



(602) 330-5252

October 11, 2022

Greg Bloemberg
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85251

RE: 6-ZN-2022; Scottsdale 3200 (aka 3202 Scottsdale)

Mr. Bloemberg:

In response to the Planning & Development Services 3rd review comments for the subject case, we submit the following to outline our corrective actions pursuant to these comments.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Water and Wastewater:

1. The 2nd submittal Basis of Design (BOD) for water has been accepted however, the BOD for sewer has not been accepted. Please revise to respond/address the following:

- There are several text formatting issues with the latest version. Many sections include unrecognizable characters. Revise accordingly.

We did not see the same problem with the report in our files. However, we believe this issue has been corrected with the 4th submittal.

- A grease interceptor has been added to the utility plan however, there is no restaurant square footage included in the wastewater calculations. Revise accordingly.

Removed

- Manhole should be five feet in diameter due to depth, per previous comment.

Revised

- Refer to and address comments on utility plan.

Completed

Significant Policy Related Issues

The following policy related issues have been identified in the third review. Though some of these issues may not be critical to scheduling the application for public hearing, they may affect staff's recommendation pertaining to the application and should be addressed with the resubmittal. Please address the following:

Building Elevation Design:

2. From 1st and 2nd reviews, The OTSUDAG discourages elongated floorplates greater than 3X the building width. Please revise the design to add articulation to the north side of the building.

Pursuant to discussions with Brad Carr, this will be included as a comment in the final staff report.

3. From 1st and 2nd reviews, Per Guideline 15 of the OTSUDAG, additional treatment and architectural integration for parking structures that are in prominent areas, or visible from the pedestrian realm is encouraged. The 2nd submittal plans do indicate additional treatment on some but not all the garage elevations. Please revise to include the treatment along the entirety of the garage area.

Pursuant to discussions with Brad Carr, this will be included as a comment in the final staff report.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the third review. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plan 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:

Engineering:

4. From 2nd review, noted Fire Lane is located on adjacent parcel, and separated from the project by a wall. The Fire Department has indicated the fire lane is not needed for this project. Accordingly, please remove designation from all plans.

The Fire Lane label has been removed.

Other:

5. PLEASE NOTE: Once ready to be determined, this case can proceed to a Planning Commission hearing with a draft development agreement or a placeholder however, it cannot be scheduled for a City Council hearing until it is finalized.

The required revised application items have been resubmitted as identified in Attachment A, Resubmittal Checklist that was included with the 3rd review comment letter. If you have any questions or need further information, please contact me at (602) 330-5252 or DGULINO@LDSERVICES.NET.

Thank you,



David Gulino
Land Development Services, LLC

cc: Jon Coulter, Desert Troon Companies