and update the plans accordingly.
17. On the provided Open Space Plan, part of the hatched general open space area appears to be shown/calculated over a portion of the entry drive. Please revise the plan to exclude that area from the calculations and visually represented open space.

#### Fire:

18. Please note that the existing Emergency and Service Vehicle Access Easement through the site will need to be released, and reconfigured as necessary to serve the new site configuration, as part of the construction document submittal.

#### Other:

19. Easement dedications, via plat or MOD, will be required for any public infrastructure running through private parcels. Easements in conflict with proposed development will need to be abandoned prior to, through an MOR (which may be combined with MOD), prior to permit issuance.

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.

These **1<sup>st</sup> 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](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

**Case Number: 19-DR-2021**

**Key Code: 87R28**

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: **87R28**. 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
- Revised Narrative for Project:
- Site Plan:
- Open Space Plan:
- Elevations:
- 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 (if necessary, after completion of Drainage review):
- Revised Water Design Report:
- Revised Wastewater Design Report: