

WESTERN HERITAGE CONSULTING & ENGINEERING

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February 19, 2024

Attn: Jeff Barnes
City of Scottsdale – Planning and Development Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: **21-DR-2002#2**

Vargo Quarter Horses (VQHS)
3474C (Key Code)

The following letter includes the response to the review comments by the Planning & Development Services for the above referenced development application review sent on 10/4/2023.

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.

Response: The Project Narrative has been revised to address 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.

Response: The Color & Material Sample Board has been revised to include the Chroma and Value from the Munsell Book of Colors and the Light Reflectance Value for all materials and colors of the proposed development.

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.

Response: A Revegetation Plan has been included with the proposed restoration with vegetation planting to the NAOS area which is devoid of lower scale plants. The plan also references future disturbance requirements.

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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.

Response: The revised Revegetation Plan has been developed showing proposed plant and quantity/density to meet Zoning Ordinance Section 10.200. Plant lists have also been included in the Revegetation Plan.

Building Design:

1. 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.

Response: The roof pitch has been revised from 1:12 to 0.5:12 to reduce the building height to 22'-6". The maximum 24-foot height restriction has been met with the revised building height, location and grading relative to the existing natural grade.

2. Please provide a Roof over Topography Plan to demonstrate the building height compliance, indicating the pre-disturbed topography and finished roof ridge height.

Response: A Roof over Topography Plan has been added to the Site Plan Sheet showing the building height compared to the pre-disturbed topography.

Storm Water:

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

Response: Comments from the Drainage Report and Grading & Drainage Plan have been addressed. Refer to the attached Comment Response Letter for more information.

Water Resources:

4. Please provide revised BODs addressing the document mark-ups provided and the comments below:

- 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.

Response: The wastewater service has been updated for the site to connect to the City sewer per DSPM 6-1.400 and SRC Section 49-117. Refer to the Final BOD Wastewater report and Utility drawings.

- 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.

Response: BOD reports have been revised as "Final" reports and signed and sealed by a professional engineer.

- Add water demands for all structures including, barn, sheds and shop area per DSPM 6- 1.202.

Response: Revised BOD reports include water demands for all structures in the calculations.

- 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.

Response: Fire flow requirements for structures larger than 6,200 square feet have been updated to the IFC and DSPM 6-1.501. Refer to the Final BOD Water report and revised Utility drawings.

- 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.

Response: Plans have been revised to provide a 1.5" meter for the supply where the total structure area under roof exceeds 12,000 square feet. Refer to the Final BOD Water report and revised Utility drawings.

- Provide hydraulic modeling or calculation per DSPM 6-1.202 supporting that adequate flow and pressure is available for the proposed improvements.

Response: Hydraulic calculations with available flow and pressure have been included in the Final BOD Water report for the proposed improvements.

- Calculate total sewer flow generated from this property including existing and proposed improvements per DSPM Chapter 7.

Response: Total sewer flows from the property (existing and new buildings) have been included in the Final BOD Wastewater report per DSPM, Chapter 7.

- If gravity discharge to Dixileta sewer is not possible, the developer needs to use ejector sewer service connection per DSPM 7-1.410.

Response: The Final BOD Wastewater report and revised Utility drawings include locations of gravity and ejector sewer service connections as required per the site conditions and existing sewer infrastructure.

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:

5. 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.

Response: The revised plans (Site, NAOS, G&D, Revegetation) have been modified to remove the fencing in the NAOS easement in the northeast corner of the site. The fencing will be moved outside of the NAOS and the area will be restored as required.

6. 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.

Response: The orientation of the new gate location has been revised so that the operating position of the gate will not encroach in the NAOS easement. Refer to the revised site plan for revised gate and column locations.

7. 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.

Response: The orientation of the new gate location has been revised so that the gate and operating position of the gate will not encroach in the 60-foot front yard setback. Pedestal located in 60-foot front yard setback for gate access and Knox and strobe access to be 3' tall, maximum.

Civil Engineering:

8. 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.

Response: A refuse plan was included in the submittal. The property is serviced for residential pickup on the street and a trash enclosure per COS STD Detail 2146 or 2147 is not required. A manure enclosure is shown on the drawings similar in nature to the trash enclosure for commercial pickup with truck access/path for pickup including the required turning radii.

9. 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:

- Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler):
 - 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.

Response: The water stub at the south end of the property is currently servicing the fire sprinklers to the existing barn and will remain in service. The water line has been shown in revised drawings for clarification.

Lighting Design:

10. 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:

- No fixture in the Foothills Overlay zoning district shall be mounted higher than sixteen (16) feet.

Response: The wall mounted light fixtures for the proposed building have been revised on the Building Elevation drawings so that the maximum height of fixtures is 16 feet.

- All exterior lighting shall have a Kelvin temperature of 3000 or less.

Response: The proposed building mounted light fixtures have been revised so that they have a Kelvin temperature of 3000 or less. Refer to the revised Photometric Plan for light fixture specifications.

- 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.

Response: The proposed building mounted light fixtures have been revised to maintain average horizontal luminance levels as required. Refer to the revised Photometric Plan for light fixture specifications.

- 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.

Response: The proposed building mounted light fixtures have been revised to maintain maximum horizontal luminance levels as required. Refer to the revised Photometric Plan for light fixture specifications.

- 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.

Response: The proposed building mounted light fixtures have been revised to meet luminance levels as required. Refer to the revised Photometric Plan for light fixture specifications. Note that there are no changes to the existing exterior lighting and calculations only include new/proposed exterior lighting.

- All exterior lighting, except security lighting shall be turned off at 10:00 PM.

Response: The revised Lighting Site Plan and Photometric Plan includes notes for exterior lighting including Lighting Hours.

- 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.

Response: The revised Lighting Site Plan and Photometric Plan includes notes for exterior lighting including requirements for Lighting Hours.

- 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.

Response: The revised Lighting Site Plan and Photometric Plan includes notes for exterior lighting including programmable timer requirements.

- 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.

Response: The revised Lighting Site Plan and Photometric Plan includes notes for exterior lighting including lighting position requirements.

- 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.

Response: The revised Lighting Site Plan and Photometric Plan have been revised to meet lumen calculation requirements.

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:

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Fire:

11. 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.

Response: The Site and Utility Plans have been revise to show a separate fire service line connecting to the City water main at the proposed shop as required including fire sprinkler requirements.

Building Design:

12. 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.

Response: The building elevations have been revised to show the exterior lighting fixtures as propose in the Lighting Site Plan and Photometric Plan.

13. Please revise the building elevations to label each elevation based upon the direction it is facing rather than "left, front, right, etc."

Response: The building elevations have been revised to reflect the directions as requested

Thank you,

A handwritten signature in blue ink that reads 'Matt Peterson'.

Matthew Peterson, PE
Project Manager