



4/22/2024

Kurt Jones
Tiffany & Bosco, PA
2525 E Camelback Rd
Phoenix, AZ 85016

RE: Mercado Village
1-GP-2024
H3682 (Key Code)
1-ZN-2024
6K913 (Key Code)

Kurt Jones:

Planning & Development Services has completed review of the above referenced development application submitted on 4/1/2024. 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:

Transportation:

1. Please identify on the Site Plan to be included as part of the development plan that Public Access easements already exist or will be provided, from the intersection of N. 92nd Street and E. Cochise Drive through the development, extending to the eastern and northern site boundaries. Please also update the Site Plan to account for the necessary easements to provide for non-vehicular public access to and from the adjacent property to the northeast and southeast of this development site, as depicted on the Pedestrian and Vehicular Circulation plan submitted.

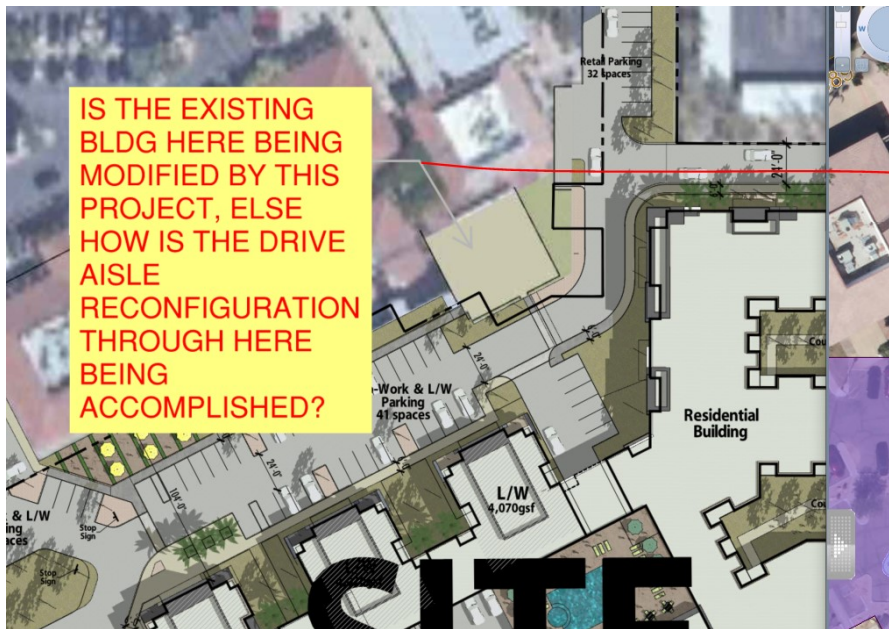
Significant Policy Issues

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:

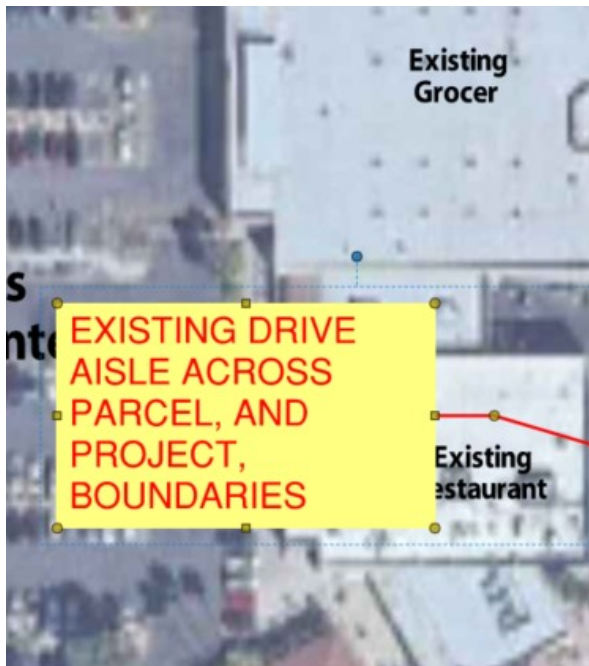
Civil Engineering:

2. In accordance with DSPM 2-1.303, please address how the 24-foot-wide drive aisle and 6-foot-wide sidewalk will be maintained around the existing neighboring parcel's building and provide letter of

intent from that parcel owner of them granting an easement for your use over their land to meet your development's requirement accordingly. It appears from the available context information that the corner of the existing building is likely to encroach the proposed drive aisle:



3. In accordance with DSPM Ch.3 and Ch.5, the submitted ALTA is not indicating existing shared drive aisle easements between this parcel and its adjacent western/northern neighbor. As part of the permit issuance, this project will be required to provide an access easement over those shared areas and have the same done by adjacent parcel over their portions. Please provide letter of intent from the adjacent parcel owner confirming their awareness and intent to dedicate accordingly.



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:

Transportation:

4. Please revise the plans to show and identify the dedication of safety triangle easements at both site driveways on N. 92nd Street, per DSPM 5-3.123; Fig. 5-3.27 Please also show the sight distance triangles at both site driveways on the Landscape plans and verify that the proposed trees do not block sight distance or create a "picket fence" effect.
5. Please revise the plans to indicate adding lane lines to the west leg of the signalized Cochise Drive and 92nd Street intersection. This will have to be coordinated with the hospital.
6. Please revise the plans to extend the represented on-site sidewalks on the east side of the parcel to the property line, consistent with the future pedestrian connections identified on the circulation plan.
7. Please consider reconfiguring the entry drive to create a more perpendicular drive aisle connection to the existing drive aisle accessing along N. 92nd Street to the commercial center to the north. The "Y" configuration shown in the submittal creates undesirable turning movements and vehicular interactions for vehicles moving to or from the proposed traffic signal. Please also look at widening more of the drive aisle in the area where queuing will occur waiting for the signalized intersection.

Public Safety:

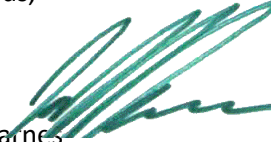
8. Please complete and provide a Pre-Emergency Planning (P.E.P) Program with your resubmittal.

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,



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Additional Staff Contacts:

Design Review:

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Long Range Planning:

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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
- Summary of modifications made resulting from Public Input and staff comments
- Site Plan
- Open Space Plan
- Landscape Plan
- Circulation Plan