



5/2/23

William Whittington
7333 E Doubletree Ranch Road
Scottsdale, AZ 85258

RE: **43-DR-2022**

Avalon Mammoth (Bank)
82S70 (Key Code)

Dear William:

The Planning & Development Services Division has completed the review of the above referenced development application. The following **2nd Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. 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, including landscape areas fronting to N. Pima Road frontage road. (Zoning Ordinance Section 10.501.A.)
 - a. **Not addressed. Proposed landscape plans still do not address relandscaping of N. Pima Road right-of-way along project's frontage**

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

Building Elevation Design:

2. The City's Sensitive Design Principles and Commercial Design Guidelines promote the use of muted earth tones in applied materials and paint colors. Please revise the project plans and material board

to incorporate an alternative color for the proposed white color on the building that meet these design guidelines.

- a. **Not addressed. Applicant is proposing bright white color for much of building exterior.**

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second 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:

Stormwater:

1. Please see redline sets:
 - a. 43-DR-2022_2-56-CORR-DRAINAGE-Preliminary Drainage Report
 - b. 43-DR-2022_2-24-CORR-DRAINAGE-Site Plan

Please resubmit the revised application requirements and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal 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 please contact me at 480-312-2611 or at csteinke@ScottsdaleAZ.gov.

Sincerely,



Casey Steinke
Planner