



4/21/2023

Jinia Sarkar
Cawley Architects
730 N 52nd Street Suite 203
Phoenix, AZ 85008

RE: **2-ZN-2023**
Swags
H5018 (Key Code)

Jinia Sarker:

Planning & Development Services has completed review of the above referenced development application submitted on 3/10/2023. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Current Planning: Bryan Cluff, 480-312-2258, bcluff@scottsdaleaz.gov

1. The request included with the project narrative does not include the P-3 Parking district as part of the requested zoning designation. However, the site plan identifies P-3 in the proposed zoning and includes use of the P-3 credits in the parking calculations. If the owner would like to include the P-3 zoning with the new district, please revise the narrative to include this within the request. Please note, to carry over the P-3 zoning to the new zoning category, City Council must approve the P-3 zoning category along with the use of the parking credits to satisfy the parking requirements for the site.
2. Please revise the site plan and building design as needed to comply with the building location requirements in Zoning Ordinance Section 5.3006.F.
3. Please revise the site plan and building design as needed to comply with the building stepback requirements in Zoning Ordinance Section 5.3006.H.
4. The proposed site plan and building elevations appear to show portions of the new building projecting into the city right-of-way. Please revise the building design as necessary to remove the building out of the right-of-way. Canopies or other shade structures over sidewalks may potentially encroach within the right-of-way, subject to approval by the City right-of-way manager, however, no occupiable space may encroach within the right-of-way.

5. In addition to the use of P-3 parking credits to satisfy the parking requirements for the proposed use, the application proposes to use in-lieu parking to meet the parking requirements for the site. Since the proposed use has a parking demand of 31 spaces and there are only 9 physical parking spaces on-site, it appears the site will have a functional parking shortage. Please provide additional information with the resubmittal to explain how the owner intends to satisfy the potential parking demand from a functional perspective. Please consider the use of remote parking spaces instead of in-lieu parking spaces.
6. The proposed site plan identifies 9 on-site parking spaces, however, the submitted ALTA survey states that only 5 of the on-site spaces located behind the building are available to this property. Please clarify this discrepancy and provide additional documentation demonstrating the rights this property owner has to the parking spaces located behind the building.

Long Range Planning: Taylor Reynolds, 480-312-7924, treynolds@scottsdaleaz.gov

7. Page 6 of the project narrative includes discussion related to the Downtown Infill Incentive District. It does not appear that the applicant is pursuing an Infill Incentive District designation – which is typically utilized to amend development standards not otherwise permitted under the Zoning Ordinance; consequently, with a resubmittal, please remove all narrative discussion related to the Downtown Infill Incentive District.
8. The General Plan 2035 Land Use (Goal LU 4) and Circulation (Policy C 8.1) Elements as well as the Old Town Character Area Plan Character & Design (Goals CD 4 and CD 6) and Mobility Chapters remark on the importance of the pedestrian comfort, particularly in an urban area like Old Town. Site Plan A1.1 notes the north 6' wide sidewalk to remain, while improving the east sidewalk to an 8' width. With a resubmittal, please respond to the referenced goals and policies as well as graphically confirm that the proposal will meet Design Standard & Policies Manual (5-3.110) requirements for 10' sidewalk width along both frontages of the subject site.
9. The General Plan 2035 Public Services & Facilities Element (Policy PSF 2.2) as well as Old Town Scottsdale Character Area Plan Character & Design chapter (Goal CD 11) discuss minimizing the aesthetic impacts utilities can have on the built environment. Site Plan A1.1 notes various meters to be relocated, while other utility cabinets to remain in place. With a resubmittal, please ensure infrastructure and utilities – whether relocated or otherwise – are screened or located to minimize visual and physical disruption (DS&PM 2-1.206).
10. The Citizen Participation Report notes seven participants attended the October 4, 2022 Open House located at Granite Reef Senior Center. However, no meeting summary regarding input collected from participants was provided with the submittal. With a resubmittal, please update the Citizen Participation Report to include an open house meeting summary that includes input collected from participants, and further, if any adjustments to the submittal were implemented as a result of such input. Finally, if additional outreach has been conducted since the original submittal, and as a response to Goal CI 1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, please provide an updated Citizen Involvement Report that describes such.

Transportation: Phil Kercher, 480-312-7645, pkercher@scottsdaleaz.gov

11. In accordance with Scottsdale Revised Code Sec. 47-10 please revise the site plan to show dedication of the existing 4-foot-wide Road Easement to the city as fee title right-of-way along the Shoeman Lane site frontage, for a total width of 36.5 feet from monument line.

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

12. Please acknowledge the following construction restrictions in accordance with SRC 47:

- a. MARSHALLING + STORAGE YARD. City ROWs, including alleys, may not be used for marshalling or storage yards without the approval of the city's transportation department and payment of associated fee through the application and approval of the Marshalling + Storage yard permit. City approval is not guaranteed.

Storm Water: Ghassan Aouad, 480-312-7055, gaouad@scottsdaleaz.gov

13. Please provide a revised drainage report and grading & drainage plan which addresses the staff redlines available for download through the internet file exchange. File name is "2-ZN-2023_1-25 - CORR-DRAINAGE-SWAGS Prelim Grading - Drainage Plan".

Water Resources: Levi Dillon, 480-312-5319, ldillon@scottsdaleaz.gov

14. The water and wastewater basis of design reports have been accepted as-noted. For reference, please review the notes below:

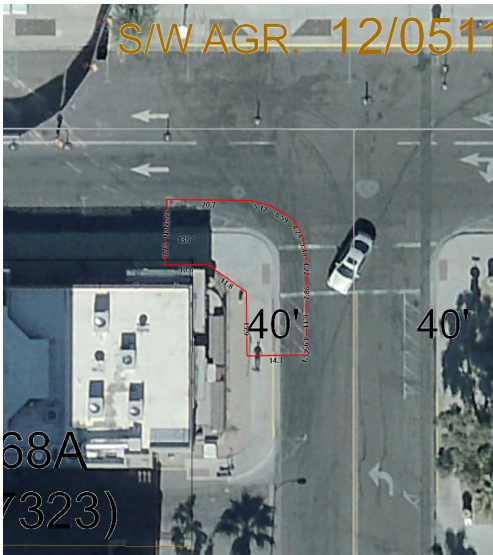
- a. Water BOD
 - (1) Verify size and adequacy of existing fire line. Update utility plan. Confirm adequacy with fire department plan reviewer group.
 - (2) There are 2X domestic service lines and 2 X 5/8" domestic water meters serving the property. For a new building a single correctly sized domestic water service line and meter will be required. Provide details in the final report. Note that a meter development fee credit will be provided for any meters removed and count towards a new meter. Only one domestic service line and meter shall serve a single building.
 - (3) Distinguish on the plans any irrigation meter (existing and proposed)
 - (4) Any unused service line or meter shall be removed back to the main (not abandoned in place). DS&PM 6-1.416, M. & 6-1.408
- b. Sewer BOD
 - (5) Confirm that existing 6" sewer service is per MAG 440-3 with CO within ROW. DS&PM 7-1.409, B.
 - (6) Note on off-site sewer capacity analysis: w/ proposed flows 0.65 d/D is met. 0.65 is the maximum d/D for 8" offsite sewer (without future pool backwash flows). Additionally, existing peak flows are far above average and are very intermittent and short-lived making peak on peak flows less of a concern. **If flows are increased beyond those proposed in this report offsite public sewer upsizing will likely be necessary.** See details added to utility plan.

Significant Policy Issues

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Current Planning: Bryan Cluff, 480-312-2258, bcluff@scottsdaleaz.gov

15. Please revise the site plan to reconfigure the curb line at the corner of Shoeman and Wells Fargo so that the curb bulbs out around the on-street parking spaces at the corner. Please see exhibit below for reference.



16. DS&PM 2-1.501.L states that thorny shrubs and cacti should be planted so that at maturity they would be 4' away from walkways. Landscape Plan La.01 includes a dense planting of 10" Golden Barrel Cactus (a cactus that can grow to 2 to 3 feet in width at maturity) at the back edge of the existing sidewalk. Also See Site Cross Section – Detail 1 – showing a saguaro at back of sidewalk. Please select a spineless cactus variety at this location, or other thornless variety of planting.

17. Design/Materials - Old Town Scottsdale Urban Design & Architectural Guidelines:

- a. Guideline 18.5 – Emphasize muted desert colors (Main Color) having a value of less than seven (7) and a chroma between three (3) and fourteen (14), as indicated in the Munsell Book of Color. The Light Reflectance Value is to be 70% or less. Intense, saturated colors are only encouraged as accents. The following proposed colors do not meet the guideline cited:
 - (1) "Cool December" DEW 383 – Value, Chroma, LRV
 - (2) "Storm Cloud" DE6362 – Chroma
 - (3) "Looking Glass" DE6376 – Chroma
 - (4) "Dark Engine" DE6350 – Chroma

18. The south elevation of the proposed building shows a large glass wall panel. Please confirm what mural or other display will be placed behind glass panel on South Elevation. Please note, advertising is not allowed, and signage must comply with size requirements of the zoning district.

Transportation: Phil Kercher, 480-312-7645, pkercher@scottsdaleaz.gov

19. Please revise the site plan to provide minimum 10-foot-wide sidewalks along both the Shoeman Lane and Wells Fargo site frontages, in accordance with the Design Standards & Policies Manual Sec. 5-3.110.

Traffic Study (TIMA): Parker Murphy, 480-312-7802, pmurphy@scottsdaleaz.gov

20. Based on the character of the surrounding area, use of LUC 931, Fine Dining Restaurant is not supported for the previous site. Please utilize LUC 930, Fast Casual Restaurant. Similarly, this site should be calculated utilizing LUC 930, unless 931 can be justified.
21. Please include estimated hours of operation, including intent of bar/lounge use only after dining closes.
22. Please include discussion on parking in the area for primary trip visitors to the site.

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

23. DSPM 2-1.309 REFUSE COLLECTION: Please provide a Refuse Plan that demonstrates compliance with the following requirements:
 - a. Locate and design the refuse and recycling enclosures based on the following criteria:
 - (1) Refuse enclosures shall comply with applicable COS MAG Standard Details 2146-2.
 - (2) All restaurants and bars that serve food must provide enclosures with grease containment areas in accordance with the COS MAG detail.
 - (3) The grease containment area must be physically separated from the refuse container portion of the enclosure.
 - b. Locate and position the enclosure(s):
 - (1) Approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the approach pad and refuse enclosure of twenty-five (25) feet (The vertical clearances are subject to modification based on enclosure container size, location and positioning as determined by the Sanitation Director, or designee.)
 - (2) In a location that is easily accessible for collection, and does not require the refuse truck to "backtrack";
 - (3) So that collection vehicles do not back up more than thirty-five (35) feet; or,
 - (4) So that path of travel for the refuse truck accommodates a minimum vehicle of turning radius of 45 feet, and vehicle length of 40 feet.
 - (5) Design the refuse enclosure(s) and approach pad to be level, with a maximum of a two (2) percent slope.
 - (6) Non-compacted containers with casters shall not exceed 4 cubic yards.
24. Please confirm construction of driveway behind building will be improved to support the trash truck and emergency vehicles if not already, with concrete pad in front of enclosure.
25. DSPM 3-1.701: Drive aisle connection to street is to be reconstructed with project to create an ADA accessible pedestrian crossing and provide positive drainage. Update site plan accordingly.
26. DSPM 5-2.616: Construction work in the alley shall be coordinated with solid waste. Disruption to service routes shall be mitigated by applicant. Add note to site plan accordingly.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

Current Planning: Bryan Cluff, 480-312-2258, bcluff@scottsdaleaz.gov

27. The proposed site plan identifies the drive aisle behind the building as an “alley”. This was previously abandoned as an alley and is now a private driveway. Please revise the site plan accordingly.
28. Please Note: There is an existing outdoor dining license agreement with the City of Scottsdale for use of the patio and is in the right of way. Any new patio area within the right-of-way will be subject to the terms of the existing agreement, and may require modifications.
29. Site Plan A1.1 – Keynote 10 states Low Hedge Landscaping. This appears to be the Baja Ruellia from the Landscape Plan La.01; however, please confirm this keynote is live plant material and not faux hedging.
30. Although this is not a Development Review Board application, please note the following items that do not appear to be consistent with code or design requirements that will receive further review and comment with any future development application:
 - a. Proposed large scale building mounted sign likely does not meet ordinance requirements.
 - b. Exposed staircase on south elevation.
 - c. Building colors and materials.

Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal 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, contact case reviewer identified below.

Regards,



Bryan Cluff
Planning & Development Area Manager

cc: OWNER

ATTACHMENT A
Resubmittal Checklist

Case Number: 2-ZN-2023

Key Code: H5018

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Project Narrative
- Traffic Impact Mitigation Analysis (TIMA)
- Drainage Report
- Grading & Drainage Plan
- Context Aerial with the proposed Site Plan superimposed
- Site Plan
- Site Plan Details
- Open Space Plan
- Landscape Plan
- Refuse Plan
- Building Elevations
- Perspectives
- Streetscape Elevations
- Floor Plans
- Floor Plan worksheets
- Roof Plan