



8/29/2022

Carlos Elias
1200 N 52nd St
Phoenix, AZ 85008

RE: **24-DR-2022**
Viva Ananda
998X2 (Key Code)

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/20/22. The following **1st 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 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 the City Staff's recommendation. Please address the following:

Design Review, Brad Carr, bcarr@scottsdaleaz.gov, (480) 312-7713 and Planning, Katie Posler, kposler@scottsdaleaz.gov, (480) 312 2703:

1. Please update the site plan to list proposed and allowed du/ac per the Downtown Overlay (See Sec. 6.1205.F.) *Density*. 1. Maximum: twenty-three (23) dwelling units per acre of gross lot area.
2. Please update the site plan to list the proposed and allowed GFAR per the Downtown Overlay. (See Sec. 6.1205.G) *Gross floor area ratio (GFAR)*. 1. Maximum: 1.3.
Gross floor area ratio (GFAR) is the ratio of nonresidential floor area to the gross lot area.
3. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance. Please also revise the Narrative to address the accurate parking required and provided on site per comments below.
4. The parking calculations shown on the provided site and parking plan incorrectly classify parking requirements for the café, retail, and fitness studio uses, as well as incorrectly provide a credit for the site for on-street parking. On-street parking does not count towards provided parking. Café patio area must be accounted for with required parking. Please revise the parking calculations accordingly per Table 9.103.B.
5. To meet parking requirements, the property owner can apply for the in-lieu parking program per Sec. 9.108.D. See the attached in-lieu application checklist provided. Any request larger than 5 in-lieu parking spaces requires City Council approval. The Zoning Administrator may administratively approve participation in the in-lieu parking program for up to, and including five (5) in-lieu parking

credits, provided that the allowance is based on the City Council considerations of Section 9.108.D.3.a. The city is not obligated to approve in-lieu requests and it only applies to nonresidential SF. Justification is required, see considerations under Sec.9.108.D.4.a.

6. The required bike parking for this site is 2 spaces (1 bike rack). For the reduction of 1 required vehicular parking space, the site must provide 8 more bike parking spaces (4 racks) beyond the code required 2 spaces (1 rack). Please update the site plan to call out the required and extra provided bike parking to justify the reduction. Currently the site plan only shows 4 bike racks, 5 would be required for the parking reduction. Identify individual bike racks clearly.
7. Spa tenant space would fall under the personal care service land use in relation to the parking requirements.
8. Please provide a site plan worksheet that demonstrates how the proposed building/site design meets the requirements of Zoning Ordinance Sec. 5.3006.F.b (Building Location).
9. Please update the site plan to call out the height of the proposed raised planters and handrails, max 45 inches.
10. The site plan indicates that the 20' required front setback is being observed from the property line. In the Downtown Overlay, the setback is measured from the back of curb location. Please revise the project plans accordingly.
11. Please revise the elevation plans to include dimensions from the finished floor to the top of the any rooftop apparatus mechanical screening. Per the Downtown Overlay (DO) requirements, building height, including rooftop appurtenances, cannot exceed 36 feet. (See Sec. 6.1205.E.1.) The sky light must also be revised to 36 feet in height per code.
12. Please revise the building elevations to call out the setback from the correct location, back of curb, beginning 30' stepback point, incline ratio of 1:1, and proposed exceptions into the stepback. Exceptions must be permitted by Sec.6.1205.I. and code section shall be called out on elevations.
13. Please provide information and details related to the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally integrated within the design of the structure. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Zoning Ordinance Section 7.105.C.
14. Please submit a floor plan worksheet that identifies the private open space areas, with square footages, and dimension with the next submittal. All dwelling units shall include private outdoor living space located beside the dwelling unit. Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

Engineering, Eliana Hayes, ehayes@scottsdaleaz.gov, (480) 312-2757:

15. SRC 47-80: Underground existing + proposed overhead wire facilities within project boundaries, note on site plan accordingly.

Fire, Doug Wilson, nbaronas@scottsdaleaz.gov, (480) 312-7072:

16. FDC must be on the address side of the building facing the public street. See Fire Department Connection location (I's & A's 8.17.2.4.6.1). Please update site plan accordingly.

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:

Design Review, Brad Carr, bcarr@scottsdaleaz.gov, (480) 312-7713 and Planning, Katie Posler, kposler@scottsdaleaz.gov, (480) 312 2703:

17. Identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers on more appropriate locations and paint colors to mitigate the visual impacts of those equipment on the site.
18. Please revise the west and east-facing building façades to utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich the character, visual interest, shadow, contrast and color of the façade. (Old Town Scottsdale Urban Design & Architectural Guidelines, Goal 16.6)
19. The City's Sensitive Design Principles and Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) promote the use of muted earth tones in applied materials and paint colors. Please revise the project plans and material board to incorporate building colors that meet these design guidelines.
20. Please revise the project plans to provide shading over the public sidewalks adjacent to the site as promoted by the Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG).
21. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines.
22. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines.
23. Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. (Zoning Ordinance, Sec. 1.305.A.)
24. Please revise the project plans so that all exterior mechanical, utility, and communications equipment is screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of, the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
25. Please revise the lighting plans to provide a light mounted to the north elevation of the building to assist in illuminating the alleyway.

Water and Sewer, Levi Dillion, ldillion@scottsdaleaz.gov, (480) 312-5319:

26. Water BOD, Round 1 review comments:
 - a. DS&PM 6-1.416: Buildings with mixed uses should consider a separate water meter and be separately plumbed for each type of use. Scottsdale's sewer billing structure supports separate metering for each of the user codes described in SRC Sec. 49-141(g). In the event separate use metering is not provided, sewer billing will be applied at the higher use rate applicable to that building. Developers should consider the economic benefits of separate water metering.
 - b. DS&PM 6-1.416: Min water service line shall be 1-inch type K copper and include backflow preventer adjacent to meter. Meter shall be place in unpaved accessible ROW

or easement. If existing service line is not 1-inch service line and is to be utilized it shall be replaced with minimum size. Call out on utility plan.

- c. DS&PM Figure 6-1.2: For water demand use gpm values from figure 6-1.2 in DS&PM not gpd values.
- d. DS&PM 7-1.402,D: 6 foot separation between proposed water line and sewer is required.

27. Sewer BOD, Round 1 review comments:

- a. DS&PM 7-1.409, A. Minimum commercial sewer service line shall be 6-inch and per MAG 440-3 detail. Current utility plan calls out 4-inch.
- b. DS&PM 7-1.409, C. If a new 6-inch sewer service is required, the service line location should be located within the downstream 1/3 of the fronting SS line length.

Transportation, Phil Kercher, pkcr@scottsdaleaz.gov, (480) 312-7645:

28. Please dedicate an additional 3 feet of alley right-of-way for a half width of 10 feet. DSPM Sec. 5-3.800; Scottsdale Revised Code Sec. 47-10

Engineering, Eliana Hayes, ehayes@scottsdaleaz.gov, (480) 312-2757:

29. DSPM 2-1.309 REFUSE COLLECTION: Provide a refuse plan that addresses the following:

- a. Non-Residential, Mixed-Use, and Multi-Family Residential Refuse and Recycling Enclosure Location and Design
 - i. Locate and dimension the refuse and recycling containers + enclosure area.
 - ii. All restaurants and bars that serve food must provide enclosures with grease containment areas in accordance with the COS MAG details and Table 2-1.311. B.
 - iii. Design the refuse enclosure(s) and approach pad to be level, with a maximum of a two (2) percent slope.
- b. Required Number of Non-Residential, Mixed-Use, and Multi-Family Residential Refuse and Recycling Enclosures.
 - i. Non-Residential, Mixed-Use, and Multi-Family Residential developments shall provide the refuse enclosures in accordance with Table 2-1.4311. B.
 - ii. Non-Residential, Mixed-Use, and Multi-Family Residential developments are encouraged to incorporate recycling of reusable refuse material with in within the design of a building and provide Refuse and Recycling Enclosures in accordance with Table 2-1.4311. B.

TABLE 2-1.4311. B.

USE	REQUIRED NUMBER OF REFUSE ENCLOSURES WITHOUT RECYCLING	REQUIRED NUMBER OF REFUSE ENCLOSURES WITH RECYCLING
Non- Residential Development	1 enclosure for each 20,000 square feet of building space or portion thereof per COS Standard Details #2146-1 or 2147-1	2 enclosures for each 30,000 square feet of building space or portion thereof per COS Standard Details #2147-1 or 2147-2
Apartments & Condominiums	1 enclosure for every 20 units or portion thereof per COS Standard Details #2146-1 or 2147-1	2 enclosures for every 30 units or portion thereof per COS Standard Details #2146-1 or 2147-1

Restaurants / Bars	1 enclosure with a grease containment Area per COS Standard Details #2146-2 or 2147-2	1 enclosure with a grease containment Area and 1 enclosure without a containment Area per COS Standard Details # 2147-2
Mixed-use Development (Non-Residential with Residential)	1 enclosure for first 10,000 square feet of non-residential building area and the first 10 units or portion thereof per. Where additional non-residential building square footage area and units are provided, 1 enclosure for each additional 20,000 square feet of non-residential floor area, and 1 enclosure additional for each 20 units or portion thereof. Restaurants and Bars that serve food shall provide separate refuse enclosures.	2 enclosures for first 15,000 square feet of non-residential building area and the first 15 units or portion thereof per. Where additional non-residential building square footage area and units are provided, 2 enclosures for each additional 30,000 square feet of non-residential floor area, and 2 enclosures additional for each 30 units or portion thereof. Restaurants and Bars that serve food shall provide separate refuse enclosures.

c. Refuse and Recycling Containers

- i. Containers shall comply with Chapter 24 of the SRC.
 - ii. Containers with casters shall not exceed 4 cubic yards. The Sanitation Director, or designee may approve alternative container sizes with casters.
30. DSPM 2-1.310: Update site plan with a 6' width accessible pedestrian route (dimension access path) from the main entry of the development to each abutting public/private street that provides a pedestrian sidewalk/multi-use trail.
31. DSPM 5-2.616: Disruptions to alleyway shall be coordinated with solid waste. Disruption to service routes shall be mitigated by applicant. Add note to site plan accordingly.
32. DSPM 6-1.202 + 7-1.201: Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Update BODs accordingly.

Drainage, Nerijus Baronas, nbaronas@scottsdaleaz.gov, (480) 312-7072:

33. Please review the attached 1st review corrections from drainage on the G&D and revise the plans accordingly.

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:

Design Review, Brad Carr, bcarr@scottsdaleaz.gov, (480) 312-7713 and Planning, Katie Posler, kposler@scottsdaleaz.gov, (480) 312 2703:

34. Please update the site plan to call out the new property lines after required alley and ROW dedications. Please call out total alley and half street ROW width.
35. Please identify what RR stands for on the floor plan.
36. Please revise the site plan with the correct parking stalls dimensions, both standard and accessible spaces in accordance with the requirements of set forth in Sec. 9.106 of the Zoning Ordinance.

Water and Sewer, Levi Dillion, ldillion@scottsdaleaz.gov, (480) 312-5319:

37. With water demands so low, please explain why are you proposing a 2.5" water service line.
38. Note to cap abandoned existing sewer service at property line.

Transportation, Phil Kercher, pkker@scottsdaleaz.gov, (480) 312-7645:

39. Transportation staff has concerns with the lack of on-site parking proposed. No parking provided for employees of the commercial space. 2 dwelling units, four bedrooms, only two parking spaces provided. Please provide a response.
40. Please offset 90-degree parking spaces 12 feet from the alley centerline to provide back up space.
41. Please remove the existing driveway on the site frontage on 1st Avenue and replace with curb, gutter, and sidewalk to match existing improvements.
42. Applicant will be required to provide a construction management plan that identifies where a marshalling yard will be located and how the building will be constructed noting whether they will need to use the adjacent alley or street.

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.

The Planning & Development Services Division has had this application in review for 33 Staff Review Days since the application was determined to be administratively complete.

These **1st 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 480-312-2703 or at kposler@ScottsdaleAZ.gov.

Sincerely,
Katie Posler
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 24-DR-2022

Key Code: 998X2

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: **998X2**. 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 1st Review Comment Letter
- ☒ Revised Narrative for Project
- ☒ Site Plan
- ☒ Site Plan Worksheet
- ☒ G&D
- ☒ Color Elevations
- ☒ Perspectives
- ☒ Landscape Plan
- ☒ Lighting Site Plan
- ☒ Photometric Analysis Plan
- ☒ Manufacturer Cut Sheets of All Proposed Lighting
- ☒ Floor Plans
- ☒ Floor Plan Worksheet
- ☒ Water BOD
- ☒ Sewer BOD