



10/4/2023

Ryan Altenburg  
Western Heritage Consulting & Engineering  
1551 Three Crowns Dr Ste 104  
Casper, Wy 82604

RE: **21-DR-2002#2**  
Vargo Quarter Horses (VQHS)  
**3474C (Key Code)**

Ryan Altenburg:

Planning & Development Services has completed review of the above referenced development application submitted on 9/7/2023. 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:**

1. Please submit a revised Project Narrative that addresses the Development Review Board criteria set forth in Sec. 1.904 of the Zoning Ordinance.
2. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. Please refer to Zoning Ordinance Section 6.1070.G.

**Natural Area Open Space:**

3. As reflected in our aerial photo records, much of the existing NAOS area is devoid of lower scale plant materials and appears to be receiving regular maintenance to prevent that regrowth. Please provide a revegetation plan with this application that demonstrates how those areas can be supplemented with appropriate vegetation and then left undisturbed to allow that restoration to take hold moving forward.
4. The provided revegetation should show the revegetation of existing disturbed NAOS areas, and show how those areas will be reestablished with native species selected from the ESLO plant list. That plan should include a landscape legend with the quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.

**Building Design:**

5. The provided Building Elevations callout the roof height of the new building at 24-feet measured from the top of slab, however, the Zoning Ordinance (Sec. 6.1004.A & 6.1070.B) specifies that the maximum 24-feet of building height is measured relative to the natural (pre-disturbed) grade below all portions of the roof. The submitted G&D Plan shows the Finished Floor elevation to be as much as 1.5-feet above the natural grade at some portions of the slab and would mean the proposed building is over height and could not be approved. Please check the building height relative to the measurement per the Zoning Ordinance and revise the configuration accordingly.
6. Please provide a Roof over Topography Plan to demonstrate the building height compliance, indicating the pre-disturbed topography and finished roof ridge height.

**Storm Water:**

7. Please provide revised Drainage Report and Grading & Drainage Plan addressing the document mark-ups provided.

**Water Resources:**

8. Please provide revised BODs addressing the document mark-ups provided and the comments below:
  - a. There is an existing 8" sewer line along Dixileta Drive. With the proposed improvements, a septic system is no longer an option for this property. The property will be required to connect to City sewer per DSPM 6-1.400 and SRC Section 49-117.
  - b. The BOD reports should be formatted as Final Water and Sewer BODs and will require signed and sealed by a professional engineer per DSPM 6-1.202.B5 and 7-1.202.B5.
  - c. Add water demands for all structures including, barn, sheds and shop area per DSPM 6-1.202.
  - d. Fire flow of 1,000 gpm allows to construct a maximum structure of 6,200 SFT. Fire flow requirement for larger structures, in excess of 6,200SFT, shall be per IFC and DSPM 6-1.501.
  - e. It appears that the total structure area under the roof exceeds 12,000 SFT and warrants a larger water meter (1.5") per DSPM 6-1.416.
  - f. Provide hydraulic modeling or calculation per DSPM 6-1.202 supporting that adequate flow and pressure is available for the proposed improvements.
  - g. Calculate total sewer flow generated from this property including existing and proposed improvements per DSPM Chapter 7.
  - h. If gravity discharge to Dixileta sewer is not possible, the developer needs to use ejector sewer service connection per DSPM 7-1.410.

**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:

**Site Design:**

9. Our aerial photo records and the submitted Site Plan show an encroachment into the NAOS by part of the corral/turnout area in northeast corner of site. With a prior plan review approval in 2014 the fencing was proposed to be removed from the NAOS and that area restored, but it looks like that

work was not completed as part of that action at that time. Please revise the plans for this application to show the removal and restoration of the encroachment into the NAOS in that area of the property.

10. The submitted Site Plan identifies the relocation of the existing rolling gate at the entry drive. Based on the positioning and existing gate type, it appears the gate would roll open into NAOS unless reconfigured to a swing gate? Please provide clarifying details on the operational direction of the new gate and show that any supporting columns and track system would not encroach into the adjacent NAOS areas.
11. The submitted Site Plan shows the gate relocated back away from the street line, but still appears to encroach into the required 60-foot front yard setback. If that new gate is over 3-feet in height it will need to be located farther back so that it sits completely beyond the setback line.

Civil Engineering:

12. Please provide a refuse plan showing the location of trash enclosure, truck route to and from the enclosure, and including turning radii meeting the standards in DSPM 2-1.309 and COS STD DET 2146 or 2147.
13. There is an existing water stub to the south portion of the property. If it is not used it shall be noted on the plans to be abandoned at the main by the contractor (per DSPM 6-1.416) as follows:
  - a. Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler):
  - b. Removal of line back to and including the tee/saddle/or sleeve and installation of spool piece of pipe. City crews will isolate and reinstate the main.

Lighting Design:

14. In accordance with the City of Scottsdale Exterior Lighting Policy and DSPM Exterior Lighting requirements, please provide revised lighting and photometric analysis plans that demonstrate the following:
  - a. No fixture in the Foothills Overlay zoning district shall be mounted higher than sixteen (16) feet.
  - b. All exterior lighting shall have a Kelvin temperature of 3000 or less.
  - c. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - e. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.
  - f. All exterior lighting, except security lighting shall be turned off at 10:00 PM.
  - g. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
  - h. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may

contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.

- i. The proposed light fixtures feature a partial rotation function, which presents a conflict with the downward direction requirement of the Outdoor Lighting code parameters in Sec. 7.602. Please propose a fixed position fixture or clearly note the directional function to be disabled so that it cannot be used.
- j. Check lighting intensity at new building. The photometrics provided are significantly out of spec with the maximum and average lumen calculations specified above. This may require using alternate fixtures with less intense lumen output.

#### **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:

##### Fire:

- 15. 5001 square foot and larger barns require a separate fire service line connected to the City water main. Please revise the plans to identify that Fire Sprinklers are required per NFPA 13.

##### Building Design:

- 16. Please revise the building elevations to depict an accurate representation of the proposed exterior lighting that will be used on the outside of the shop building.
- 17. Please revise the building elevations to label each elevation based upon the direction it is facing rather than "left, front, right, etc."

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,



Jeff Barnes  
Principal Planner

Additional Staff Contacts:

Design Review:

Brad Carr, 480-312-7713, [bcarr@scottsdaleaz.gov](mailto:bcarr@scottsdaleaz.gov)

Engineering:

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Storm Water:

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Water Resources:

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**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
- Summary of modifications made resulting from Public Input and staff comments
- Project Narrative
- Basis of Design Report (water)
- Basis of Design Report (sewer)
- Drainage Report
- Grading & Drainage Plan
- Site Plan
- NAOS Revegetation/Landscape Plan
- Refuse Plan
- Building Elevations
- Digital Materials & Colors Board
- Lighting Site Plan
- Photometric Analysis
- Manufacturer Cut Sheets (for external light fixtures)
- Floor Plans
- Roof over Topography Plan