



**Architect Response**  
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602-505-2525

July 19, 2024

Kristjan Sigurdsson  
6521 N 4Th St  
Phoenix, AZ 85012

RE: **3-ZN-2024**

The CLAYTON on Earll  
**T2762 (Key Code)**

Kristjan Sigurdsson:

Planning & Development Services has completed review of the above referenced development application submitted on 6/4/2024. 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. The Old Town Boundary setbacks (Sec. 5.3006.H.5.b) specify a 1:3 slope beginning at 45-feet, but the elevation drawings submitted appear to only account for a 1:2 sloping setback. Please revise the Elevation Plan to account for this difference and verify the prior identified encroachments are still achievable at the corrected setback. **Typo corrected - 1/3 slope was correctly shown**
2. The Site Plan – Open Space Plan identifies a provided parking lot landscaping total of 14.7%, but a minimum of 15% is required per Sec. 10.501.H.2. Please revise the plans accordingly to show that the minimum percentage can be achieved. **Revised to 15.3%**

#### **Storm Water:**

3. Please provide a revised Drainage Report and Grading & Drainage Plan addressing the marked-up documents provided. **provided - all comments addressed**

#### **Water Resources:**

4. Please provide revised Water and Sewer BOD's addressing the marked-up documents and the items below: **provided - all comments noted in #5 & 6 below addressed**
5. Water BOD
  - a. Revise water demand values to match DSPM as noted in the report. DSPM Ch. 6 Figure 6-1.2 and 6-1.404.

- ✓ b. IFC provides a 75% reduction in fire flow for sprinklers, not 25%v reduction. Please correct this within the report. DSPM 6-1.501.
- ✓ c. Show location of riser room(s) on the utility plan. A double check valve will be on the riser, no reduced pressure principle located outdoors is required as shown on utility plan. Refer to City riser detail. DSPM 6-1.504.
- d. Pool supply cannot be combined with landscape meter. This should be a landscape meter only as called out on the utility plan. Pool backwash goes to sewer and thus water used for pool must include a sewer rate component. Include pool supply with domestic water meter connection. DSPM 6-1.416.D.
- ✓ e. Dedicated easement on the meter service and meters is required. DSPM 6-1.416.G.
- f. Separate domestic meters can only be used for separating commercial versus residential uses or for distinctly separated buildings. No meter manifolding is allowed. Required plumbing separations between commercial and residential areas must be achieved to utilize separate meters for the same building. For example, separation of commercial and residential drain plumbing and building features to prevent water supply or drains from ever being connected. Refer to building code requirements and confirm with City building plan reviewers as necessary. DSPM 6-1.416.E.
- ✓ g. Unused water meters/boxes and service lines are to be removed. Remove service line to corp on main. Note these requirements on the utility plan. DSPM 6-1.408.
- ✓ h. City GIS states this is 8" cast iron pipe. Replacement with DIP may be necessary. Note the requirements of DSPM 6-1.408 & 6-1.413.D. Cast iron is unrestrained and equivalent to ACP.
- ✓ i. Indicate location of an FDC on the utility plan. DSPM 6-1.507.
- ✓ j. 2 X existing unused fire line are shown on the plan. Indicate removal of existing 4" fire line to main. Replace tee or tap on the main with a spool piece.
- ✓ k. 4 X service lines/meters shown highlighted on City GIS, the rest are ARVs or non-existent. Reconcile on the submitted plan. The submitted plan shows 9 domestic meters.

Exist. 1" WM re-used for landscape only

One 3" WM provided for entire building. Commercial and Residential have same billing rate

## 6. Sewer BOD

- ✓ a. Include flow monitoring data and report in Appendix B Include instrumentation and setup/calibration details from RDH need to provide flow monitoring setup, equip. info, and data in this appendix. Per 2/20 email from preapp mtg: Provide 5 minute resolution graph of flow /depth/velocity along with instrument details and field calibration and setup backup information. Provide location map in report showing manhole monitored. DSPM 7-1.201.
- ✓ b. Provide proposed sewer service line profile. Confirm feasibility by confirming existing water and sewer elevations. Show profile to confirm clearances on crossing water and sewer in ROW (City may be able to provide as-builts for water main and/or sewer. Contact and request.) If it is not feasible another plan and related stipulations will both need to be developed for this zoning case. The related language in the report was copied directly from WR feedback in the preapp. The preapp feedback/ direction does not relinquish the applicant or engineer from the necessary due-diligence to confirm plan feasibility. DSPM 7-1.201.

- ✓ c. Revise the residential peaking factor used and resulting sewer flow. A 4.5 PF is to be used for high density condo, DSPM 7-1.403.
- ✓ d. You need to include 100gpm for pool backwash to the total peak sewer flows provided (and 50gpm for spa backwash if applicable) A final hydraulic analysis and routing is needed during rezoning to confirm if any stipulations are needed. DSPM 7-1.201.
- ✓ e. Report states that final hydraulic analysis will be completed at DR stage. A final hydraulic analysis and routing is needed during rezoning to confirm if any stipulations are needed. DSPM 7-1.201.
- f. Sewer service line: Confirm that you are not planning to cross under the pool. Do not route sewer service closer than 6ft to pool (10ft better). Consider where sewer service cleanouts will be placed. The cleanouts should probably not be anywhere near the pool.
- ✓ g. Provide a City quarter section map in report to establish initial basis for invert elevations and location of services, etc.

Sewer main service line moved away from pool

**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:

Long Range Planning:

City of Scottsdale General Plan 2035 and Old Town Scottsdale Character Area Plan

- 7. The proposed request and narrative describe a zoning change from Highway Commercial Downtown Overlay (C-3 DO) to Downtown / Downtown Civic Center Type 2 Downtown Overlay (D/DCC-2 DO) zoning. The General Plan 2035 Future Land Use designation for the site is Mixed-Use and refers to the Old Town Scottsdale Character Area Plan (OTSCAP) for the Old Town Future Land Use (Map 2 on page 11). The property is located within the Downtown Multiple Use area of the future land use map. Please revise the request and narrative to reflect Downtown / Downtown Multiple Use Type 2 Downtown Overlay (D/DMU-2 DO) zoning. Corrected
- 8. The provided narrative describes the method to transition the proposal with the adjacent properties by stepping down the proposed building from 4 stories to 3 stories along the street frontages. The OTSCAP Goal CD 2 describes support for development that provide a transition of scale, height, and intensity. Within the narrative, please give further details about the transition between the proposed building and the neighboring sites particularly across the street, south and east of the site, just outside the Old Town boundary, including the existing buildings’ heights and distances from the site. Please provide a section graphic, similar to the submitted elevation worksheet, showing the existing developments and the proposed building with heights and setbacks to clearly show how the project transitions to such. Further details added to narrative, and Transition Plan with site sections added to submittal
- 9. Updates to the Old Town Scottsdale Character Area Plan (OTCAP) were recently approved by City Council on February 20, 2024. It appears that the case narrative has responded to the previous plan’s goals and policies. Please update the narrative as needed to respond to the latest OTSCAP goals and policies. Some of the policies referenced within the narrative that have changed are: LU 5.2, LU 6.2, LU 6.3, LU 6.4, CD 1.2, CD 1.5, CD 11.2, M 1.2, AC 1.3, and EV 1.5. All revised sections updated
- 10. The site plan and narrative include tree shaded sidewalks, per Old Town Character Area Plan Goal CD 4 covered walkways are encouraged with cantilevered awnings and tree canopies, which is

There is not enough room for both, and trees are the preferred way of shading  
This is not a high pedestrian traffic area (except during spring training)  
Trees provide shade for most of the public sidewalk as designed

further supported by the Old Town Scottsdale Urban Design & Architectural Guidelines (Supporting Guideline 16.5 and Figure 23), please consider structured shade elements over the public sidewalk to compliment the tree canopies.

11. Public Art is not a requirement with this zoning request. Please clarify if the proposed murals will be commissioned through Scottsdale Public Art or a direct commission with an artist and reviewed through the Development Review (DR) process.

Direct  
Commission  
DRB

12. Please be aware that the Old Town Urban Design and Architectural Guidelines are currently being updated to reflect recent Old Town Character Area Plan and text amendment updates. Some guidelines may influence the review of the building design once a DR case is submitted.

OK

13. If further 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, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process and how the forthcoming resubmittal has responded to such items.

The current  
submittal was  
revised to  
significantly reduce  
both height and  
density.

The current submittal was shared with all interested parties that attended our open house meeting - no further comments or inquires have been received

#### Civil Engineering:

14. In accordance with DSPM 3-1.701.H, Street Lights shall be designed and installed on Earl and Civic Center per City of Scottsdale Requirements. Please update the plans accordingly to identify this will be accomplished.

Two new streetlights added along both frontages, shown on the site plan

#### 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:

15. The Required Parking calculations table on the Site Plan indicates a calculated required 17 bicycle parking spaces, but the Parking Provided table only identifies 13 bicycle parking spaces are being provided. The Site Plan indicates 8 bicycle spaces along the site frontage and a bike storage room off the parking garage, so it seems likely the Parking Provided table may be incorrect or missing information. Please update the plans accordingly to show that the minimum requirement is able to be achieved.

Parking table  
updated/corrected

16. The provided Narrative (pg. 40) describes "Wall grazing accent lighting...", please be aware that with the subsequent DR case submittal process the lighting plans will need to provide more information and convey conformance with the Outdoor Lighting section of the Zoning Ordinance, Sec. 7.600.

OK

17. Please provide clarification with the resubmittal if the "public pocket park" shown along N. Civic Center Plaza and described with in the narrative (pg 7, 9, 12, 14, 23, 29, 36, and 37) is intended to include a Public Access Easement governing its use and access.

Public access  
easement is not  
proposed

18. The Open House held prior to submitting the application was held during a City Council meeting, which does not conform with public notification best practices and will be a discussion point in future Planning Commission and City Council reports. Please consider hosting additional open house(s) prior to scheduling to public hearing.

Additional Open  
House meeting is  
scheduled for  
8/13/24.

An update will be provided via email after the meeting.

19. The City has goals and policies that support the burial of existing overhead utility lines; the objective being to provide a public benefit and minimize visual impact. The General Plan and supporting Character Area Plans both recommend and encourage burial of existing overhead utility lines, on-

site and within utility easements as part of a redevelopment project. This is also a requirement of the Scottsdale Revised Code (Section 47-80) for utility lines in the right-of-way (including alleys). A stipulation to bury overhead utility lines with new sidewalks along Civic Center Plaza and Earll Drive will be required as this progresses forward. Please ensure the full extent of that undergrounding is contemplated and confirmed with updates to the Site Plan and other documents for the resubmittal. Please see the exhibit below:



We are fully aware of the extent of undergrounding required

The ordinance requirements for this are noted on the site plan sheet A.1.1

This Exhibit added to Sheet A.1.2

**Transportation:**

20. The site plan indicates a ride share space striped within the E. Earll Dr. right-of-way, please remove this designation, as public on-street parking areas cannot be dedicated only to Rideshare parking.

Ride share spaces removed

✓ **Traffic Impact & Mitigation Analysis (TIMA):**

21. Please revise the Traffic Impact Statement to address the following:

- a. Please provide excerpts of where you obtained the existing site land uses. Verify the land use type and quantities for each building. It appears one of the buildings is currently retail automobile sales.
- b. Table 1 LUC Multi-family Housing (Mid-rise) is 221.
- c. Provide current adjacent street volume data.

**Civil Engineering:**

22. In accordance with SRC Ch. 48-3 & 48-4, please identify the proposed parcel boundaries and that a 25-foot radius Right-of-Way corner currently exists or will be provided at the intersection of E. Earll Drive and N. Civic Center Plaza. At the time of Construction Document submittal, platting will be required for new parcel creation prior to permit issuance, including the submittal of a Title Report dated with 30 days of that submittal. Easement dedications, via plat or MOD, will be required for

Current radius is 20' - new 25' radius shown on site plan, and will be added to ROW with new Plat

any public infrastructure running through private parcels. Easements in conflict with proposed development will need to be abandoned either via MOR or final plat.

- ✓ 23. In accordance with DSPM 3-1.701.I (BENCHMARKS), please make sure to use the McDOT benchmark system and in accordance with the FEMA Benchmark Maintenance criteria. Please acknowledge and update the resubmittal documents accordingly.
- ✓ 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)

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Long Range Planning:

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Storm Water:

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Transportation:

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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 - [added to this letter](#)
- Summary of modifications made resulting from Public Input and staff comments - [see below](#)
- Project Narrative - [updated per comments](#)
- Traffic Impact Mitigation Analysis (TIMA) - [updated per comments](#)
- Basis of Design Report (water) - [updated per comments](#)
- Basis of Design Report (sewer) - [updated per comments](#)
- Drainage Report - [updated per comments](#)
- Grading & Drainage Plan - [updated per comments](#)
- Site Plan - [updated per comments](#)
- Open Space Plan - [updated per comments](#)
- Landscape Plan - [updated as a result of other comments](#)
- Building Elevations - [no change](#)
- Building Elevation Worksheet - [typo corrected](#)
- Perspectives - [no change](#)
- Floor Plans - [no change, just updated with more detail](#)
- Roof Plan - [no change](#)

[No public input received since 1st submittal](#)

[Modifications to submittal limited to items listed above resulting from staff comments](#)