



5/8/2024

Jeff Barnes, Principal Planner
Planning and Development Services
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

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

Dear Mr. Barnes:

Thank you for providing these comments for review. The following is our responses to staff's second review comments regarding the above referenced case.

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.

Response: Attached is an amended and restated declaration of establishment of restrictions and grants of easements between the Mercado property and Sprouts/Chompies Center. On the bottom of page 5 and top of page 6 of this document demonstrates the cross access rights of both property owners.

Significant Policy Issues

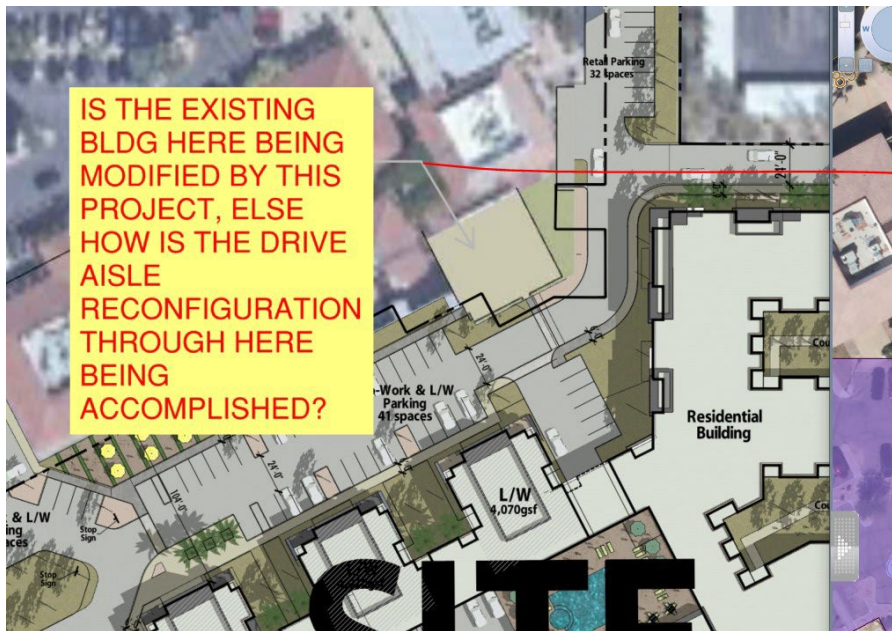
The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

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

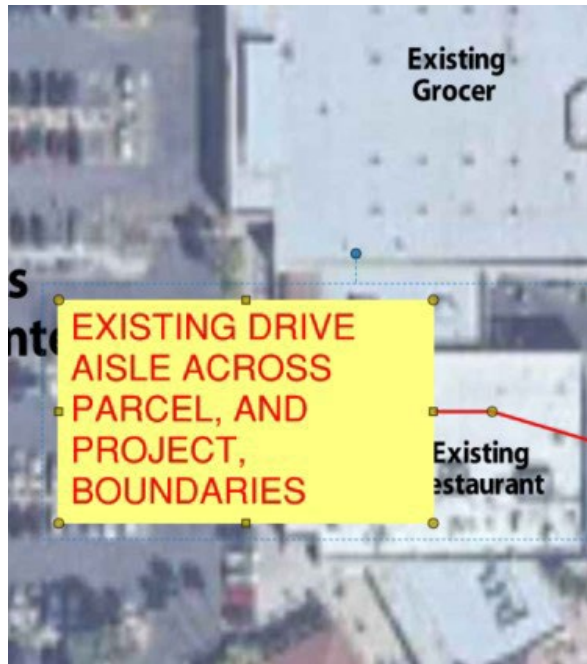


intent from that parcel owner of them granting an easement for your use over their land to meet your development's requirement accordingly. It appears from the available context information that the corner of the existing building is likely to encroach the proposed drive aisle:



Response: Attached to this resubmittal is an older, signed version of an agreement that addresses this issue. We are currently in the process of updating this agreement with this zoning case with the adjacent property owner. Also, as referenced in the first response above, please refer to the maintenance of open areas on the property from the existing recorded amended and restated declaration of establishment of restrictions and grants of easements between the Mercado property and Sprouts/Chompies Center. We have attached a truck turning graphic to this resubmittal that we sent to the adjacent property owner to demonstrate how the new drive aisle works and truck movement around the corner of the building that will remain on the adjacent property.

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.



Response: Again, we are working on an updated agreement, which the adjacent property owner has signed in the past. The agreement addresses walls, drive-aisles, easements, etc. See new graphic that demonstrates site plan and drive-aisle work as designed. Any on-site improvements to the adjacent property is being worked out between the two parties.

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.

Response: Revised plans are included in this resubmittal showing the safety triangle easements.

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.

Response: Revised plans are included in this resubmittal showing added lane lines. We plan to coordinate with the hospital at the time of DRB submittal.

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.

Response: Revised plans are included in this resubmittal addressing this comment.



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.

Response: We have considered many drive-aisle alignments in this area of the site plan. Parking has been mentioned by stakeholders, planning staff, City Council as an important issue with this rezoning case. In order to maximize the parking necessary for the planed land use, we intend on keeping the ‘Y’ configuration at this time as it assists with parking and allows for vehicle stacking at the new traffic signal at 92nd Street.

Public Safety:

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

Response: We have passed this along to our client for review. We plan on submitting a PEP with our initial DRB submittal if the zoning case is approved.