



4/4/22

Jonathan Ammon  
7700 E Indian School Rd Ste 10  
Scottsdale, AZ 85251

RE: **3-DR-2022**  
Western Technologies Addition  
**D6772 (Key Code)**

Dear Mr. Ammon:

The Planning & Development Services Division has completed the review of the above referenced development application. 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:

**Circulation:**

1. Please revise site plan to dimension all drive aisles, adjacent streets/future street right-of-way, and pedestrian walkways in the next submittal.
2. Please revise the site plan to indicate the type of pavement shown on the north side of the new building, as shown in a pattern on the site plan

**Fire:**

3. Demonstrate the location of the Fire Department Connection Fire Ord. 4283, 912.

**Site Design:**

4. 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. – BCarr 3/30/2022

5. 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.

#### **Elevations:**

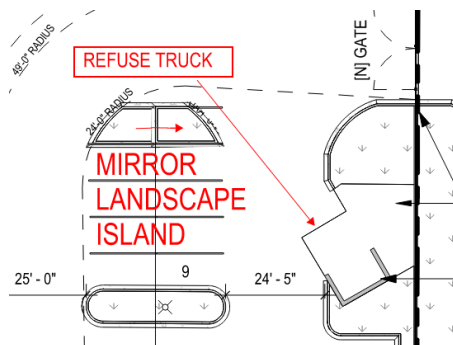
1. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.
2. 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

#### **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. DSPM 2-1.309: Mirror northern landscape island to facilitate a 40' long refuse truck at 45' turning radius into refuse enclosure as follows:



#### **Water BOD:**

7. DSPM 6-1.202 + 7-1.201: Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Update BODs accordingly.
8. Refer to Civil G&D and drainage report redlines for drainage review comments

#### **Fire:**

9. Demonstrate the location of the Fire Riser room DS&PM 6-1.504.

### Planning:

10. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance. Because this is going to public hearing, each DRB criteria must be addressed as laid out in the ordinance.

### Elevations/Design:

11. The City's Sensitive Design Principles and Commercial Design Guidelines promote the use of muted earth tones in applied materials and paint colors. The proposed SW6252 'Ice Cube' color does not meet this guideline. Generally neutral colors should have a warm tone with a Light Reflective Value (LRV) of 70 or less. Please revise the project plans and material board to incorporate building colors that meet these design guidelines.
12. Please revise the building elevations to clearly label the locations of all building materials and colors that will be utilized. (Zoning Ordinance, Sec. 1.305.A.)
13. Portions of the building's east and south elevations appear to have limited shading of exterior glazing. The City's Commercial Design Guidelines and Sensitive Design Principles promote the use of context-appropriate architectural solutions to address solar exposure of exterior glazing. Please revise the project plans to incorporate additional shading features at these building facades.
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.
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.
16. 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.)
17. 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. An 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 the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

### Landscaping:

18. Revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any

direction, per Zoning Ordinance Section 10.501.A. This should include existing landscape areas along E. Commerce Court that currently do not meet requirement

#### **Lighting:**

19. No fixture shall be mounted higher than twenty (20) feet. (City of Scottsdale Exterior Lighting Policy and DSPM)
20. All exterior lighting shall have a Kelvin temperature of 3000 or less. Please revise the exterior lighting plans to indicate the specifications for each fixture, including color temperature and fixture finish, on each manufacturer cutsheet. (City of Scottsdale Exterior Lighting Policy)
21. All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy)
22. 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. (City of Scottsdale Exterior Lighting Policy, and DSPM)
23. 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. (City of Scottsdale Exterior Lighting Policy, and DSPM)
24. 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. (City of Scottsdale Exterior Lighting Policy, and DSPM)

#### **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:

#### **Fire:**

3. NFPA 13 complaint fire sprinkler system shall be required.

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 480-312-2611 or at [csteinke@ScottsdaleAZ.gov](mailto:csteinke@ScottsdaleAZ.gov).

Sincerely,



Casey Steinke  
Planner