



12/27/2022

Withey Morris, PLC - George Pasquel III
2525 E Arizona Biltmore Cir, S
Phoenix, AZ 85016

RE: **39-DR-2022**

IL Bracco

251G6 (Key Code)

Dear George Pasquel III:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/14/2022. 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.

Water & Sewer: Levi Dillon: 480-312-5319: ldillon@scottsdaleaz.gov

1. Water Resources has no preference as to which sewer connection of the two shown should be selected.
2. Submitted improvement plans should show grease interceptor per City standards installed on the service line. Currently only shown conceptually in separate site plan submitted.
3. All sewer service connections per MAG 440-3. 6-inch minimum for commercial.
4. There are no service line or off-site public sewer capacity concerns given the information provided/known.

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

5. Widen the sidewalk along the Scottsdale Road site frontage and separate from the back of curb except at the Rose Lane intersection. DSPM Sec. 5-3.110; DSPM Sec. 5-3.110B.
6. Modify the parking area design on the north side of the building. Parking aisle widths need to be a minimum 24 feet wide behind 90-degree parking spaces and need to provide a 24.5 turning radius.
7. Per case 22-ZN-2016 stipulation number 5. Driveways are not allowed within 100 feet of an arterial right-of-way line (measured to the centerline of the driveway). There was a similar driveway to the north that was removed with the redevelopment of the parcel. We would prefer that the driveway closest to Scottsdale Road be relocated or eliminated to not conflict with queuing at the traffic signal.
8. Show the sight distance triangles at both sight driveways based upon a 25-mph speed limit. DSPM Sec. 5-3.123; Figs. 5-3.25 and 5-3.26
9. Both site driveways need to be updated to conform to current COS driveway standards including ADA complaint sidewalk ramps and truncated domes. COS Std. Detail #2234

10. Improve the existing transit stop on the Scottsdale Road frontage to include a bench, trash receptacle, and landscaping for shade (no structure). DSPM Sec. 5-6.100; DSPM Sec. 5-6.102; DSPM Sec. 5-6.200
11. Dedicate a public motorized access easement over the Rose Lane street section (pavement plus curb and gutter) along the site frontage.
12. Dedicate a public non-motorized access easement over the sidewalk along the Rose Lane site frontage.
13. Remove the existing sign on the SWC of Rose Lane and Scottsdale Road from the City right-of-way.
14. Modify the existing Rose Lane approach to the Scottsdale Road intersection to provide a left-turn lane and thru/right-turn lane.

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

15. DSPM 2-1.303: 24' minimum drive aisle width. Update site plan accordingly.
16. DSPM 2-1.309 REFUSE COLLECTION. Per item c. of this section, Containers with casters shall not exceed 4 cubic yards, nor are roll out container solutions acceptable outside of the downtown and commercial alley served areas (with overhead power lines). As such, please update project plans by providing city standard refuse enclosure detail (which includes proper alignment for truck pick up). City details may be accessed here, <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/mag-supplement/2020-standard-details/2020-Details-Combined.pdf>
17. DSPM 2-1.310: Update site plan with a 6' width accessible pedestrian route from the main entry of the development to each abutting public/private street (Scottsdale Road and Rose).
18. DSPM 5-3.101 + 5-3.110, Major Arterial. Update project to include the construction of an 8' minimum sidewalk along project's Scottsdale Road frontage and 10' at existing bust stop location.
19. DSPM 5-6.000 – 5-6.100: Bus stop along project boundary is required per Transportation Master Plan. Update project accordingly. City bus stop details are included within previously project standard details link.

Drainage: Vivian Mu: 480-312-7278: vmu@scottsdaleaz.gov

20. Please address comments on both:
 - a. 39-DR-2022_1_CORR-DRAINAGE-25-PRELIM-G&D.pdf
 - b. 39-DR-2022_1_CORR-DRAINAGE-56-Drainage Report

Fire: Linda Wilson: 480-312-2372: lwilson@scottsdaleaz.gov

21. Demonstrate min drive width of 24' Fire Ord 4283 503.2.1, see marked up plan.
22. Demonstrate commercial turning radi (49'), see marked up plan.
23. A "Pre-Emergency Planning" (P.E.P.) will be required when permit is issued. The file will need to be DWG, DXF or DGN file format only, to be secured in the valleys "911" system.

Planning: Chris Zimmer: 480-312-2347: czimmer@scottsdaleaz.gov

22-ZN-2016 & 9-GP-2016 stipulations:

24. Stipulation number 1 conceptual plan must conform with the approved site plan and any changes must be approved by the Zoning administrator. Please describe where each change differs from the approved site plan and/or what improvements are not included with this proposal.
25. Stipulation number 2. dedicate to the city a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
26. Stipulation number 3. the owner shall dedicate to the City a continuous Public Motorized Access Easement over East Rose Lane to the City of Scottsdale to contain the streets.

27. Per stipulations for 22-ZN-2016, new 6-foot sidewalk required along Rose Lane frontage, and new 8-foot sidewalk required along Scottsdale Road frontage. Call out both sidewalks on site plan and circulation plan.

Perspectives:

28. Please provide perspectives from all sides that show the full extent of project.

Site design:

29. Add symbol legend to circulation plan, identifying what each colored arrow and dotted line represents, i.e. vehicular circulation, pedestrian circulation. Refer to application checklist.
30. Add symbol legend to Open Space plan, identifying graphically overall open space, frontage open space, and parking lot landscaping. Refer to application checklist.
31. Please revise per DS&PM section 2-1.211.G. When any solid fences or trash enclosures are proposed there should be a minimum of three materials including stone, brick, block, or integrated colored block or similar enhancement to provide varying materials for extended sections of walls.

Site plan:

32. On a revised site plan please include gross and net lot area in both square feet and acreage.
33. Please revise site plan to dimension all drive aisles, adjacent streets/future street right-of-way, secondary access, pedestrian walkway, ADA access, and fire primary access/secondary access in the next submittal.
34. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.
35. Per Zoning Ordinance section 9.106.C. Bicycle facilities shall be located on the same site as the generating land use and within fifty (50) feet of the building entrance in a location which does not extend into pedestrian sidewalks or vehicular traffic lanes.
36. 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.
37. 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.
38. Please label and dimension parking overhang in the revised site plan.
39. Please label the loading area on the revised site plan.
40. Please label location of all ground-mounted equipment on the revised site plan.
41. Please label location of new and existing transformers on the revised site plan.
42. Please configure all utilities and refuse locations to a centralized location on site.

Scenic Corridors & Streetscapes: [Guidelines](#)

43. Please refer to Scottsdale Road Streetscape Design Guidelines for additional information on the intent of segment 3. On an updated site plan please provide call outs to an 8' planting strip between ROW and an 8' wide sidewalk along Scottsdale Road.

Restaurant Design Guidelines:

44. The restaurant guidelines speak to strengthening pedestrian environments to provide safe pedestrian access.

45. Please consider reorienting the building to consider an arrangement that defines useful open space such as a plaza or open space. There is a considerable amount of open space along Scottsdale Road that could be incorporated into the design of the site.
46. Identify the location of above ground utility infrastructure facilities early in the design process. When possible, locate utility cabinets, switching cabinets, transformers, cable boxes, communications infrastructure, backflow preventors, irrigation control boxes and other similar above ground utilities in locations that do not conflict with featured views, outdoor dining areas and circulation patterns. Utility cabinets should not be located within parking lot landscape islands or in 5 highly visible locations within the right-of-way. Utilities should be screened to the extent allowable by operation requirements.
47. Per the restaurant guidelines landscape buffers should be provided to screen restaurant uses from adjacent residential uses.
48. Per the restaurant guidelines Dense landscaping and architectural treatments used in combination should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets, and other similar elements.
49. Per the restaurant guidelines the site design for projects located at street corners should provide special landscape treatment at street intersection to anchor the corner where the built form is not in evidence

Building elevation:

50. Per the restaurant guidelines all sides of the building should express consistent architectural detail. Please consider adding additional variation to the east elevation.
51. Please provide a digital sample of EIFS-2 material to be used.
52. Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of the ridge tile
53. Please provide the building height calculations based on the provisions within Sec. 3.100 of the Zoning Ordinance.
54. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.
55. 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.
56. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. (Zoning Ordinance, Sec. 1.305.A.)
57. Please provide section drawings of the proposed exterior shade devices. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

58. 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.)
59. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
60. 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.
61. Please revise the project plans to provide roof drainage systems that are interior to the building, except that overflow scuppers are permitted. 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 Design Standards & Policies Manual, Section 2-1.401.4.
62. Please revise the building elevations to provide the color of the window frame for all exterior windows. (Zoning Ordinance, Sec. 1.305.A.)
63. Please provide the trash enclosure location and elevation design details for review.
64. Colors and material shown on the material board should correspond with the colors and material identified on the plan legend of the elevation plan(s). Please revise the elevation and/or the material board in the next submittal.
65. Please provide lowest floor elevations (88 Datum) on site plan or elevation plan.

Floor Plan:

66. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Landscape Plan:

67. Please show the full extent of the site including property lines.
68. Per 22-ZN-2016 attachment 11, it appears it is the responsibility of this project to install landscaping along Scottsdale Road.
69. Please note that fifty percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.
70. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
71. Revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.
72. Revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.
73. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer

to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

74. Please revise the landscape plans to identify the location of all utility lines (existing and proposed) and ensure that all new trees are placed at least eight (8) feet away from any utility lines.
75. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.501.L.
76. Please show the location of the required bike racks and how they won't conflict with the required landscaping.

Photometric:

77. Please provide photometric plan with resubmittal.

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 27 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 [480-312-2347](tel:480-312-2347) or at czimmer@ScottsdaleAZ.gov.

Sincerely,



Chris Zimmer
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 39-DR-2022

Key Code: 251G6

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: **251G6**. 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
- ☒ Context Aerial with the proposed Site Plan superimposed
- ☒ Site Plan:
- ☒ Open Space Plan:
- ☒ Elevations:
- ☒ Perspective(s)
- ☒ Landscape Plan:
- ☒ Lighting Site Plan(s):
- ☒ Photometric Analysis Plan(s):
- ☒ Manufacturer Cut Sheets of All Proposed Lighting:
- ☒ Floor Plan(s):