

Response to Second Review Comments

To City of Scottsdale Planning & Development Services 7447 E Indian School Road Scottsdale, AZ 85251	Project Mesrop & Mariam Megerdichian Residential Health Care Facility 8849 E Cholla St Scottsdale, AZ 85260 APN 217-26-949	
Attention Greg Bloemberg, Senior Planner	Case Number 25-ZN-2018 and 19-UP-2018	Date December 19, 2020

Below are the formal responses to the comments received on November 12, 2020 from the City of Scottsdale Planning & Development Services Division.

Item	Review/ Response
	Zoning
Comment 1	<i>The R1-35 site plan (for the place of worship) indicates 153 parking spaces required. Please revise the site plan to indicate how that figure was arrived at. Confirm the type of seating (fixed or not fixed) in the main sanctuary and indicate the square footage of any classroom or meeting floor area (if applicable). Refer to Table 9.103.A of the Zoning Ordinance. / The R1-35 site plan (sheet A02a) has been updated to include a table that summarizes the 153 parking spaces required based on type of seating and floor areas for space type.</i>
Comment 2	<i>For both cases, please revise the site plan to include the proposed density, with supporting calculations, for the residential healthcare use. For minimal residential healthcare, maximum density is 40 dwelling units per acre and for specialized residential healthcare, maximum density is 80 beds per acre. Refer to Section 1.403.P of the Zoning Ordinance. / The site plan for the CUP (Sheet A02c) has been revised showing a density summary table. A note was added to the R-4 site plan (Sheet A02b) to refer to the CUP site plan (Sheet A02c) for the density summary table.</i>
	Drainage (Response by Kland Engineer [KE])
Comment 3	<i>The preliminary Drainage Report has not been accepted. Please refer to the redlined report and G&D plan in the internet folder for comments and revise accordingly. /</i> The drainage report is revised for the following items: 1. Under the section for Offsite Drainage KE has added a statement with regards to the ADOT drainage channel that the proposed improvements will not alter the channel and that the finish floor of the proposed structure will be set to adequately protect the structure from any uncertainties of the original channel design flow variation. 2. Additional explanation has been added regarding the drainage basins and drywells. 3. The plan has been corrected to not show the 12 inch storm pipe into ADOT Channel.

4. A discussion has been added that the 100 year 2 hour retention exceeds the first flush requirement.
5. Easements have been added around the retention pipes.
6. When discussing the FF being safely above the basin high water elevation.
7. Calculations will be provided with the final design. The report is revised to say this.
8. The runoff coefficient value has been corrected per your comments.
9. A note has been added to the plan regarding the underground storage.
10. The FEMA block has been added to the cover sheet per DSPM. The finish floor certificate has not been added since this is just a concept plan for Zoning but will add it to the construction documents.

Water/Wastewater (Response by Kland Engineers [KE])

- Comment 4 *The preliminary BOD's have not been accepted. Please revise to address the following:*
- Provide 20-foot wide Waterline Easement
 - Increase size of waterline to 8-inch. /
- KE has increased the easement width and increased the line size to be 8-inch.

Engineering

- Comment 5 *Please provide separate Refuse Plan that responds to/addresses the following: / See refuse plan (Sheet A15) that demonstrates compactor location, refuse haul route and truck maneuverability, and compactor capacity based on the city required minimums.*
- Comment 6 *Per DSPM Section 2-1.309, one refuse enclosure is required for 20,000 square feet of commercial space. Show the location of the additional refuse bins. PROVIDE A REFUSE PLAN. 4.DSPM 2-1.309*
- A. Non-Residential, Mixed-Use, and Multi-Family Residential Refuse and Recycling Enclosure Location and Design*
- Locate and position the enclosure(s), update site plan accordingly:*
- Approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the approach pad and refuse enclosure of twenty-five (25) feet (The vertical clearances are subject to modification based on enclosure container size, location and positioning as determined by the Sanitation Director, or designee.)*
- ii. In a location that is easily accessible for collection, and does not require the refuse truck to "backtrack";*
- iii. A maximum 100 feet distance for building service exit to refuse enclosure;*
- iv. So that collection vehicles do not back up more than thirty-five (35) feet; or,*
- v. So that path of travel for the refuse truck accommodates a minimum vehicle of turning radius of 45 feet, and vehicle length of 40 feet.*

a. Design the refuse enclosure(s) and approach pad to be level, with a maximum of a two (2) percent slope.

Do not place the enclosure(s):

Between the on-site buildings and adjacent lower density residential uses unless there is no reasonable alternative. In these situations, orient the enclosure toward the interior of the property;

ii. Next to drainage ways or basins, unless there is no reasonable alternative;

iii. Between the street and the front of the building unless there is no reasonable alternative; or,

iv. At the end of a dead-end parking aisle.

b. Required Number of Non-Residential, Mixed-Use, and Multi-Family Residential Refuse and Recycling Enclosures. Update site plan accordingly:

1. Non-Residential, Mixed-Use, and Multi-Family Residential developments shall provide the refuse enclosures in accordance with Table 2-1.311. Non-Residential, Mixed-Use, and Multi-Family Residential developments are encouraged to incorporate recycling of reusable refuse material with in the design of a building and provide Refuse and Recycling Enclosures in accordance with Table 2-1.311. B., update site plan accordingly

- Compactors may be used as an alternative to refuse or recycling containers. To determine adequacy + site location of compactors, if proposed, please provide the following on a refuse plan, compactor:

Type

Capacity – State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units with no recycling or 2 enclosures for every 30 units with recycling. Although recycling is not a requirement, it has been determined to be an amenity for city residents are looking for in this type of development.

Location

Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.

ii. Place the refuse compactor container in a location that does not require the bin to be maneuvered or relocated from the bin's storage location to be loaded on to the refuse truck.

iii. Provide a refuse compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container.

iv. Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of 45', and vehicle length of 40'.

v. Although not a requirement, recycling is an amenity found to be desired by Scottsdale residents. Will recycling containers be provided for project?

See refuse plan (Sheet A15) that demonstrates compactor location, refuse haul route and truck maneuverability, and compactor capacity based on the City required minimums.

Building Elevation Design

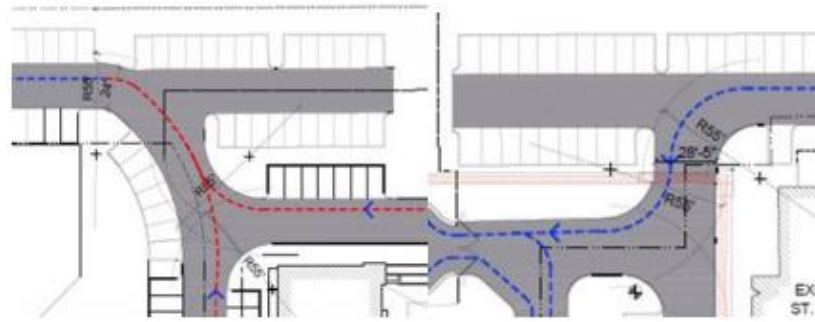
Comment 7 *Though shading on the building has generally been addressed with the 2nd submittal, there are still several windows on the west, south and east sides of the building that do not have any screening. Please revise the building elevations to provide solar shading of window surfaces on these three sides of the building. /*

The building elevations have been revised to best accommodate shading and screening as follows:

1. Previous windows at the first floor that were not directly beneath a projected balcony above are now recessed a total of 16 ½ inches from the primary façade plane of the building on all elevations. Two windows on the east elevation at the courtyard/basement level have also been recessed 16 ½ inches from the primary façade plane of the building.
2. A total of (12) twelve windows that received no shading or screening previously; (6) six each on the West and East elevations have been eliminated.
3. Canopies above third floor windows have been extended an additional two feet (from 3'-0" to 5'-0") when measured from the primary facade plane of the building.
(See Sheet A13 for more information)

Technical Corrections – Circulation

Comment 8 *For the Development Review Board submittal, please revise the site plan to create a perpendicular intersection design for the southern portion of the site similar to the northern intersection. Refer to graphics on following page. Eliminate Y intersections.*



All site plan drawings have been revised such that the Y intersection has been eliminated.

END OF SECOND REVIEW RESPONSE