

September 28, 2021

Jesus Murillo
Senior Planner
City of Scottsdale, AZ

RE: 14-DR-2021
St. Bernard of Clairvaux Rectory
563T4 (Key Code)

Dear Mr. Murillo:

Planning Comments -

Zoning:

1. Comment: Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.

Response -Per Section 1.904 criteria, "in considering any application for development, the Development Review Board shall be guided by the following criteria":

Requirement

A1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design standards and Policies Manual, master plans, character plan and General plan.

Response: As referenced above, The Church Campus was previously approved through the City of Scottsdale Design Review process. The Campus included various future components, including the current Rectory under consideration. Note that the square footage of the Rectory was included as part of the original Church Campus plan and was approved in the original DR approval process. The design and character of the Church Campus is consistent with the City of Scottsdale Guidelines and Development Standard, Design Standards and Policy Manual, Character Plan, and General Plan.

A2. The architectural character, landscaping, and site design of the proposed development shall:

A2a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.

Response: The proposed addition of the Rectory is placed in the pre-determined area within the Church Campus and blends into the architectural character of the Church Campus with distinction as a private residence for Priests separate from the public nature of most other structures on the Campus. Open space is provided for the entire Campus and the Rectory does not reduce the open space since the pad area for the Rectory was not included in the open space calculations. The pre-determined placement of the Rectory does not impose on uses onsite nor to the surrounding neighbors. The Rectory is located approximately 150 feet from the east boundary of the property and the NAOS buffer area is located adjacent to the east boundary line and the nearest resident to the Rectory is approximately 235 feet away.

A2b. Avoid excessive variety and monotonous repetition;

Response: Since the Rectory is a component of the Church master plan, and distinct as a residence, it blends into the existing character of the Church Campus.

A2c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design

Response: The existing Church Campus provides vegetation and ground cover material which is consistent with the intent of the Sonoran Desert Environment and the landscaping cover material of the elements of the Rectory addition are consistent with this intent.

A2d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: The existing Church Campus provides vegetation and ground cover material which is consistent with the intent of the Sonoran Desert Environment and the landscaping cover material of the elements of the Rectory addition are consistent with this intent. The site conforms to the City's Environmentally Sensitive Land Ordinance. The site has provided the required in Natural Area Open Space (NAOS) in previous DR approvals for the site. The NAOS area has been reserved and restored and preserved an easement located along the east and southeast portions of the site. The total area of the NAOS preservation area is 65,208

A2e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: As previously referenced, the Rectory service serves as a private residence for Priests on the Church Campus and while the architecture has been designed to complement the character of the existing buildings which serve the public, there are subtle unique differences that sets the Rectory apart as a private home rather than public space.

A3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The Church Campus provides superior ingress and egress and internal traffic circulation due to two access points from a 124th Street and a continuous internal driveway around the Church Campus. All parking is accommodated onsite and no offsite parking is required. Special attention was directed at maintaining pedestrian and ADA access to promote safety and convenience. Pedestrian circulation through the site has been established between the Church, the Parish Office, and the Parish Life Center. The Rectory is a private residence for the Priests, while the main pedestrian path around the central Church Campus connects to all the buildings on the campus, including the proposed Rectory, limited connectivity is made between the interior campus and the Rectory. Vehicular, Emergency Vehicle and Refuse Vehicle Access is provided in the loop access driveway around the church campus core and connects with two established driveways to 124th Street.

A4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Screening has been provided for mechanical equipment for the Rectory which is integral with the building design. All mechanical (HVAC) equipment are ground mounted and are placed within the private yard areas, which are surrounded by the 6 ft CMU privacy walls.

A5. Within the Downtown Area, building and site design shall:

A5a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;

Response: The Church Campus is not within the Downtown Planning Area.

A5b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

Response: Since the Church is internal and superior access has been provided for the Church Campus from 124th Street for both pedestrian and vehicular traffic the site meets these objectives.

A5c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

Response: The design of the new rectory includes Sonoran Desert design concepts such as stucco walls, a tile roof, recessed fenestrations, and a traditional Sonoran Desert like courtyard which breaks up the overall massing.

A5d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

Response: The Church Campus is located within a predominately residential area and the architecture and overall character of the Church has been designed to blend with this environment.

A5e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: The Church Campus has previously been approved through the Design Review Process to meet these requirements. And the integral pre-determined addition of the Rectory blends with the existing Church Campus to meet these objectives.

A6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

A6a. Accessibility to the public;

A6b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

A6c. Location near the primary pedestrian or vehicular entrance of a development;

A6d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements, and

A6e. Location in conformance to standards for public safety.

Response: The Rectory addition will not include artwork supplemental to the existing Church Campus.

2. Comment: The previously approved Development Review Board case calculated 388 parking spaces being required, and 390 parking spaces being provided. This proposed addition requires an additional 2 parking spaces, and 3 spaces being provided. The required and provided numbers should be updated accordingly in the provided parking data table.

Response: Addressed on SP01 (site plan) and FPW1 (floor plan worksheet)

There are 390 existing parking spaces. Previously required is 388 parking spaces. New Required is 390 (this includes the 2 required for the rectory).

Proposed design eliminates the landscape island and 2 spaces but the garage has a 3 space capacity so we now show 390 required and 391 provided.

3.Comment: The Environmentally Sensitive Lands Ordinance limits the maximum height of any structure to 24 feet from natural grade. Please provide a roof plan over to topo, with contours provided at 1-foot contour intervals, and provide all roof ridge and parapet heights at 88 Datum. Currently, provided elevations do not provide heights to the top of the structure, and are not at 88 Datum.

Response: The structure heights have been provided on the architectural sections. The maximum roof ridge height is 17'-8", which is well under the 24 ft maximum height.

4. Comment: Ordinance Section 5.012.8.d calculates 127, 147 square-feet of open space and Natural Area Open Space required for this site. The previous approved phase provided 172,147 square-feet of open space and Natural Area Open Space. Please update the proposed open space plan to provide the updated open space data table.

Response: Table updated on sheet sp3 (open space plan)

Previous approved phase and current calculations show required open space of 129,353sf (24% of net lot area (389,619sf) + 0.4%*each ft of building height over 20ft (23)*net lot area (389,619sf)) = 129,353sf

Previous approved phase provided 172,147sf of open space.

Proposed phase will provide 163,078 of open space including the provided 65,208sf of NAOS.

Application:

5._Comment: Please provide a Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. Please refer to Zoning Ordinance Section 6.1070.G.

Response: Sample board to be hand delivered

Drainage:

6. Comment: Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A

Response: The drainage report has been updated. Field measurements were obtained and show that the required storm water retention is provided onsite.

7. Comment: Drainage report shall address the following concerns. The drainage report shall verify that there is sufficient existing stormwater storage for the site, specifically:

7a. Comment: Provide an exhibit showing the two existing basins, DB1 and DB2 within the parking lot. Please also provide this information within the preliminary grading and drainage plan. Please identify if there exist underground stormwater storage tanks. A drainage easement shall be required to be provided for DB1 and DB2,

Response: An exhibit has been provided that shows all the retention basins onsite, including DB1 and DB2. There are no underground storage tanks. Field measurements were obtained and show that the required storm water retention is provided onsite. A legal descriptions and exhibits will be prepared in order to dedicate a drainage easement around DB1 & DB2. See also PGD1-Preliminary Grading and Drainage Plan.

7b. Comment: Provide a drainage exhibit (showing areas to calculated weighted runoff coefficients) and updated calculations to verify the total stormwater storage requirement for the site, and

Response: A drainage exhibit has been provided that shows the calculated runoff coefficients and the updated calculations to verify the total storage requirement has been provided onsite. See also PGD1-Preliminary Grading and Drainage Plan.

7c. Comment: Provide calculations to verify the existing volume provided by all three basins, DB1, DB2 and DB5. Show the location and elevation of the emergency spillway.

Response: Calculations are provided to show the existing volume provided in all basins DB1, DB2, and DB5. Drainage basins DB1 & DB2 drain directly into DB5 and the location and elevation of the emergency spillway for DB5 is shown on an exhibit attached to the drainage report. See also PGD1-Preliminary Grading and Drainage Plan.

Titled "Water and Wastewater", however obviously these are landscaping comments:

8. Comment: Please note that all plants utilized shall be selected from the ESLO plant list.

Response: All plants selected are from the approved ESLO plant list

9. Comment: Please note that fifty percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.

Response: At least 50% of the trees within the limit of new landscape are mature. Caliper / Height / Width have been included in the legend.

10. Comment: 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.

Response: There are no landscape areas greater than 7 feet without a plant.

Lighting:

11. Comment: The proposed light fixture is not acceptable as per the Environmentally Sensitive Lands (ESL) Overlay lighting requirements. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.

Response: We have incorporated compliant Light Fixture

12. Comment: All exterior lighting shall have a Kelvin temperature of 2800 or less. (City of Scottsdale Exterior Lighting Policy).

Response: We have incorporated compliant Light Fixture

Water and Wastewater:

13. Comment: Staff will provide Water and Wastewater comments as soon as they have been completed

Response: The water & sewer reports have been updated and are resubmitted herewith.

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:

Application:

14. Comment: Please revise the Project Narrative to address the Sensitive Design Principles: City of Scottsdale - Sensitive Design Principles (scottsdaleaz.gov)

Response: The narrative has been updated as required.

15. Comment: Please revise the Project Narrative to address the ESL Sensitive Design Purpose:

Sec. 6.1011. - Purpose. | Code of Ordinances | Scottsdale, AZ | Municode Library

Response: The narrative has been updated as required.

16. Comment: Please revise the Project Narrative to address the ESL Site and Structure Development Design Standards Section 6.1070.G (See Attachment "B" below)

Response: The narrative has been updated as required.

Site Design:

17. Comment: The site plan identifies the demolition of an existing landscape island and identifies this landscape island as a "striped parking" located in the alignment of the proposed driveway. This landscape island actually contains removed landscaping areas which flank a sidewalk. The site plan identifies this area being replaced with a new A.C. If this landscape island is to be removed, the sidewalk and landscape square-footage must be replaced in a near-by vicinity (Ordinance Section 9.106). Please update the project site plan accordingly.

Response: Drive location has been revised to provide an island on either side. The north side will provide an island with a sidewalk and the south side will provide an island with landscaping. See sheet SP03 (open space plan) for calculations. Parking lot landscape required is 18,937sf and provided is 27,378sf.

18. Comment: Please provide additional information as how the proposed driveway mentioned above will be incorporated into the existing improvements. Please update the site plan to show how the proposed driveway will meet all Design Standards and Polices Manual and ADA requirements. The ADA design is important as the proposed driveway is located adjacent the majority of the ADA parking areas. Please seriously consider relocating the ADA parking stalls to the south of the driveway, closer to the sidewalk which leads to the main church facilities to avoid having to cross the proposed driveway.

This area will also have to provide delineation that provides warning to the users of this campus that parking is not allowed within this proposed area in front of the proposed driveway.

Response: The driveway has been adjusted so that a continuous ADA accessible route crosses the driveway and is striped to designate this continuous ADA accessible route. Proposed access drive will maintain existing ada routes by relocating the current sidewalk ramp to the south side of the drive. Moving the ADA parking to the south side of the proposed access drive would require a complete re-design of the parking area to meet ada compliant cross slopes, current slopes in that area are in excess of 4%. Access drive will have minimal traffic as it is strictly for the rectory garage and will be used only by the priests onsite.

The area will be delineated as an "Access Drive Only"

Building Elevation Design:

19. Comment: Please provide more architectural elements that tie this structure to the existing structures in the campus. The west elevation is important because it faces the courtyard created by the other three structures and this proposed building. This elevation is long and could benefit from additional architectural elements being provided. See suggested modifications below.

Response: The elevations now include gable ends very similar to the existing church and office elevations. In addition, the height of the doors and windows have been lowered to better enhance the effect of the arched and flat topped door and window openings. Note that both flat top and arched elements are used throughout the existing structures. The proposed openings are trimmed with precast concrete, Sonoran Desert type, design features which also match the existing design. In addition, the north elevation has now been enhanced to better capture the effect of the popped out entry area. Also, the overall roof line reflects the gabled ends and a continuous ridge between the garage and the main building. Note that much of the east and west exterior elements are masonry stucco privacy walls. These walls are now topped with decorative precast concrete wall caps, also a traditional Sonoran Desert type design. A side by side comparison of the gabled ends with surrounding hip roofs on the south elevation of the proposed building with the gabled ends

with surrounding hip roofs on the south and east elevation of the existing office clearly shows the similarities of these two buildings. Both of which have flat top or arched windows and door openings with precast concrete trim. Similar comparisons can be made with the revised north elevation of the proposed building.

It is appreciated that the City has asked for us to review the west elevation of the proposed building, as it does border the courtyard. In addition to the precast concrete capped privacy walls we have added precast surrounds to all windows. The windows are too small to be arched so we have kept them as flat topped. We have added a masonry arch over the privacy courtyard gate, added plant on decorative features on the stucco walls to the north and south side of the gate and added an arched window to the back of the garage to match the arched opening at the entry to the north. Note that these privacy walls are located in the central area only, with the main building set back from the walls, with no privacy walls to the north and south ends of the new building. This will give depth to the elevation from the courtyard view. With the aforementioned changes we believe we have achieved a pleasing architectural look. Note that the new building is a residence and we do want to maintain a distinction between it and the other buildings, so as not to encourage visitors from accidentally knocking on the wrong door. Accordingly, some architectural differences from the other buildings is desired.

20. Comment: The proposed east elevation could also benefit from some of the architectural elements suggested for the western elevation.

Response: Please note that the north side (the parking lot side) of the church and office have all rectangle flat topped windows, similar to what we are proposing for the east side of the new structure. We have added precast surrounds to all windows and on top of the masonry privacy walls. We have also now added the plant on statue features to the privacy walls similar to what we have proposed for the west side.

21. Comment: 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.).

Response: See revised elevations which now show all exterior lighting fixture locations.

Lighting Design:

22. Comment: Please update the project photometric to extend the analysis to the northern and eastern property line, and to where the analysis provides zero foot-candle readings in the other directions.

Response: See attached updated photometric study

Engineering:

23. Comment: Update the project site plan to confirm sewer service lateral connection, from project development, to the city sewer system located within N. 124th Street. The request will be required to provide a connection, with the scope of this project, should a connection not be able to be located (DSPM Chapter 7).

Response: The site plan has been updated to show the existing connectivity of the sewer line from the Rectory to the onsite sewer line which connects to the sewer line in 124th Street.

24. Comment: Waterlines serving on-site fire hydrants are to be placed within a Water and Sewer Facilities easement. A Water and Sewer Service Facilities Easement shall be dedicated prior to final plans approval (DSPM Chapter 6).

Response: Legal descriptions and exhibits will be prepared in order to dedicate an easement for private fire lines serving hydrants.

Landscape Design:

25. Comment: Please revise the landscape plan to include landscaping between the new construction on the site and the existing sidewalk on the east, west and north sides of the construction site. (Zoning Ordinance, Sec. 10.200.).

Response: All areas within new construction have been fully landscaped as required.

26. Comment: 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 Sec. 2-1.501.L.

Response: This note has been added to the landscape plan Sheet L-1.1 Plans meet all requirements for thorny plant material.

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:

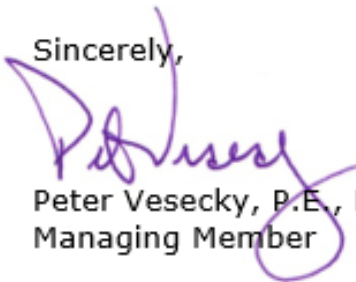
27. Comment: Please update project site plan, and all provided materials, to not show the existing landscape island to be removed. The proposed site plans, and associated materials, shall only display proposed improvements.

Response: The site plan has been updated to only display proposed improvements.

Case Number: 14-DR-2021

Key Code: 563T4

Sincerely,



Peter Vesecky, P.E., R.L.S.
Managing Member