

October 14, 2022

Katie Posler - Senior Planner  
City of Scottsdale

**Subject: Responses for 1<sup>st</sup> Review**

RE: *Application # 53-DR-2021*  
*Fendi Residence at Palmeraie*  
*51Q05 (Key Code)*

**1.b**

**Comment/Question/Clarification:** Revise the site plan to list the required 5% and provided non density-based uses SF.  
**Design Team Response:** *Please refer to sheet 24.P 1 for density calculations.*

**1.c**

**Comment/Question/Clarification:** Revise the site plan to list the required 20% and provided density-based uses SF.  
**Design Team Response:** *Please refer to sheet 24.P 1 for density calculations.*

**1.d**

**Comment/Question/Clarification:** Open space  
**Design Team Response:** *Please refer to sheet 28.P for open space calculations.*

**1.e i-ii**

**Comment/Question/Clarification:** Provide a setback exhibit showing compliance with this section. Show other buildings for reference.  
**Design Team Response:** *Per the city clarification setback diagram doesn't apply to the Fendi Residence parcel.*

**1.e iii - iv**

**Comment/Question/Clarification:** All 4 sides exceed 200 feet in length. Revise the plans to provide recessed areas according to the dimensions below. Revised the elevations and provide a separate worksheet exhibit that shows the required recess sections (depth, square footage, etc.) on all 4 elevations of this building (as they all exceed 200' in length)  
**Design Team Response:** *Refer to sheets 40.P 1 – 40.P2 for elevations.*

**2**

**Comment/Question/Clarification:** On the elevations, please provide the height to the top of the building, including mechanical equipment. Maximum total height is 90 feet.  
**Design Team Response:** *Refer to sheets 40.P 1 – 40.P2 for elevations height dimensions.*

**3**

**Comment/Question/Clarification:** Please update the enlarged site plan to include typical key notes. Please identify the minimum 6' wide sidewalks, canopy posts, underground parking garage area limits, valet area, patios, parking stalls, etc. so the plan is easier to understand  
**Design Team Response:** *Refer to sheets 24.P 1 for site plan details.*

**4**

**Comment/Question/Clarification:** Please update the site plan to identify the use of each building associated with each letter. In addition, building P is not identified on the site plan.  
**Design Team Response:** *Refer to sheet 24.P for overall site plan.*

**5**

**Comment/Question/Clarification:** Please revise the site plan to show the separate phases or provide a phasing exhibit. Show the correct phase 1 boundary per the approved zoning, this phase2A, phase2B, and so on.  
**Design Team Response:** *Refer to sheet 24.P for overall site plan with phases identify.*

**6**

**Comment/Question/Clarification:** Utilities, access, and required parking infrastructure will need to be approved and constructed prior to permit issuance on this building.

**Design Team Response:** *Refer to sheet 24.P for overall site plan with phases identify.*

7

**Comment/Question/Clarification:** Please provide an overall parking exhibit for the entire development (both Scottsdale and Paradise Valley)

**Design Team Response:** *Refer to sheets 36 0-36 2 for overall parking plans and calculations.*

8

**Comment/Question/Clarification:** Please update the parking requirements for dwelling units to match the Parking Ordinance

**Design Team Response:** *Refer to sheets 36 0-36 2 for overall parking plans and calculations.*

9

**Comment/Question/Clarification:** Please provide site photometrics for the Fendi Residences parcel. This site falls into the E-3–Suburban Area. The recommended maintained footcandles, measured horizontally at grade, are an average of 2 footcandles and maximum 8 footcandles. Please provide site photometrics that comply.

**Design Team Response:** *Refer to sheets 50.P 1 for exterior lighting photometrics.*

10

**Comment/Question/Clarification:** Please revise the submitted cut sheets to remove all up lighting. All exterior lighting shall be directed downward and fully shielded. This would include the inground up lights and linear LED uplights located on all floors. Please remove. The lighting ordinance does not permit any uplighting above 8'tall. Even if all the linear LED uplights were revised to be downlights, they would need to be reduced. There is a large quantity on each floor. Lighting should be on a pedestrian level per the guidelines.

**Design Team Response:** *Refer to sheets 50 for exterior lighting*

11

**Comment/Question/Clarification:** OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be twenty (20) feet above the adjacent finished grade. Please revise the submittal to comply with this zoning stipulation.

**Design Team Response:** *Refer to sheets 50 for exterior lighting*

## **Design Review Brad Carr:**

12

**Comment/Question/Clarification:** Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.

**Design Team Response:** *New project narrative is included on the submission.*

13

**Comment/Question/Clarification:** Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of any roof top apparatus or parapet.

**Design Team Response:** *Refer to sheets 40.P 1 – 40.P2 for elevations height dimensions.*

14

**Comment/Question/Clarification:** Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.

**Design Team Response:** *Refer to sheets 27.P for screening details.*

15

**Comment/Question/Clarification:** Please submit revised landscape plans that include: plant sizes or quantities, calculations for water intensive plants, specific arrangement of the plants, etc.

**Design Team Response:** Refer to Sheet 33P for landscape plans and plant details.

16

**Comment/Question/Clarification:** Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. (Zoning Ordinance, Sec. 1.305.A.)

**Design Team Response:** Refer to sheets 40.P 1 – 40.P2 for mounted fixtures on elevations. Noted all lighting fixtures are downlighting or have concealed/hidden and fully shielded light sources.

## Transportation, Phil Kercher

17

**Comment/Question/Clarification:** Comply with the zoning stipulations from 7-ZN-2016 and 7-ZN-2016 #2 with respect to all right-of-way and easement dedication requirements. Cases 7-ZN-2016 and 7-ZN-2016 #2.

**Design Team Response:** Refer to Sheet 24.P 1 for site plan details. This will be addressed with final design to make sure all the easement and ROW are accounted for.

18

**Comment/Question/Clarification:** Comply with the zoning stipulations from 7-ZN-2016 and 7-ZN-2016 #2 with respect to all street and sidewalk improvements, including the transit shelter on Scottsdale Road. Cases 7-ZN-2016 and 7-ZN-2016 #2

**Design Team Response:** Project complies with all required zoning stipulations, the transit shelter on Scottsdale Road will be provided in future phases.

19

**Comment/Question/Clarification:** All Scottsdale Road and Indian Bend Road required improvements should be completed with this phase of development. Cases 7-ZN-2016 and 7-ZN-2016 #2.

**Design Team Response:** Civil plans for Palmeraie Phase 1 reflect the Indian Bend Improvement plans.

20

**Comment/Question/Clarification:** Verify that all internal drives are 24 feet wide excluding any curb and gutter. Cases 7-ZN-2016 and 7-ZN-2016 #2.

**Design Team Response:** Refer to Sheet 24.P 1 for site plan details. The layout matches minimum of 24 feet excluding curb and gutter.

21

**Comment/Question/Clarification:** Identify the area designated for service vehicle parking on the site plan. Cases 7-ZN-2016 and 7-ZN-2016 #2.

**Design Team Response:** Refer to Sheet 24.P 1 for site plan details.

## Engineering, Eliana Hayes

22. a - d

**Comment/Question/Clarification:** Per Ordinance No. 4476, project is to provide the following (update submittal accordingly)

**Design Team Response:**

- a.11. multi-family loading area : Refer to Sheet 24.P 1 for site plan details.
- b.12. service vehicle service area : Refer to Sheet 24.P 1 for site plan details.
- c.13. refuse : Refer to Sheet 26.P for refuse plan and calculations.
- d. 14. pedestrian connectivity : Refer to Sheet 38.P for pedestrian and vehicular circulation plan.

## 22.e.18 i.a.

**Comment/Question/Clarification:** Right-of-way dedications. Prior to any permit issuance for the development project, the property owner shall make the fee simple right-of-way dedications to the City of Scottsdale as legislated by Ordinance 4289:

**Design Team Response:** *Refer to Sheet 25.P. This will be coordinated during final design with any dedication needed. The Civil grading and drainage plans show existing and proposed ROW.*

## 22.f.19

**Comment/Question/Clarification:** Subdivision tracts, private streets, maintenance, and liability. Please update submittal demonstrating project compliance with this. If these dedications have not been completed by nor this work permitted prior to this project's construction plan submittal to the city, then this project will be required to make these stipulated dedications and include this work with project plans. Applicant to acknowledge the case to be stipulated accordingly.

**Design Team Response:** *Case will be stipulated accordingly with comments.*

## 22.g.20

**Comment/Question/Clarification:** Easements. Prior to the issuance of any permit for the development project, the property owner shall dedicate all project related, per city published standards and requirements, easements, with site modifications required to accommodate to the City of Scottsdale either via plat or map of dedication.

**Design Team Response:** *The comments is acknowledged.*

## 22.h.21

**Comment/Question/Clarification:** Circulation, transit, traffic signal, and pedestrian improvements. Please update submittal demonstrating project compliance with this. If this work is not permitted prior to this project's construction plan submittal to the city, then this project will be required to permit this work with project plans. Applicant to acknowledge the case to be stipulated accordingly.

**Design Team Response:** *Case will be stipulated accordingly with comments.*

## 22.i.22

**Comment/Question/Clarification:** Wastewater system. The development project may not connect into City sewer system, and no project-related permits shall be issued, until sewer capacity of the City sewer system has been analyzed by property owner, per city standards and requirements, and approved by the City's Water Resources Department. Any required capacity improvements to City's sewer system as identified through the course of this review and approval of the capacity analysis, and required by the City's Water Resources Department, are hereby incorporated into these stipulations and are to be fulfilled accordingly.

**Design Team Response:** *Refer to Sheet 25.P. BOD sewer is prepared and will be submitted to EPCOR and the City. Sewer capacity has not been an issue thus far.*

## 22.k.25

**Comment/Question/Clarification:** Construction completed. Prior to issuance of any certificate of occupancy or certification of shell building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale revised code and these stipulations.

**Design Team Response:** *Case will be stipulated accordingly with comments.*

## 22.l.26

**Comment/Question/Clarification:** Standards of improvements. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be design and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specification and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

**Design Team Response:** *Case will be stipulated accordingly with comments.*

## Fire, Scott Stanek:

## 23.

**Comment/Question/Clarification:** Access roads shall extend to within 300' of all portions of the building (Fire Ord 4283

503.1.1). Please update the plans accordingly.

**Design Team Response:** *Refer to Sheet 24.P 1 for site plan details.*

24.

**Comment/Question/Clarification:** Please demonstrate minimum drive width of 24' (Fire Ord 4283 503.2.1).

**Design Team Response:** *Refer to Sheet 24.P 1 for road dimensions.*

25.

**Comment/Question/Clarification:** Unobstructed vertical clearance minimum 13'6" (Fire Ord. 4283, 503.2.1). Please update the plans accordingly.

**Design Team Response:** *Refer to Sheet 24.P 1 for details.*

26.

**Comment/Question/Clarification:** Please designate Fire Lanes for all Commercial / Multi-Family (24' min.) (Fire Ord. 4283, 503.3)

**Design Team Response:** *Refer to Sheet 24.P 1 for fire lane designation.*

27.

**Comment/Question/Clarification:** "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1). Please update the plans accordingly.

**Design Team Response:** *They are not gated communities on phases 1 and 2.*

28.

**Comment/Question/Clarification:** Please demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2)

**Design Team Response:** *Refer to Sheet 24.P. Fire hydrant spacing has been checked and shown on the civil preliminary water and sewer plans and the site plan.*

29.

**Comment/Question/Clarification:** Please demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912).

**Design Team Response:** *Refer to Sheet 24.P 1 for connection locations*

## **Drainage, Mohammad Rahman**

30.

**Comment/Question/Clarification:** Please refer to the attached redlined G&D and drainage report and revise the plans accordingly.

**Design Team Response:** *Refer to Sheet 25.P. Please refer to updated G&D and drainage report.*

## **Transportation, Phil Kercher**

31.

**Comment/Question/Clarification:** Please dedicate safety triangle easements at all intersections with Scottsdale Road. DSPM 5-3.123; Fig. 5-3.2

**Design Team Response:** *Refer to Sheet 24.P and 25.P. Site visibility triangles are shown on the Preliminary Grading and drainage plans.*

## **Engineering, Eliana Hayes**

32.

**Comment/Question/Clarification:** DSPM 2-1.303: 24' minimum drive aisle width. Update site plan accordingly.

**Design Team Response:** *Refer to Sheet 24.P 1 for details.*

33.

**Comment/Question/Clarification:** DSPM. 2-1.305 F. Provide loading and unloading areas, minimum length of 45' and

width of 12', in accordance with below tables, update site plan accordingly. Alleys, fire lanes and streets shall not be used for loading and unloading.

**Design Team Response:** *Refer to Sheet 24.P 1 for details.*

**34. 1-2**

**Comment/Question/Clarification:** Non-Residential, Mixed-Use, and Multi-Family Residential Refuse and Recycling Enclosure Location, Design + Quantity

**Design Team Response:** *Refer to Sheet 26.P for refuse plan and calculations.*

**35.**

**Comment/Question/Clarification:** DSPM 2-1.310: Update site plan with a 6' width accessible pedestrian route from the main entry of the development to each abutting public/private street that provides a pedestrian sidewalk/multi-use trail.

**Design Team Response:** *Refer to Sheet 24.P 1 for details.*

**36.**

**Comment/Question/Clarification:** DSPM 5-3.123 D.: Update site plan with required site distance triangles meeting the requirements of these intersection sight distance requirements.

**Design Team Response:** *Refer to Sheet 24.P 1 for details.*

**37**

**Comment/Question/Clarification:** DSPM 5-6.000–5-6.100: Bus stop along project boundary is required per Transportation Master Plan. Please reference DSPM 5-6.000–5-6.100 + city standard details 2263-1 through 2268 for bus stop specifications. Update site plan accordingly.

**Design Team Response:** *Refer to Sheet 24.P 0 for bus stop location, the existing bus stop can be improved as needed on future phases.*

**38**

**Comment/Question/Clarification:** DSPM 5-8.205: All non-ADA compliant pedestrian ramps abutting project are to be reconstructed by project. Update site plan accordingly.

**Design Team Response:** *Refer to Sheet 25.P. A note added to the preliminary G&D plans and during final design, this comment will be addressed for ramps not meeting ADA requirements.*

**39**

**Comment/Question/Clarification:** DSPM 6-1.202 + 7-1.201: Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Update BODs accordingly.

**Design Team Response:** *Comment is acknowledged*

## **Fire, Scott Stanek**

**40**

**Comment/Question/Clarification:** Divided entrances and drive thru bypass lanes shall be 20' wide min. (DS&PM2-1.303(2)). Please update the plans accordingly.

**Design Team Response:** *We have divided entrance along Bella Vita and from Scottsdale Road. Both are 20 feet wide.*

**41**

**Comment/Question/Clarification:** Please demonstrate fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DS&PM, 2-1.303(3)).

**Design Team Response:** *Refer to Sheet 25.P. Designed roadways and utilities will support the mentioned 83,000 lbs. for fire truck. Added a note on the G&D and W&S for this comment.*

**42**

**Comment/Question/Clarification:** Please demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.303(5))

**Design Team Response:** *Refer to Sheet 24.P 0 and 25.P for details.*

**43**

**Comment/Question/Clarification:** Please provide turn-around for emergency vehicles at end of dead-end over 300'

(DS&PM 2-1.303(8)).

**Design Team Response:** Refer to Sheet 24.P 0 for details.

44

**Comment/Question/Clarification:** Please demonstrate the location of the Fire Riser room (DS&PM 6-1.504(1)).

**Design Team Response:** Refer to Sheet 24.P 0 for details.

## Water Resources, Richard Sacks

45

**Comment/Question/Clarification:** Please provide a wastewater BOD specific to Fendi project.

**Design Team Response:** Wastewater BOD is provided for the Fendi Residences.

## Transportation, Phil Kercher

46

**Comment/Question/Clarification:** Please provide a more defined phasing plan. It's not clear what infrastructure will be in place with the construction of this building. The Phase 2 limits line simply goes around the building and does not include any on site driveways.

**Design Team Response:** Refer to Sheet 24.P 0 for phasing details.

47

**Comment/Question/Clarification:** What are these? They are shown on the landscape plan. Please label.

**Design Team Response:** Intersection areas have been redesign. Please refer to sheets 33.P 0 and 33.P 1 for details.

48

**Comment/Question/Clarification:** This intersection design will be confusing to drivers. The curb needs to define the travel way, with the driveways extending from the curb line. Please revise the plans.

**Design Team Response:** Intersection areas have been redesign. Please refer to sheets 33.P 0 and 33.P 1 for details.

49

**Comment/Question/Clarification:** This intersection design will be confusing to drivers. The curb needs to define the travel way, with the driveways extending from the curb line. Please revise the plans.

**Design Team Response:** Intersection areas have been redesigned. Please refer to sheets 33.P 0 and 33.P 1 for details.

## Fire, Scott Stanek

49-51

**Comment/Question/Clarification:**

49. Cross-access easement required before approval.

50. NFPA 13 compliant Fire sprinkler system shall be required.

51. Complete Pre-Emergency Planning Program (P.E.P. - see uploaded checklist)

**Design Team Response:** Comments acknowledge.

52

**Comment/Question/Clarification:** Provide specific time and date(s) for connectivity between this product/submittal and all other phases and streets for this site.

**Design Team Response:** Refer to Sheet 25.P to the Preliminary grading plans for the Fendi Residences.

Sincerely,



Diana Vasquez  
Design Director