



12/21/22

Carlos Elias
1200 N 52nd St
Phoenix, AZ 85008

RE CASES: **24-DR-2022& 3-IP-2022**
Viva Ananda

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/15/22. 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:

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

PARKING:

1. Please revise the parking calculations on the site plan and parking plan accordingly per Table 9.103.B. Schedule of Parking Requirements in the Downtown Area.

Restaurants use this ratio:

- A. One (1) parking space per three hundred (300) square feet of gross floor area; and
- B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor patio area. Excluding the first three hundred fifty (350) gross square feet of outdoor patio area, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) gross square feet of outdoor public floor area is excluded.

Personal care services use this ratio:

- B. In a Type 2 area, all other lot widths, one (1) space per three hundred (300) square feet of gross floor area.

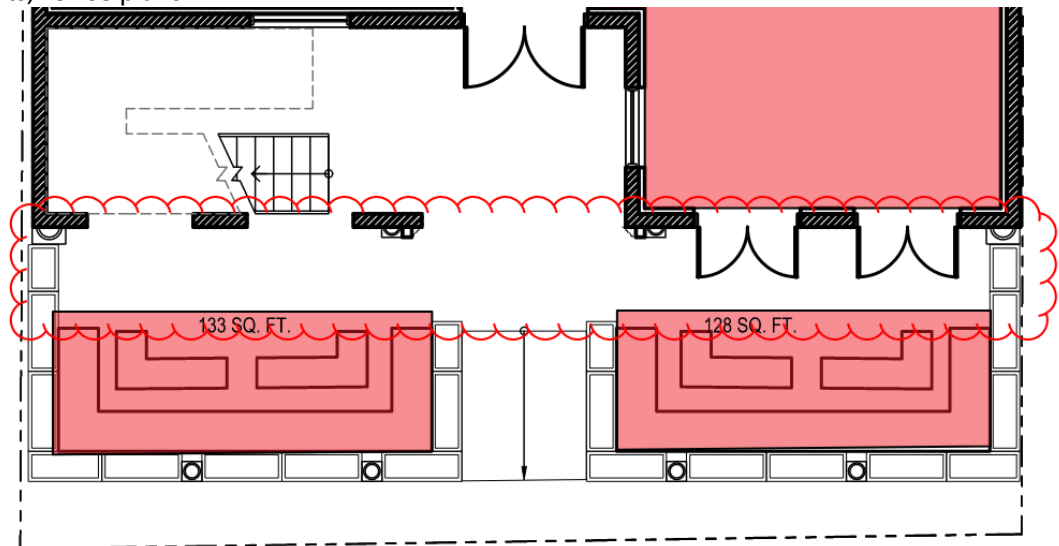
2. All gross SF areas count towards parking requirements, except for the following as defined by the code definition:

Gross floor area is the sum of the floor areas of all the floors of a building or buildings, including mezzanines, measured from the exterior faces of exterior walls or from the center lines of common walls separating two (2) buildings. Gross floor area does not include:

- a. Parking areas.
- b. Uncovered steps.
- c. Exterior balcony space.
- d. Exterior ground floor patio space.
- e. Basement space used for unoccupied storage.
- f. Elevator shafts and space occupied by electrical and mechanical rooms.

Revise the site plan and parking plan to count hallways, restrooms, locker rooms, reception areas, etc, towards required parking. There are many blank areas on the parking plan that aren't being counted towards parking requirements and need to be revised to do so. Parking does not need to be counted for the exceptions listed above, stairwells, trash enclosure, SES, and fire riser rooms.

3. This area appears to be restaurant patio area and should be counted towards parking requirements, revise plans:



4. Improvement district credits are 10.8, please revise the plans to reflect that information.
5. The two dwelling units require 3 parking spaces, and the site is only providing 2 on site spaces. This is concern for planning and transportation staff that the residents of the building would be forced to find street parking. Staff is meeting with the Zoning Administrator, Erin Perreault, next week, to review this concern and the in-lieu parking request (3-IP-2022). Staff will provide additional feedback at that time.
6. Bicycle parking shall not obstruct the 8' public sidewalk. Staff cannot support a reduction in vehicle parking spaces for additional bicycle parking that obstructs pedestrian walkway connections, please revise the plans accordingly.

7. The ADA stall shall be 11' wide and 18' long with a 5' access aisle, the standard stall shall be 9' wide and 18' long, please fix the dimensions on the site plan.

BUILDING LOCATION & STEPBACK:

8. Please remove the tall columns located within the 20' building setback, they are taller than 45" and not permitted by code. They are shown on the perspective views.
9. Please provide a site plan worksheet and elevation worksheet that demonstrates how the proposed building/site design meets the requirements of Zoning Ordinance Sec. 5.3006.F.b (Building Location). Staff feels the building design still does not adhere to item ii:

ii.Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet. The current façade, on the ground level and 2nd level, is all at one plane. Please revise the building design to provide building recessing in accordance with the above code section. Previously, via case 47-DR-2017, the recessing was accomplished at the entrance into the building.

10. Please revise the building design and building elevation worksheet to adhere to and identify the code required stepback (beginning at 30' above the setback, with an incline ratio of 1:1) on the front and both sides of the building. (It is not applicable along the alley side.)

The elevation worksheet needs to be revised to show the stepback on ALL applicable sides.

Exceptions must be permitted by Sec.6.1205. I. and the applicable code section and associated length, percentage, etc. shall be called out on elevation worksheet when it is being used.

1.Exceptions to building location, setback, prevailing setback and stepback standards.

1.As outlined in Subsections 5.3006.I.2 through 5.3006.I.4. below, and except as provided in Subsection 5.3006.I.9. below, certain exceptions to building location, setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:

- a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
- b. The sight distance requirements of the Design Standards and Policy Manual.

2.Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

- a.A maximum of five (5) feet for cornices, eaves, parapets and fireplaces. *(Staff would consider the building columns to fall under this section.)*
- b.A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.
- c.Balcony walls and railings with a maximum inside height of forty-five (45) inches.
- d.Uncovered balconies, uncovered terraces and patios at and below grade.

e. Covered sidewalks and uncovered terraces directly above a sidewalk.

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, a maximum fifteen (15) feet exception to setback and setback standards above the first floor (not specified in I.2. above), is allowed for projections that:

a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and

b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.

4. Subject to design approval by the Development Review Board, an exception to the setback standard is allowed for stairwells and elevator shafts.

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:

Design Review, Brad Carr, bcarr@scottsdaleaz.gov, (480) 312-7713:

11. The project plans indicate that the proposed location of bicycle parking directly conflicts with the sidewalk along the street frontage. The 8-foot sidewalk should remain open and unobstructed by bicycles or bicycle racks. Please revise the location of the bicycle parking to resolve this conflict.
12. 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) **Please provide a detail of how molding is applied and the depth of the molding.**
13. 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. **The colors have been updated, but the gray accent of Dunn Edwards "At First Light" lacks color tone and should be updated with a warm, taupe-like color. Please revise.**

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

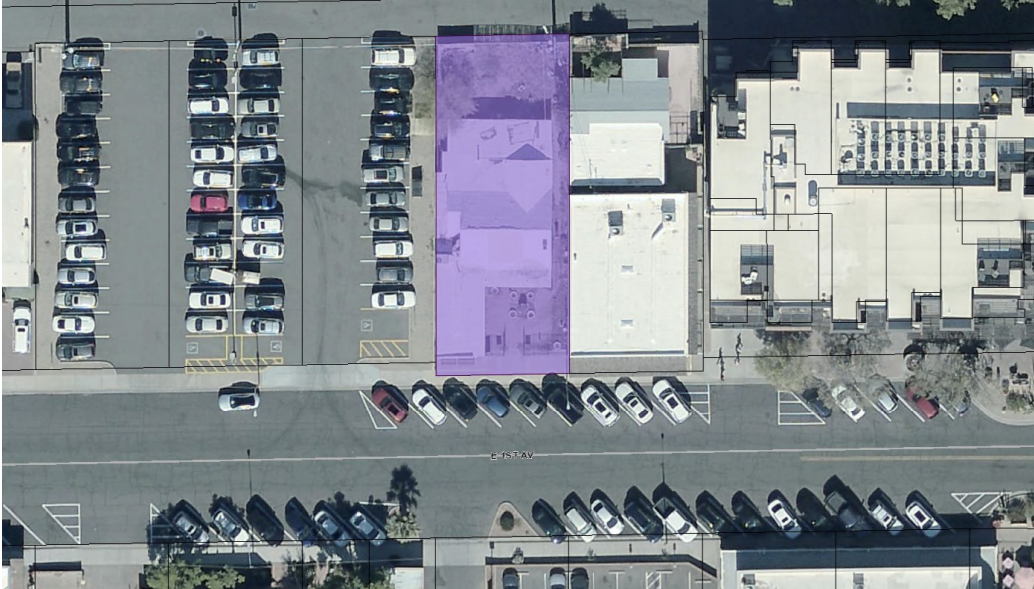
14. Staff is still completing their 2nd review of this case. Please contact Nerijus Baronas for comments.

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:

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

15. Transportation does not support this project due to the lack of adequate parking spaces available on site for the residential owner/tenants (one space for four bedrooms) and for the employees of the retail/office/spa (one space). The in-lieu parking program should not be a substitute for providing enough parking to meet the demands of the building, forcing residents and employees to find parking on the street or in public parking lots. You can see from the aerial photo copied below that the adjacent public parking lot is full, and the on-street parking is full. Every aerial photo that we have for the last ten years except for 2021 shows the same condition.



16. With final plans, the 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. **Any use of city right-of-way for a marshalling yard is subject to approval by the Right-of-Way manager and may not be allowed.**
17. Bicycle parking spaces shall not be located in the required 8-foot-wide sidewalk along the site frontage as shown. They should be located on the private property. Sec. 9.103 Zoning Ordinance.

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 28 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 480-312-2703 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 2nd Review Comment Letter
- ☒ Revised Narrative for Project
- ☒ Site Plan
- ☒ Site Plan Worksheet
- ☒ Color Elevations
- ☒ Elevation Worksheet
- ☒ Material Board
- ☒ Perspectives
- ☒ Landscape Plan
- ☒ Lighting Site Plan
- ☒ Photometric Analysis Plan
- ☒ Manufacturer Cut Sheets of All Proposed Lighting
- ☒ Floor Plans
- ☒ Parking Plan
- ☒ G&D
- ☒ Drainage Report