



12/16/2021

Maurita Harris  
Phx Architecture  
15990 N Greenway-Hayden Loop Ste C100  
Scottsdale, AZ 85260

RE: **48-DR-2007#3**  
Troon Golf Villas  
**123C6 (Key Code)**

Dear Maurita Harris:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/15/2021. 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. A text amendment was processed to the parking code (5-TA-2020) which altered the parking requirements for some land uses. Per adopted Ordinance 4500 and Resolution 12141, the parking requirement for Travel Accommodations is now calculated at 1 space per 1 unit. Please revise the Site Plan to reflect that calculation in place of the 1.25 per unit and parking study reference.
2. There is a discrepancy between the Civil Plans and the Open Space Plan regarding the NAOS numbers. Please revise the Open Space Plan to reflect the NAOS requirements calculated by the Engineer through their Slope Analysis.

**Fire:**

3. Please revise the plans to demonstrate Fire Hydrant location(s) and spacing, existing and proposed, per Fire Ord. 4283 (507.5.1.2).
4. Please identify the type of fire suppression system being installed for these structures (13, 13R, or 13D).

Drainage:

5. The Drainage review was still in process at the time of this letter. The information resulting from that review will be provided as it becomes available with its completion.

Water and Wastewater:

6. Please submit revised Water and Wastewater Design Report(s) to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
  - a. DR cases require final Water and Sewer BODs per DSPM 6-1.200.B.2 and 7-1.200.B.2. Please update the Water and Sewer BOD formats per DSPM 6-1.202 and 7-2.202.
  - b. Use fire hydrant flow test results for hydraulic modeling of proposed water infrastructure per DSPM 6-1.405.
  - c. The project narrative submitted spells out the development as resort project. As such, please utilize relative water demands for Resort/Hotel (446.3 gpd/unit) for each unit, per DSPM Figure 6-1.2.
  - d. All gpm calculations shall be based on 12-hrs active usage per DSPM Figure 6-1.2.
  - e. A minimum of 1,500 gpm fire flow demand is required per DSPM 6-1.501. Based on maximum size of building footprint, please evaluate if a higher fire flow demand is required per IFC Appendix B.
  - f. Please provide hydraulic modeling for scenarios 1-4, per DSPM 6-1.202.G.
  - g. See DSPM 6-1.202 and 7-1.202 for plan requirement.
  - h. Per DSPM 6-1.402, all new water mains must be designed and constructed in a looped configuration with a minimum of two water sources.
  - i. Provide an updated hydrant test if the fire hydrant test is more than 1 year old per DSPM 6-1.202.
  - j. Please adjust the fire flow results per DSPM 6-1.202.B.
  - k. The project narrative submitted spells out the development as resort project. As such, utilize sewer demands (380 gpd/unit) for Resort/Hotel for each unit with a peaking factor of 4.5 per DSPM Figure 7-1.2.
  - l. Please provide on-site and off-site sewer capacity analysis including sewer flow monitoring per DSPM 7-1.201 and 7-1.202.
  - m. Per DSPM 7-1.400 the developer will be required to design, construct, and upgrade any on-site and/or off-site sewer infrastructure, at their expense, necessary to provide services to the site.
  - n. Water and Sewer BODs specify 36 units. However, Project Narrative spells out 31 units. All documents submitted for City need to be consistent with each other.

**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:

7. 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, resident 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.

#### Refuse Design:

8. In accordance with DSPM 2-1.309, please provide a refuse plan depicting the location of the Golf Club proposed compactor to include the following:
  - a. Type, make and capacity of proposed compactor
  - b. Truck turning template to and from the compactor which accommodates a 40-foot-long truck with a 45-foot turning radius.
  - c. Location of building waste containers with size.
  - d. Waste container service route from building to compactor and responsibility for transfer defined.
  - e. Capacity analysis of existing golf club refuse plus this project refuse, at one commercial container per 20 units.
  - f. Proposed shared refuse agreement between the two parties to include provisions that the agreement may not be terminated without a city approved permit for on-site refuse accommodations. Applicant to acknowledge that no current project permit may be issued until a shared refuse agreement by both parties and meeting this provision is executed and recorded.

#### Landscape Design:

9. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
10. Revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.
11. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM 2-1.501.L.

#### Building Elevation Design:

12. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. All proposed paint colors and applied materials shall have an LRV of 40 or less, in accordance with the Environmentally Sensitive Lands overlay.
13. Please revise the roof plan to include callouts for all roof elements. Please verify height compliance for the north ends of Building 2, 3, and 4 which appear to exceed the maximum allowable 30-feet as measured from the natural grade.
14. 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.

15. Several of the west, south and east-facing windows of the proposed buildings lack sufficient shading to adequately respond to the solar aspects of the desert southwest. Please revise the building elevations to provide additional window shading.
16. 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.
17. 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.
18. 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.)
19. 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.

#### Floor Plans:

20. The maximum allowable density for this site has been determined at 31 resort units. The narrative and Site Plan provided identifies that there are 31-units proposed, but the Floor Plans provided account for a total of 34-units. Please revise the documents to be in alignment in providing not more than 31-units on this site.
21. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
22. 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.

#### Lighting Design:

In accordance with City of Scottsdale Exterior Lighting Policy, DSPM, and Sec. 7.600 of the Zoning Ordinance, please ensure the proposed exterior lighting accounts for the following:

23. Please revise the exterior lighting manufacturer cutsheets to indicate/highlight the detailed specifications that will be utilized for each proposed fixture (including lumens, color temperature, and finish).
24. No exterior light fixture shall be mounted higher than sixteen (16) feet, with the exception of recessed ceiling lighting (which should be adequately shielded/oriented to minimize offsite visibility).
25. All exterior lighting shall have a Kelvin temperature of 2800 or less.
26. 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 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
  - a. The Photometric plan provided appears to show the proposed perimeter value at a maximum 0.8 and average 0.5 (resulting from the proximity of Building 1 to the front property line of the site).

Circulation:

27. Please revise the Site and Landscape plans to show the sight distance triangles at both sight driveways. The landscaping may need to be adjusted on the north end of the site to provide the required sight distance approaching the northern site driveway. This appears to be shown incorrectly on the plans submitted. Please see DSPM Sec. 5-3.123; Figs. 5-3.25 and 5-3.26.

**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:

28. The Site Plan identifies a “future refuse enclosure” contingency configuration that does not appear viable for the site, as it sacrifices approximately 7 parking spaces and locates the refuse enclosures in a prominent front open space location along White Feather Lane. Please further evaluate the need for this contingency situation with our Engineering Plan Review staff and if required, revise to a configuration that will not render the site non-conforming on parking and other development standards if enacted and would locate refuse enclosures farther into the site away from the street frontage.

Landscaping:

29. The landscape plans provide a color call out of Dunn Edwards “Wooden Peg”, however the Dunn Edwards color of “Maple Brown Sugar” is noted in the legend. Please revise the landscape plans to correct the discrepancy.

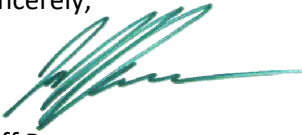
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine 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 22 Staff Review Days since the application was determined to be administratively complete.

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,

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

Jeff Barnes  
Senior Planner

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

**Case Number: 48-DR-2007#3**

**Key Code: 123C6**

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: **123C6**. 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:
- ☒ NAOS Plan:
- ☒ Elevations:
- ☒ Roof Plan:
- ☒ Floor Plan(s):
- ☒ Landscape Plan:
- ☒ Lighting Site Plan(s):
- ☒ Photometric Analysis Plan(s):
- ☒ Manufacturer Cut Sheets of All Proposed Lighting:

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Revised Water Design Report:
- ☒ Revised Wastewater Design Report: