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1ST REVIEW COMMENT RESPONSES

March 24th, 2022

Application Numbers: 28-DR-2022 & 9-PP-2022
Project: Modus Scottsdale 6
Project Street Address: 7801 E. San Miguel Ave., Scottsdale, AZ 85250
Lot Square Footage: 35,411 square feet
Zoning: R-4

Overview:

This document aims to address the comments received from the City of Scottsdale in the letter dated 11/1/2022. The responses to the comments are in bold text.

Zoning:

1. Zoning Ordinance section 5.804.B. requires that a minimum of 10% of the gross lot area be provided as common open space for the development. An open space plan was provided with the application that shows this open space area to be provided within the private front yards of the development. Although this location on the property would be generally acceptable, the open space calculations include the private driveways within the open space area. By definition (Section 3.100.), open space excludes parking areas. Please revise the open space plan to exclude the driveway areas from the open space calculation and provide this area elsewhere on the property. Additionally, please make sure the calculations account for any required right-of-way dedications.
 - **We have revised our site plan so that our development has the minimum 10% open space that is required (see sheet DRB105). The driveways are not accounted for in our open space calculations, except for acid washed concrete bands that cut through the driveways breaking them up and providing circulation throughout the open space. There will be a common open space easement that prohibits parking on these circulation paths. The Modus 6 design compliments the adjoining subdivision by defining the duplex lot line with a landscape strip between lots. It is interesting that Villa Antano strip has not been lost in the 40-year-old townhome project. The Modus Landscape Plan has taken this same approach, a landscape strip defines the duplex's lot line. The Modus 6 front yard design creates visual interest by using low scape plantings with trees in low raised planters but go a little farther by breaking up a possible slab of concrete with porous pavers broken by acid washed concrete bands.**
2. As detailed in the circulation comments below, a right-of-way dedication of 5 feet is required along E. San Miguel Avenue. This dedication will affect the setback dimensions for building setbacks in accordance with 5.804.E., including the 30 percent limitation on 2-story livable space within 50 feet of a dedicated street. Please revise the site plan and 2-story element calculation exhibit accordingly.



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- **We pulled the buildings back 5' in response to the increased right-of-way and setback dimensions. We also updated the site plans and exhibits to reflect this change.**

Circulation:

3. In accordance with Section 47-10 of the Scottsdale Revised Code & the Design Standards & Policies Manual Section 5-3.100, please revise the site plan and preliminary plat to Dedicate 5 feet additional right-of-way along San Miguel site frontage for a total width of 25 feet. This dedication will be required prior to building permit issuance.
 - **See response under comment 2.**
4. In accordance with Section 47-21, 47-22 of the Scottsdale Revised Code & the Design Standards & Policies Manual Section 5-3.100, please revise the site plan and grading & drainage plan to show completion of the half street improvements along the San Miguel site frontage; the curb and gutter shall match the existing improvements to the east and include a six-foot-wide sidewalk.
 - **Updated site plan and Civil plans to show 6' sidewalk and added note calling out curb and gutter to match the properties to the East.**

Drainage:

5. Please submit a revised Drainage Report with the rest of the resubmittal material identified in Attachment A. The redlined report is available for download via the file exchange.
 - **Revised Drainage Report per received redlines.**

Water and Wastewater:

6. Please submit a revised Water and Wastewater Design Reports with the rest of the resubmittal material identified in Attachment A. The redlined reports are available for download via the file exchange.
 - **Revised Water and Wastewater Design Reports per received redlines.**

Site Design:

7. The City's Sensitive Design Principle #1 encourages new development to enhance and strengthen the design character of the area. This Principle goes on to state "Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design." And "Building design should be sensitive to the evolving context of an area over time." Although it is not the intent of these guidelines to require new development to match existing development, new development should respond to and compliment the architecture and character of the area. Additionally, the proposed site and unit layout do not appear to provide any activation of the street frontages as some of the existing townhomes in the area do with at grade outdoor patios in the front yards and front doors facing toward the street. Please revise the site plans, floor plans, and building elevations to respond to the contextual character as described.
 - **To activate the street frontage on E San Miguel Ave, we are moving up the front entry gates, and making them full height (See sheet A2.8). We also incorporate sidewalks that cut through the driveways that lead to these entry gates. These characteristics respond and compliment most of the surrounding homes as they also have front facing garages, and sidewalks that lead to front doors that are set back substantially from the road. Additionally, the goal of the City Sensitive Design Principles here is to promote knowing and interacting with neighbors. This is a good idea but could be considered outmoded and is not what will likely happen**

because the people who will buy these townhomes will more than likely hire a landscaper and instead do their entertaining in the backyards, which will limit neighbor interactions. Therefore, a greater emphasis was placed on the backyard design as that is where most of the outside leisure time will take place. That said, our design does incorporate second level patios at each unit making our total building faced for both levels 50% patio space. The existing single-family home on the property we are developing does not have any intention of activating the street front or reflecting the surrounding context. Our development will be a major improvement in both aforementioned areas.

8. In accordance with the Design Standards & Policies Manual Section 5-3.123 and Figure 5-3.27, landscaping in the safety triangle can't exceed 2.5 feet in height. Please revise the site plan and landscape plans accordingly.
 - **Updated and noted Landscape plans and site plan.**
9. In accordance with the Design Standards & Policies Manual Section 5-8.205, all non-ADA compliant pedestrian ramps abutting project shall be reconstructed to the current standard. Please update site plan accordingly.
 - **Sidewalk ramp on street corner to be redone to match 6' width of new sidewalks on San Miguel and 78th Street and be ADA compliant. See Civil plans for detail.**

Building Elevation Design:

10. The City's Sensitive Design Principles promote the use of muted earth tones for applied materials and paint colors. The proposed building elevations include a predominantly cool palette of dark and light grays, which are not consistent with the design guidelines or contextual character of the surrounding neighborhood. Please revise the building elevations and material/color board to incorporate warmer building colors and materials consistent with these guidelines and responsive to the existing character of the area.
 - **We understand the concern with the proposed development not matching the surrounding context, but we feel that the presented material palette is very strong and compliments the modern architectural forms that we have designed. Additionally, adjacent properties are mostly 30-40 plus years old and are suitable for renovations. We hope this development can be a new example for design standards for future work taking place in the surrounding Scottsdale area. The dark stone, black metal fascia, and white-gray palette work together to create a clean, high-end product.**

Lighting Design:

11. In accordance with the City's Exterior Lighting Design Guidelines, this property is located within the E-3 Suburban Ambient Light Level Area. The E-3 area recommends the average maintained lighting level on a site not exceed 2.0 footcandles and that the maximum not exceed 8.0 footcandles. Please revise the lighting plans to comply with these requirements.
 - **Revised lighting plans to meet specified requirements. A photometric study of the building's lighting fixtures was done, the landscape lighting fixtures were not accounted for this as it is low voltage. Low-voltage lighting is not calculated in photometric studies. The site lighting is only illuminating landscape elements such as trees and pathways, no accent lighting on architectural elements was placed. Landscape lighting is fully shielded and low voltage (See sheet L5.2 for manufacturer cut sheets).**



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Circulation:

12. In accordance with the Design Standards & Policies Manual Section 5-3.110, please increase the width of the sidewalk along the 78th Street frontage to six feet.
 - **Increased sidewalk width to 6'.**

13. In accordance with the Design Standards & Policies Manual Section 5-3.123, the minimum driveway spacing along local streets is 50 feet. Additionally, driveways cannot be located closer than 50 feet from an adjacent local street right-of-way, and driveways shall not make up more than 50% of the site frontage length. Please revise the site plan to comply with these requirements accordingly. Shared driveways may need to be considered.
 - **Combining the driveways and narrowing them at the street to meet these requirements would take away aesthetically from the streetscape and subtract from the high-end user experience. Additionally, the driveways we are proposing are very similar to the existing adjoining townhomes. Villa Antano's Lot 50 driveway is less than 50' from 78th St. Narrow lots are a characteristic of duplex and townhome subdivisions. Both Modus 6 and Villa Antano subdivisions are less than 50 feet wide (Modus 6 lot widths ranges from 32 to 37 feet and Villa Antano is 36 to 46 feet in width). Camelback Mountain view Estates, which is East and adjacent to Modus 6, has an average lot just over 32 feet wide. We did reduce our driveways widths to the minimum 18' wide. Traffic volumes are light, and speeds are slow on San Miguel so little conflict is anticipated as a result of the proposed driveway locations.**

Site:

14. Please revise the site to show the required street and sidewalk improvements.
 - **Updated site plan to show all required street and sidewalk improvements.**

15. Please identify the existing transit stop on 78th Street along the site frontage and consider additional landscaping to provide shade for the existing bench.
 - **Identified the bus stop on the site plans and added landscaping to the landscape plans to provide new shading.**

16. In accordance with the Design Standards & Policies Manual Section 3-1.701, I: BENCHMARKS: Please make sure to use the McDOT benchmark system and in accordance with the FEMA Benchmark Maintenance criteria and update submittal accordingly.
 - **Confirmed this is a McDOT maintained benchmark. Added more info on this point. See Civil documents for more information.**

Lighting:

17. The lighting plan appears to propose new lighting within the city right-of-way. Please remove all lighting from within the right-of-way.
 - **Removed site lighting from the right-of-way and updated site lighting plan.**

Other:

18. In accordance with the Design Standards & Policies Manual Section 6-1.408, fittings installed into asbestos cement pipe (ACP) or PVC pipe within 6-feet of another fitting or joint will require that section of pipe to be removed and replaced with DIP.
 - **Added note to necessary Civil documents.**



19. In accordance with the Design Standards & Policies Manual Section 6-1.416, existing water and fire lines and water services not used by a development shall be noted on the plans to be abandoned at the main by the contractor.

- **Updated and noted Civil plans.**

Questions or clarifications may be directed to Ryan Mayer by phone at 602-918-8426 or by email to ryan.mayer@drewettworks.com. Please do not hesitate to contact me with any questions, clarifications, or minor revisions that can be made.