



5/2/2023

Robert Garand  
Dale Gardon Design  
20885 N 90Th Pl Ste 100  
Scottsdale, AZ 85255

RE: **34-DR-2022**  
DC Corp Center Lot 12  
**2415B (Key Code)**

Robert Garand:

Planning & Development Services has completed review of the above referenced development application submitted on 3/22/23. 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:

**Storm Water:**

1. Please revise the submitted Grading and Drainage Plan to address the comments provided on the marked-up document.

**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:

**Current Planning:**

2. The bicycle parking location provided appears to conflict with the adjacent walkway width when bicycles are parked in the racks, cutting off access to the Fire Riser and SES rooms, and other areas of the building. Standard Detail 2285 calls for a minimum 6-feet of clear area in front of the rack/loop for the bicycle to sit. The proposed plan configuration appears to only provide 4-feet which does not meet the minimum clear space and would cut off all pedestrian circulation around that corner of the building. Please revise the plans and the proposed bicycle parking location accordingly.

3. Please provide a shade canopy element over the uncovered doors and glass storefront area on the “parking lot elevation”, in a manner consistent with the one provided over the northmost door on that same elevation.

#### **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:

#### **Water Resources:**

4. Please ensure the backflow preventer is located immediately adjacent to the water meter, per DSPM 6-1.417 and COS Std Det 2352.
5. Per SRC 49-62(a), if any plumbing or fixtures are greater than 34-feet in height from service connection, install a reduced pressure principle backflow preventer.

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,



Jeff Barnes  
Senior Planner

Additional staff contacts:

#### **Storm Water:**

Nerijus Baronas, 480-312-7072, [nbaronas@scottsdaleaz.gov](mailto:nbaronas@scottsdaleaz.gov)

#### **Water Resources:**

Anita Pritchard, 480-312-5676, [apritchard@scottsdaleaz.gov](mailto:apritchard@scottsdaleaz.gov)

**ATTACHMENT A**  
**Resubmittal Checklist**

**Case Number: 34-DR-2022**

**Key Code: 2415B**

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
- Grading & Drainage Plan
- Site Plan
- Landscape Plan
- Hardscape Plan
- Circulation Plan
- Building Elevations