



2/1/2023

Davina Griffis
Type-X Design Studio
1641 W Mountain View Dr
Mesa, AZ 85201

RE: **5-UP-2022**

Lifted Trucks - Scottsdale 1029
J9311 (Key Code)

Dear Davina Griffis:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/13/2023. 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.

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:

Circulation:

1. The existing Scottsdale Road driveways on parcel 1101 N. Scottsdale Road are designed as one-way drives (15-feet in width at the narrowest section). Please identify on the site plan whether these will be modified to two-way width and function, or provide signs and pavement marking to indicate that they are one-way.
 - a. If the existing 2 site driveways are to be used as to two-way drives, please revise the plans to show the minimum clear aisle dimension maintained along the entirety of the drive aisle though the site.

Civil Site Design:

2. In accordance with DSPM 2-1.305.F. Please provide loading and unloading areas for delivery vehicles, with a minimum length of 45-feet and width of 12-feet, in accordance with the table. Alleys, fire lanes, and streets shall not be used for loading and unloading.
 - a. Please provide a truck turning template to demonstrate a semi-truck's ability to maneuver to and from the proposed loading zone.

3. In accordance with DSPM 2-1.309, the existing alley-oriented refuse enclosure is non-conforming and will need to be reoriented as part of this site expansion to be accessed internally to the site. Please revise the refuse enclosure to be oriented to the north or northwest so the collection truck can enter from Scottsdale Road, maneuver through the site, and exit back out onto Scottsdale Road.

Lighting Design:

4. Please provide a revised Photometric Plan that conveys conformance with the following parameters of the City's Exterior and Site Lighting Design Guidelines:
 - a. All fixtures shall be IESNA full cutoff and directed downward.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.
 - c. All exterior lighting shall have a Kelvin temperature of 3000 or less.
 - d. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - f. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation
 - g. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation
 - h. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

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:

Lots and Platting:

5. Per SRC 48-3 and 48-4: Platting will be required for new parcel creation prior to permit issuance. Easement dedications, via plat or MOD, will be required for any public infrastructure running through private parcels. Easements in conflict with proposed development will need to be abandoned either via MOR. Please acknowledge accordingly.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, 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 a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 5-UP-2022

Key Code: J9311

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: **J9311**. 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 Review Comment Letter
- Site Plan:
- Lighting Site Plan(s):
- Photometric Analysis Plan(s):
- Manufacturer Cut Sheets of All Proposed Lighting: