



January 8, 2019

Todd Trainor  
DPA Architects  
7272 E Indian School Rd Ste 214  
Scottsdale, AZ 85251

RE: 24-ZN-2018 and 52-DR-2018  
Winery Suites of Scottsdale

Mr. Trainor:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 11/15/18. The following **1<sup>st</sup> Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **The following comments are also in response to the DRB submittal. The DRB-related comments are general in nature, as the outcome of zoning may impact project design. Staff will have additional more detailed comments related to the DRB case once it is resubmitted.**

**Please note: the DRB case cannot proceed to a hearing until the ZN case is approved. The Planning Commission and/or City Council may add stipulations or recommend changes that could alter the project design. As such, please consider delaying resubmittal of the DRB case until after Planning Commission and City Council consider the ZN case.**

#### **General Plan and Old Town Scottsdale Character Area Plan Analysis**

1. The General Plan Land Use Element (Goal 5, Bullet 2), Economic Vitality Element (Goal 5, Bullet 6), Neighborhoods Element (Goal 5, Bullet 7) and Community Mobility Element (Goal 11, Bullet 10) encourage pedestrian oriented development. Additionally, the Old Town Character Area Plan (OTCAP) (Goals CD 5 and M2 and Policies CD 1.5 and CD 4.1) stresses the importance of the pedestrian environment. With the next submittal, please provide a landscape separated sidewalk along Goldwater Blvd. and update the site plan and landscape plan accordingly. Additionally, provide confirmation via the landscape plan that the project streetscape responds to the Old Town Scottsdale Urban Design and Architectural Guidelines (OTSUDAG) plant/tree matrix; particularly for Goldwater Blvd.
2. The General Plan Character & Design Element (Goal 1) and Neighborhoods Element (Goal 4, Bullet 3 and Goal 5) state that new development should be contextually compatible with established areas in the community. Similarly, the Character & Design Chapter (Goals CD 1 and CD 9) of the OTCAP places importance on the character created by new building design and how it may respond to adjacent development while remaining architecturally interesting. Additionally, the OTSUDAG state

that new building design should visually reduce apparent size and bulk of larger buildings in terms of proportion and scale. With the next submittal, please revise the narrative accordingly to describe how the proposed development responds to these goals and policies.

3. The project narrative states that the proposal “addresses the street setback expressing the urban edge to its maximum potential while still providing significant recesses and undulation across the base, body and parapet”. However, when reviewing the elevations the building appears to utilize a variation of materials to convey a sense of change in massing; as opposed to an actual change in building form. With the next submittal, please revise the proposal to indicate an actual change in building form and massing to create a more substantial base along both street frontages. Providing a stepback at the middle two levels of the building will reduce the apparent massing of the building on both street frontages, while diminishing the architectural bulk of the building at the street to enhance the pedestrian experience. Update elevations accordingly.
4. Page 5 of the project narrative states that “several building materials have been incorporated and layered across the façade length to create visual interest and variety”. Guideline C 2 of the OTSUDAG, related to building materials in the Old Town area, states “restraint should be used in the number of different building materials selected”. With the next submittal, please clarify the amount of materials and colors to be utilized. Within the Old Town area, a limited amount of materials is desired and should include materials similar to those within the context of the area.
5. The General Plan Character & Design Element (Goal 4, Bullet 13 and Goal 6, Bullet 6) and the OTSCAP Character & design Chapter (Policy CD 7.2) emphasize the importance of mature trees and their placement within the built environment. The proposal appears to include street trees planted above sub-grade parking. Staff has noted over time that large trees have difficulty surviving in confined planters; particularly those that do not allow the root system to naturally extend outward and downward from the tree root flare. In this case, the hinderance is the limited planting area and the sub-grade parking structure. Street trees should be planted to accommodate proper maturation. With the next submittal, please provide detail showing tree locations with respect to the sub-grade improvements for the entire proposal. Consider the above discussion when choosing plant types that are to be located above sub-grade parking.
6. The project narrative states several times that this proposal is “designed to offer more affordable options for those who want to live, work or visit the community”. With the next submittal, please provide an expanded response to the General Plan Housing Element (Goal 3, Bullets 3-6) which encourages housing options that meet a variety of socioeconomic needs. Consider providing further discussion on the need for the proposed housing type, unit sizes and market rents that will be sought to illustrate how this proposal will provide for a variety of income levels that desire to live in this area. Additionally, the narrative indicates that the dwelling units provide a rental option for full-time residents and seasonal visitors. Please clarify the type of residential units proposed.
7. With the next submittal, please update the narrative to eliminate all references to the “Downtown Plan” and replace with references to the OTCAP (1-GP-2018).
8. With the next submittal, please update the narrative to confirm and discuss the subject property designated as Mixed-Use Neighborhoods, rather than “Old Town Scottsdale” as noted on page 7.
9. If any additional outreach has occurred since the 1<sup>st</sup> submittal, please provide an updated Citizen Involvement Report.

### **Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first 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 staff's recommendation. Please address the following:

#### **Zoning:**

11. Please revise the site plan to confirm all existing overhead utility lines adjacent to the site will be buried as part of this proposal. Refer to Section 47-80 of the Scottsdale Revised Code.
12. There appears to be a tall "wing wall" jutting out from the north building face adjacent to the 1<sup>st</sup> Street frontage between two of the proposed patios. This "wing wall" exceeds the maximum height (45 inches) allowed for patio wall encroachments into the required setback and building setback. Please reduce the height of this wall to a maximum height of 45 inches, or eliminate altogether. Refer to Section 5.3006.I.2 of the Zoning Ordinance.
13. Please provide an enlarged site plan for each street frontage that graphically confirms compliance with the Building Location requirements specified in Section 5.3006.F.b of the Zoning Ordinance.
14. Section 5.3006.J of the Zoning Ordinance requires new projects to provide shaded sidewalks as part of the overall design. Presently, the plans do not indicate any specific shading over the proposed sidewalks. Please revise the site plan, landscape plan, etc. to demonstrate compliance. Compliance may be achieved either by physical shade devices or strategically placed mature trees.
15. Please provide Floor Plan Worksheets for each residential unit type confirming each unit type includes private outdoor living space (patios and/or balconies) with a minimum area of 60 square feet. Show supporting dimensions of each patio/balcony. Refer to Section 5.3006.G of the Zoning Ordinance.
16. Please provide floor plans for all levels of the sub-grade parking garage, with dimensions and notations to demonstrate compliance with Section 9.106 of the Zoning Ordinance.

#### **Circulation:**

17. Please revise the site plan and circulation plan to show a minimum two-foot fee title right-of-way dedication for alley purposes, for an ultimate half-width of 10 feet. Replace existing Roadway Easement with said dedication. Refer to Section 47-10 of the Scottsdale Revised Code and Section 5-3.800 of the DSPM.
18. Please revise the site plan and circulation plan to show a minimum five-foot fee title right-of-way dedication along the 1<sup>st</sup> Street frontage in front of the western parcel.

### **Significant Policy Related Issues**

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

#### **Site Design:**

19. The site plan contains a significant amount of information and illustration. To help staff, the Development Review Board, Planning Commission and City Council understand how this development responds to the Downtown development standards, please provide a separate site

plan that more simply illustrates the setback, stepback, building location and exceptions to setback and stepback requirements. Refer to the Plan and Report Requirements for Development Applications (PRRDA) and the Downtown District (Section 5.300) of the Zoning Ordinance.

20. Please revise the site plan to include locations of all above ground utility equipment. Utility equipment should be located so that it does not conflict with pedestrian amenities, landscape features and/or on-site circulation (sight visibility). Please consider relocating the proposed transformer so that it is outside the required building setback. Refer to the Old Town Urban Design and Architectural Guidelines (A5), "Building Equipment and Services".
21. Please coordinate with Arizona Public Service (APS) on the installation of electric lines and location of electrical equipment. Contact: Michael Worley, APS Customer Project Manager, 602-493-4144
22. For both the ZN and DRB cases, please provide a site plan and project data that complies with the PRRDA and includes the following information. There may be comments regarding the site plan after it has been received and reviewed by staff.
  - Darken the line weight for all site elements that are located beyond the building footprint.
  - Eliminate interior spaces within the building footprint.
  - Written and bar scale
  - Vicinity map should be a blackline diagram and enlarged to show vicinity more clearly.
  - Zoning districts for all adjacent parcels
  - Gross floor area
  - Allowed/provided lot coverage/floor area ratio, with supporting calculations
  - Required/proposed private outdoor living space for each unit type
  - Update vehicle parking information to include required/provided accessible parking and bicycle parking.
  - Number of consecutive vehicle parking spaces in each row
  - Location and dimensions of all abutting right-of-way, including alleys
  - Parcel dimensions
  - Dimensions from the building to all adjacent property lines
  - Location of sidewalks, with pavement types and dimensions

Water and Waste Water:

23. The water Basis of Design report (BOD) has not been accepted by the Water Resources Division. Please revise the BOD to address/respond to the following:
  - Include a copy of the preliminary utility plan as an exhibit to the BOD. (Section 6-1.201 of the DSPM)
  - Perform a hydrant flow test as close to the site as possible. The current flow test is not representative as it was conducted on a non-representative main. (Section 6-1.405 of the DSPM)

- Water demand values used are not in compliance with DSPM requirements. Revise utilizing gpm values from Figure 6-1.2 of the DSPM.
- Confirm fire flow requirements with the Fire Department.
- Provide overall site plan, floor plans and profile (including height to highest finished floor) in the BOD.
- Separate water meters should be strongly considered for residential vs. commercial uses to avoid having a higher use rate applied to everyone on a single meter. (Section 6-1.416 of the DSPM)

24. At the time of the preapplication meeting, insufficient information about the intensity of the project was available to make a determination on sewer capacity. Additional analysis of the proposal vs. current conditions, based on the 1<sup>st</sup> submittal materials, warrants submittal of a sewer BOD. With the next submittal, please provide a sewer BOD, to include the following:

- Flow monitoring for the 8-inch main in the alley, 9 days continuous, two weekends. Needs to record 5-10 minute data, not average day. Diurnal must be discernable.
- 100 gpm for pool backwash waste flows and 50 gpm for spa flows. Both should be added to the peak recorded flows and peak hour flows for the development to determine adequacy of sewer capacity.
- All proposed sewer service lines shall be minimum six-inch and installed per MAG Detail 440-3. Four-inch service lines are not permitted.

Building Elevation Design:

25. The building elevations (Sheets A202 and A203) include a significant amount of information and illustration for this development application (24-ZN-2018). Please provide separate building elevations that more simply illustrate the building and include dimensional information and notations regarding the setbacks from the public street (Section 5.3006.C of the Zoning Ordinance), stepback planes (Section 5.3006.3.H), and exceptions to the setbacks and stepbacks (Section 5.3006.I) so that the Development Review Board, Planning Commission and City Council can understand how much of the building is proposed to encroach into the setback and stepbacks. There may be comments regarding the proposed encroachments once the dimensional information and notations have been received and reviewed by staff.

Lighting Design:

26. Please provide a photometric analysis to accompany the lighting site plan and fixture cut sheets, to include average and maximum foot-candles at grade. Refer to the PRRDA.

Traffic Impact and Mitigation Analysis (TIMA):

27. Please revise TIMA to include current traffic counts for link volumes along Goldwater Blvd., 69<sup>th</sup> Street and 2<sup>nd</sup> Street.
28. The report should address site access as it related to the limited access at Goldwater Blvd. and the likelihood of generating U-turns at 2<sup>nd</sup> Street and 1<sup>st</sup> Street as drivers enter and exit the site. As these are rental units, there is a higher likelihood of drivers unfamiliar with local streets.

Circulation:

29. Please revise the site plan to include a new eight-foot sidewalk, detached from the street curb, along the Goldwater Blvd. frontage. Refer to the 2008 Transportation Master Plan and Section 5-3.110 of the DSPM.

Engineering:

30. Compactors may be used as an alternative to refuse and/or recycling containers. To determine adequacy and site location of compactors (if proposed) please provide the following on a separate refuse control plan:
  - Type and capacity of compactor - state on refuse control plan compactor capacity conversion equating to the City's required 1 container for every 20 residential units (with no recycling) or 2 containers for every 30 units (with recycling).
  - Location – compactor and approach pad should be placed so that the service vehicle route to and from the compactor has a minimum unobstructed vertical clearance 13' 6"; and compactor storage area slab of 25 feet. Additionally, place compactor in a location that does not require the compactor to be maneuvered or relocated away from the storage location to be loaded on the service vehicle. Approach area should be a minimum width of 14 feet and a minimum length of 60 feet.
22. Please revise the site plan to include notes confirming the existing alley along the site frontage will be repaved, including an inverted crown to improve drainage, and show an improved alley connection to Goldwater Blvd. that includes an ADA accessible pedestrian crossing. Refer to Section 3-1.701 of the DSPM.
23. Grease, oil and sand interceptors shall be provided for restaurants, parking garages and other similar facilities. Each business, restaurant or establishment shall discharge to a separate interceptor and shall not be placed in parking garages, streets or under public parking spaces. Grease traps shall only be used for ice cream shops, small coffee shops or sandwich shops. Please update site plan accordingly. Refer to Section 7-1.411 of the DSPM.

Miscellaneous:

24. Notes and dimensions on 24 X 36 size plans appear to be 6-point font size or less. Please revise notes and dimensions so they are minimum 12-point font size (1/6 of an inch). Refer to the PRRDA.

**Technical Corrections**

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

Site:

31. Please revise the site plan to include locations and heights for all screen walls. Refer to Sections 7.105, 9.106.F and 10.501.H of the Zoning Ordinance.
32. Please relocate the bike racks closer to the lobby entrance of the building. There appears to be space within the recessed area at the main building entrance to accommodate the bike racks. Refer to Section 9.106.C of the Zoning Ordinance.

33. Please note: A separate request for a Land Assemblage to tie to the two existing lots into one parcel will be required. The final plat for the Land Assemblage must be approved and recorded prior to issuance of any permits (other than demolition).

Fire:

34. Please revise the site plan to respond to/address the following:

- Demonstrate minimum drive aisle width of 24 feet (Fire Ordinance 4283, 503.2.1)
- Designate fire lanes for all commercial/multi-family development (Fire Ordinance 4283, 503.3)
- Indicate location of required Fire Department Connection (Fire Ordinance 4283, 912)

Circulation:

35. Please revise the site plan to indicate a Non-Motorized Public Access Easement over any portion of the street sidewalks that encroaches onto the project site. Also provide dimensions for all existing and proposed street and alley widths.

Drainage:

36. The preliminary Drainage Report is acceptable at the zoning level. **For the DRB submittal, please provide a final Drainage Report that responds to/addresses the following:**

- The two parcels that make up the project site add up to less than ½ an acre; as such, the site qualifies for a Storm Water Storage Waiver (SWSW). Please provide a completed SWSW with the 2<sup>nd</sup> submittal. The post impervious area will increase slightly. This increase in runoff will incur a SWSW fee of \$804.00.
- Revise the Drainage Report to include the following statement: “The developer shall reconstruct the entire alley width along the entire property frontage and convert the pavement section to an inverted crown to improve drainage conditions in the alley. Note: Coordinate with the developers for the project at 6933 E. 1<sup>st</sup> Street (32-DR-2018). They are also required to convert their portion of the alley to an inverted crown design.
- Please direct roof drainage to 1<sup>st</sup> Street as much as possible.

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 the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I’M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 34 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> 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 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,



Greg Bloemberg  
Senior Planner

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **24-ZN-2018 and 52-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised Narrative for Project
- One copy: Revised Traffic Impact Mitigation Analysis (TIMA)

- Context Aerial with the proposed Site Plan superimposed

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

- Site Plan:

    1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

- Elevations:

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"  
B/W            1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

- Elevation Worksheet(s):

    1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

- Perspective(s):

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

- Streetscape Elevation(s):

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

- Photometric Analysis Plan(s):

    1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

- Floor Plan(s):

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Floor Plan worksheet(s):

1 24" x 36"      1 11" x 17"      8 ½" x 11"

Other Supplemental Materials:

Any additional information requested in the comments

---

---

---

Technical Reports: Please submit one (1) digital copy of each report requested

1 copies of Revised Water Design Report:

1 copies of Revised Waste Water Design Report:

Resubmit the revised Water and Waste Water Report to your Project Coordinator with any prior City mark-up documents.