

City of Scottsdale
Planning Department, Meredith Tessier

RE: **233-SA-2023**

Princess Temporary Parking Lot
84T12 (Key Code)

Please find our formal responses below in blue to Staff's comments received on 12/18/23.

Submittal requirements:

1. Within the next submittal, please submit a State signed copy of the Special Land Use Permit. The site plan depicts improvements on parcel # 215-07-015C & 215-07-014B. Please demonstrate that the Special Land Use Permit applies to both parcels.

[Response: Executed SLUP and Department of Agriculture Notice of Clearing Confirmation are being submitted along with map confirming parcels noted above.](#)

2. Within the next submittal, please submit an applicant and owner signed Development Application.

[Response: Signed application and ALSD Authorization letter attached.](#)

Narrative:

3. The narrative states that signage will be posted in the round about which is located within the City Right of Way. Please note that signs are not permitted with the Right of Way per Zoning Ordinance (ZO) Section 8.102. Signs will require separate review and approval and shall adhere to the sign requirements outlined in Article VIII of the Zoning Ordinance.

[Response: Narrative has been revised.](#)

Site Plan:

4. Pursuant to ZO Section 9.105.B.1. & accessible spaces for any use shall conform to the ADA, FHA, and Article IX. As such, a minimum of four (4) percent of the provided parking shall be accessible. Please depict the location of the accessible parking stalls and show parking calculations on revised plans.

[Response: The overall Princess property will conform with the minimum ADA parking stalls.](#)

Landscape Design:

5. Pursuant to ZO Section 10.400.H. at least 15 percent of any parking lot shall be landscape area and one-third of the required parking lot landscape area shall be in landscape islands. A landscape island

shall be required between every fifteen parking spaces (ZO Section 10.501.H.2.c). Within the next submittal, please provide a landscape plan that provides landscape on-site, and within islands and drainage swale.

Response: Acknowledged

6. On revised plans, please how the temporary parking will be adequately screened from street view. ZO Section 9.106.E.&F.

Response: Existing plants and trees along Princess Blvd will shield parking lot from view.

7. Within the next submittal, please submit a post landscape plan that depicts plant species and revegetation methodologies of the disturbed area. No hydroseed as it is not a dependable methodology of revegetation and take years to establish vegetation.

Response: ASLD does not require revegetation of the site. Site will be restored after use is completed by removing barriers, lighting, and signage.

Native Plant Plan:

8. On a revised Native Plant Plan, please indicate the on-site nursery location. Please clarify protection/preservation and irrigation methods for salvaged plants. Please show locations of salvaged plant materials on-site. ZO Section 7.504.

Response: Attached with this resubmittal is the Dept of Agriculture Notice of Clearing Acceptance letter.

Public Safety:

9. Fire Lanes shall support 83K GVW. Please acknowledge on revised plans.

Response: Noted

Lighting Design:

10. On revised plans, please address the following:

- All exterior lighting shall have a Kelvin temperature of 3000 or less. (City of Scottsdale Exterior Lighting Policy) Please revise plans accordingly.
- All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy) Please revise plans accordingly.
- Please reduce the height of the proposed light pole to 16 feet.

Response: Acknowledged

11. Plans should note to replace curb and gutter on Princess Boulevard when parking lot is removed.

Response: Noted

12. Signs are required at the driveways to note that the parking lot is not open to the public.

Response: Signs will be approved by city of Scottsdale and posted in appropriate locations.

13. Provide a valet routing plan – show where the vehicles enter and how the valets return to the hotel. Note that vehicles must head west from both site driveways.

Response: Noted in Operational Report.

14. Provide information regarding how the sight visibility triangle was determined.

Response: Acknowledged

15. Provide a note on the plan to require removal of landscaping in the sight visibility triangle per previous discussion. Plan just show the triangle but does not note any landscaping removal.

Response: Noted

Additional Comments: As of the date of this letter, Archaeological, Green Building, Stormwater and Water Resources staff has not completed their review. Please do not resubmit until all comments have been received and addressed.

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.

Design Review:

Brad Carr, 480-312-7713, bcarr@scottsdaleaz.gov

Archaeology:

Jesus Murillo, 480-312-7849, jmurillo@scottsdaleaz.gov _

Engineering:

Robert Dalton, 480-312-2723, rdalton@scottsdaleaz.gov

Fire:

Scott Stanek, 480-312-7061, sstanek@scottsdaleaz.gov

Green Building:

Anthony Floyd, 480-312-4202, antf@scottsdaleaz.gov

Storm Water:

Richard Anderson, 480-312-2729, rianderson@scottsdaleaz.gov

Transportation:

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

Water Resources:

Anita Pritchard, 480-312-5676, apritchard@scottsdaleaz.gov

ATTACHMENT A
Resubmittal Checklist

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
- A signed Special Land Use Permit , signed by the State
- Revised project Narrative
- Completed and signed Development Application
- Drainage Report
- Storm Water Storage Waiver
- Grading & Drainage Plan
- Site Plan
- Open Space Plan
- Landscape Plan
- Circulation Plan
- Lighting Site Plan
- Photometric Analysis
- Manufacturer Cut Sheets (for external light fixtures)