



April 18, 2023

Mark Tomecak
Tomecak Design
4368 N Civic Center Plz 201
Scottsdale, AZ 85251

RE: **46-DR-2022** (responses to 2nd prelim review in red dated 04/26/2023)
Marshall Four

Mark:

Planning & Development Services has completed review of the above referenced development application resubmitted on 3/27/2023. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Building Design: Brad Carr, 480-312-7713, bcarr@scottsdaleaz.gov

1. From 1st review, please provide plans demonstrating compliance with the Building Location requirements of Section 5.3006.F of the Zoning Ordinance. **Revised to be in compliance. See sheet A2.00.**
2. The Building Elevation Worksheet indicates the inclined stepback plane beginning at the back of curb and property line. Per Section 5.3006.H.1 of the Zoning Ordinance, the stepback plane begins at the setback line (in this case 14 feet from back of curb). Please revise plans accordingly to demonstrate compliance. **Revised to be in compliance. See sheet A2.00.**

Storm Water: Ghassan Aouad, 480-312-7055, gaouad@scottsdaleaz.gov

3. The 2nd submittal drainage report and G&D plan have not been accepted. Please refer to redlines in the internet folder and revise accordingly.

Significant Policy Issues

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

Transportation: Phil Kercher, 480-312-7645, pkercher@scottsdaleaz.gov

4. From 1st review, there needs to be unobstructed access for residents and employees without having to use the alley. The latest site plan has bike racks blocking access. Please revise site plan accordingly. **Revised by locating the secured bike racks to the NE corner of the site.**
5. From 1st review, there are going to be major issues with construction unless the vacant parcel to the south can be used for staging. Please provide a construction management plan. **FYI, could not find the construction management plan exhibit noted in the response letter. See attached Exhibit 01.**

Civil Engineering: David Gue, 480-312-2540, dgue@scottsdaleaz.gov

6. From 1st review, the following need to be called out on the site plan, not just acknowledged in the response letter. Please revise site plan accordingly:
 - Call out six-foot wide accessible path from the main entry to each abutting street without using alley (Section 2-1.310 of the DSPM)
 - Alley to be repaved along the entire property frontage, including positive drainage (Section 3-1.701 of the DSPM).
 - Alley connection at street to be reconstructed to create an ADA accessible pedestrian crossing and provide positive drainage, and to meet the proposed width of the alley (Section 3-1.701 of the DSPM).
 - Construction work in alley to be coordinated with Solid Waste to avoid any disruptions in service (Section 5-2.616 of the DSPM).
 - Water meters must be located within the right-of-way and must not be located underneath sidewalks (Chapter 6 of the DSPM).
 - Add backflow to existing meters. Backflow preventer must be located after the water meter on private property (Section 6-1.417 of the DSPM).
 - Confirm refuse solution is consistent with COS Standard Detail #2146-1, -2. Show required concrete apron across alley for roll-out collection.

Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal 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, contact case reviewer identified below.

Regards,



Greg Bloemberg
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 46-DR-2022

Key Code: 6L395

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Drainage Report
- Grading & Drainage Plan
- Site Plan
- Refuse Plan
- Building Location Plan
- Building Elevation Worksheet
- Any additional information requested in the comments not identified above