



4/6/2023

Paul Tuchin
High Street Residential
2575 E Camelback Rd Ste 400
Phoenix, AZ 85016

RE: **2-DR-2023**
Scottsdale & Gold Dust
6P752 (Key Code)

4/17/23 - RESPONSES ARE
NOTED IN RED

Paul Tuchin,

Planning & Development Services has completed review of the above referenced development application submitted on 2/17/2023. 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:

Planning (Zoning): Bryan Cluff 480-312-2258, Bcluff@scottsdaleaz.gov

1. The proposed site plan (sheet A.f.1) calls out the allowed building height at 48 feet plus 10' for roof elements. Building height was stipulated to 39 feet plus allowances for roof top appurtenances and mechanical screening. Please update the site plan accordingly.

RESPONSE: Acknowledged. The data on sheet A.f.1 has been updated to reflect stipulations.

2. Please revise the building cross sections (sheet A.j.1) to also identify the architectural projections and mechanical screening as shown on the building elevations.

RESPONSE: Acknowledged. The building cross sections have been revised to show all of the rooftop appurtenances within those views on sheet A.j.1.

3. There appear to be 2 parking spaces on level P1 which are located adjacent to the pool structure. Per zoning ordinance section 9.106.A.1.a.i. these parking spaces shall be a minimum 11 feet wide to accommodate door swings and exiting. Please revise the parking plans accordingly.

RESPONSE: Acknowledged. The P1 parking plan has been revised to accommodate the wider space adjacent to the wall below the pool (the wall has shifted south slightly to accommodate an 11-ft parking space).

4. Please provide additional information regarding access to the parking structure. Due to the guest

parking requirement for the residential and the parking requirement for non-residential uses in accordance with zoning ordinance section 9.103., there should be at least 76 parking spaces available for use which are not secured behind a gate.

RESPONSE: Acknowledged. The surface parking spaces provide 19 parking spaces available for guest use. The remaining 57 guest stalls (of 76 total) are located on Level P1 of the parking garage. The door to the parking ramp is an overhead door/grille that will have a keypad for guest entry. The residential guests will be able to be buzzed into the garage by residents off hours through a call system, for 24/7 access.

5. Please acknowledge stipulation #7 from 4-ZN-2021 with the resubmittal: LIVE/WORK UNITS. The non-residential portion of the proposed live/work units shall be constructed to a commercial occupancy standard in conformance with the applicable building codes, as determined by the Chief Development Officer or designee.

RESPONSE: Acknowledged.

Civil Engineering: Eliana Hayes, 480-312-2757, ehayes@scottsdaleaz.gov

6. Please address and/or acknowledge the below requirements from the 4-ZN-2021 zoning stipulations:

- a. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project, including the on-site sidewalk connection from E. Gold Dust Avenue to N. Scottsdale Road adjacent to the east side of the proposed building. Applicant to acknowledge.

RESPONSE: Acknowledged. To be by separate instrument.

- b. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations. Applicant to acknowledge.

RESPONSE: Acknowledged.

- c. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

RESPONSE: Acknowledged.

Storm Water: Jennifer Lynch, 480-312-7903, jlynch@scottsdaleaz.gov

7. Please see comments on the preliminary drainage report, "2-DR-2023_1-056-Gold Dust Apartments - Preliminary Drainage Final Report-02022023r_STORMWATER_COMMENTS.pdf", which is available on the file exchange. Please provide a revised drainage report with the resubmittal.

RESPONSE: Acknowledged. The preliminary drainage report has been revised per comments. A separate

letter has been provided for these comments.

Water Resources: Anita Pritchard, 480-312-5676, apritchard@scottsdaleaz.gov

8. The sewer basis of design report has been approved "As Noted". Please see the redlined water basis of design report and provide a revised report with the resubmittal. The redlined report is available for download through the file exchange. Comments summarized below:

a. Water:

- (1) The apartment count for the indoor and outdoor water demands is 222, not 214. The "Site Plan - Project Data" document identifies the project data. Update the modeling to account for the increased unit count.
- (2) Per 2021 IFC Section B104, the fire flow calculation area shall be the total flow area of all floor levels. Th 93,569 sf value is only for one floor level. The required fire flow is no less than 2000 GPM. Update the modeling and report accordingly.
- (3) PRV required per DSPM 6-1.407
- (4) 20' water easement required for the onsite fire hydrant and line, DSPM 6-1.419

RESPONSE: Acknowledged. The sewer report has been revised per comments. The sewer report has been updated per comments (and to revise that there are a total of 215 total units). Separate letters have been provided for the Water and Sewer report comments.

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

9. Please revise the site plan so that the site driveway centerline shall align with the existing driveway to the north. DSPM 5.3-201

RESPONSE: Acknowledged. Driveway alignment via centerlines is confirmed in the resubmitted site plans. Refer also to civil plan for driveway centerline control notes.

10. The site driveway shall generally conform to the CL-1 Driveway standard; COS Standard Detail #2256. A wider width may be approved for larger truck turning radii. DSPM 5-3.200; DSPM Sec. 5- 3.205

RESPONSE: Acknowledged. The resubmitted site plans propose the CL-1 Driveway standard.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

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

11. Please replace the existing "No Parking" signs on Gold Dust Avenue with "No Parking, Stopping, Standing" signs.

RESPONSE: Acknowledged per note on the civil plans to be submitted with a construction permit phase submittal.

12. Please remove the stop sign shown on the southern end of the private drive; it is too far from the intersection. Either move the stop to the intersection or replace the sign with pedestrian warning signs for the crosswalk.

RESPONSE: Acknowledged. The stop sign has been replaced by pedestrian warning signs on sheet A.f.1.

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,

A handwritten signature in green ink, appearing to be "Bryan Cluff", written in a cursive style.

Bryan Cluff
Planning & Development Area Manager cc:

Owner

ATTACHMENT A
Resubmittal Checklist

Case Number: 2-DR-2023

Key Code: 6P752

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: 6P752. 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
- Context Aerial with the proposed Site Plan superimposed
- Site Plan:
- Landscape Plan:
- Drainage Report:
- Basis of Design (Water) Report: