



7/3/2024 – 1st Review Comment Letter

7/11/2024 – Updated 1st Review Comment Letter with ~~strikethroughs~~ and red text

Nick Raccosta
Drewett Works
7144 E. Stetson Dr., Suite 204
Scottsdale, AZ 85251

RE: **12-DR-2024**
The Bishop
918N8 (Key Code)

Nick:

Planning & Development Services has completed review of the above referenced development application submitted (payment accepted) on 6/03/2024. 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.

Please be advised, the Scottsdale City Council adopted updates to the Old Town Scottsdale Character Area Plan (OTSCAP) & The Downtown and PBD Development Zoning District on 2/20/24. Several comments within this letter reflect the updated Ordinance as further described in the excerpt images below. For more info, please see the adopted Ordinance uploaded to the digital portal.

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 provided site plan appears to be missing the existing easements over the subject site (EL. E., S.W.E, 1' VNE, etc.). Please include all existing easements onto the site plan with accompanying docket numbers and indicate if releasing any easements and/or proposing any new easements (as applicable). Please assess all conflicts with the existing easements, or issues with the placement of new easements. Also, please show any ROW dedications required on the site plan. See Engineering and Transportation comments below for more info regarding alley ROW dedication.
2. All accessible parking spaces shall be a minimum size of 11'x18', per ZO Sec. 9.105.F. The provided plans appear to show the accessible parking spaces at 9'x18'. Please revise the site plan and clearly label the proposed accessible parking spaces.

3. Please identify the location of the three (3) required guest parking spaces on-site. Proposed guest parking spaces shall be easily accessed by guests, per ZO Table 9.103.B. Please revise site plan.
4. It appears that the proposed commercial office space will net approximately 6,118 sf of “usable” commercial space that will be included in the parking requirements. Be advised, Mixed-Use Developments with at least 20% of gross floor area non-residential can be calculated at 1:350, per Table 9.103.B. However, it appears that only 8.5% of the mixed-use development will be commercial. Therefore, the office space shall be calculated at 1:300, or 21 required parking spaces consistent with the ‘Office’ use under Table 9.103.B. With three on-site (3) parking spaces needed for guest spaces, the provided on-site parking for the commercial space appears to be left with seventeen (17) total provided. Suggest revising the office space to include more detail showing a maximum office layout of no more 5,100 sf net area (17 * 300). Ancillary spaces to the commercial office like bathrooms, hallways, reception/lobby areas, break rooms, etc. do not need to count against the parking calcs for the commercial office space.
 - a. Alternatively, programs to reduce parking requirements for non-residential uses under ZO Sec. 9.104 can be further explored with the incorporation of additional bicycle parking, bicycle parking facilities, or shower/changing stations; not to exceed a 5% reduction in the required parking, DO waiver; up to 1,000 sf of office, retail, restaurant or personal care service, etc.
5. A minimum of two (2) bicycle parking spaces shall be required, per ZO Sec. 9.103.C. Please update site plan and site plan details. Bicycle parking and rack design shall be in conformance with COS Detail No. 2285.
6. At least two (2) additional feet shall be provided for any parking space that is adjacent to a wall, per ZO Sec. 9.106.A.1.a.i. Please demonstrate on the site plan that all the proposed parking spaces directly adjacent to a wall has the additional 2-feet of width. Be advised, parking spaces adjacent to other obstructions like columns must demonstrate that the minimum clearances are met consistent with ZO Sec. 9.106.A.1.a.ii.
7. Please demonstrate that the vehicle overhang depth for the proposed parking spaces will be consistent with the requirements of ZO Sec. 9.106.A.1.b. Suggest showing wheel stops and dimensioning the maximum 2-foot vehicle overhang on the site plan.
8. Please demonstrate that the minimum vertical encroachment clearance of ZO Sec. 9.105.O is met for the proposed garage. The project plans for the garage shall show a sectional profile of the garage level with the minimum 8'-2" vertical clearance as measured from the lowest obstruction on the garage ceiling to the ground.
9. Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of the ridge tile / top of any rooftop apparatus parapet. It appears that the necessary dimensions were not added to the elevation sheets.
10. Please provide the building height calculations based on the provisions within Sec. 3.100 of the Zoning Ordinance (mean curb height). Based on the provided G&D, it appears that the mean curb height along Bishop Ln is 1253.34 (max bldg. height allowed = 1289.34) and along 2nd St is 1255.26 (max bldg. height allowed = 1,291.26). Please confirm and revise elevations accordingly. The maximum bldg. height allowed is 36-feet excluding rooftop appurtenances, per ZO Sec. 5.1504.B & ZO Sec. 6.1205.E.1.
- ~~11. Please confirm that the applicable exceptions to building height are clearly shown on the project plans, per The Old Town Scottsdale Character Area Plan (OTSCAP) & The Downtown and PBD~~

~~Development Zoning District. If exceeded, please update plans accordingly. See excerpt below:~~
Please update the project plans to confirm that all building height projections above the underlying district (36-ft) meet ZO Sec. 6.1205.E.1 and as allowed under Article VII:

E. *Building height.*

1. The building height maximum (~~including~~excluding rooftop appurtenances) shall be that of the underlying zoning district, except in the Service Residential S-R district and as allowed in Article VII.

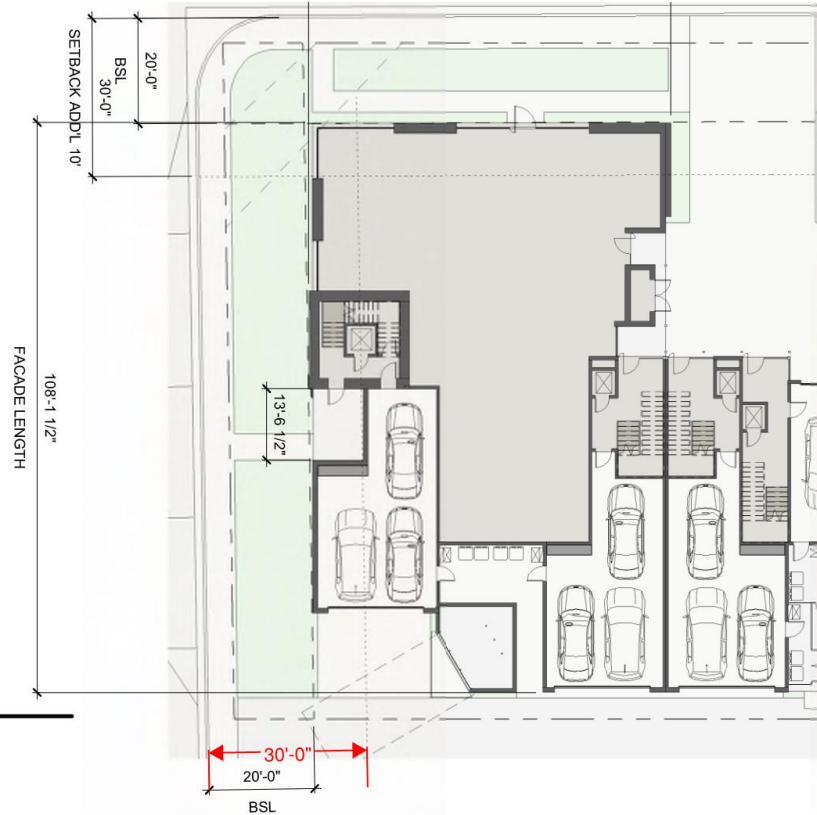
~~12. Please update the maximum allowable gross floor area to 1.7 per The Old Town Scottsdale Character Area Plan (OTSCAP) & The Downtown and PBD Development Zoning District. (No change to GFAR, per The Old Town Ordinance adoption. Please keep at 1.3 GFAR.)~~

G. *Gross floor area ratio (GFAR).*

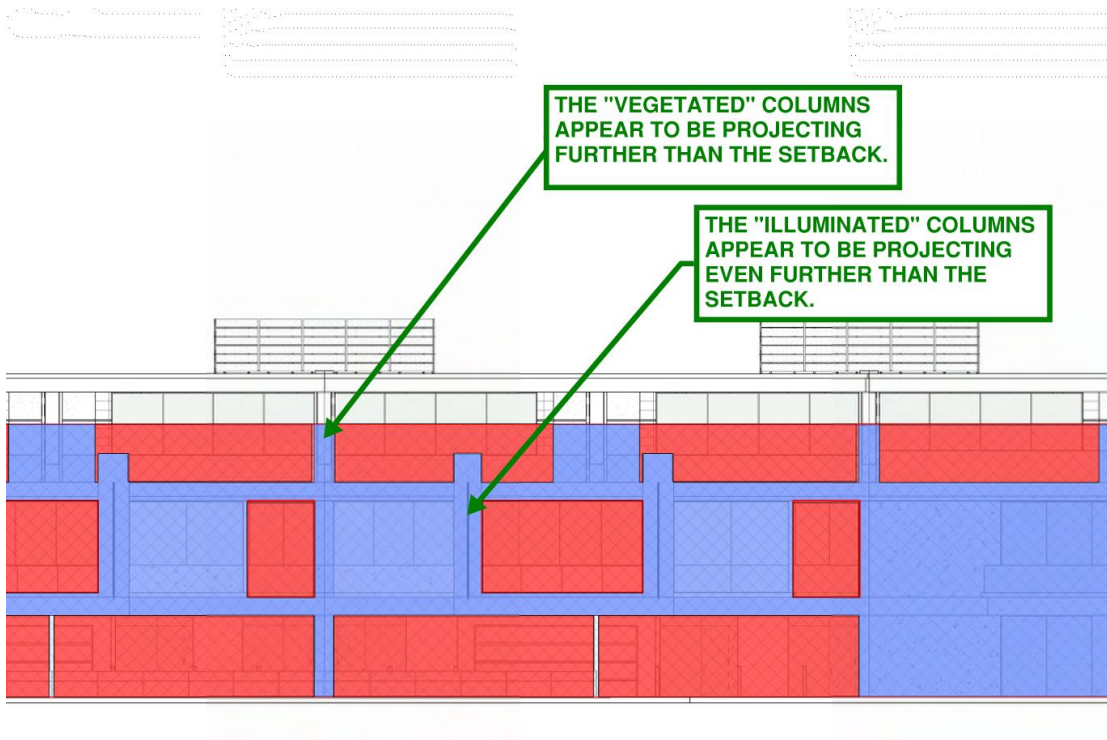
1. Maximum: 1.3.

13. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. The material & color elevations do not clearly demonstrate the proposed design of these enclosures. 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. The proposed natural patina may present incompatibilities with the overall building design. Consider a material and color that blends more appropriately with the proposed architecture.
14. Please provide information and details related to the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally integrated within the design of the structure. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Zoning Ordinance Section 7.105.C.
15. ~~Please update the project plans to reflect the updated Building Location requirements as adopted under The Old Town Scottsdale Character Area Plan (OTSCAP) & The Downtown and PBD Development Zoning District. (No change to Building Location Requirements, per The Old Town Ordinance adoption):~~
 - b. In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, at least twenty-five (25) percent of the:
 - i. Length of the building façade shall be ~~shall be~~ located at the minimum setback; and
 - ii. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and
 - iii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.
16. Building Location: ii. Length of building façade @ grade and up to a height of ~~45'-30'~~ shall be setback at least 10 additional feet (north façade) – Level 1 Façade 2 is only showing 13'-6 ½" at the 30-ft setback line, but the summary table indicates that 29'-5" is setback at the 30-foot setback line. Please clarify and update plans accordingly:

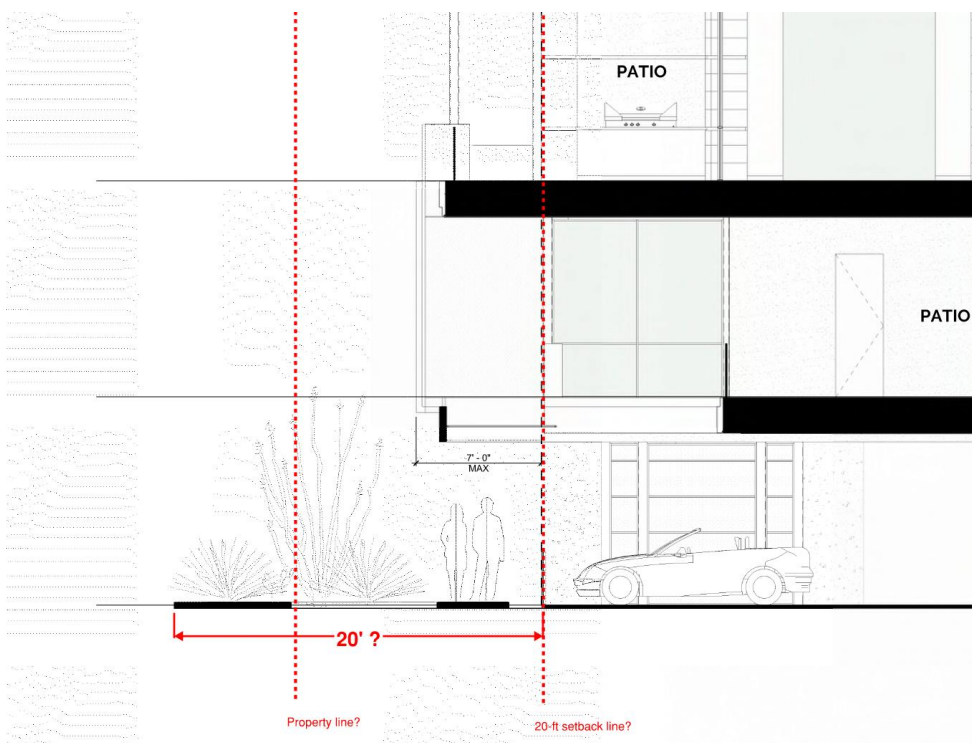
LOCATION 2



17. Building Location: iii. Area of the building façade at grade and up to a height of ~~45'~~ **30'** shall be located at the min. setback line (east façade) – East Elevation Façade Location 3 is including parts of the façade that are not located at the building setback line including the “vegetated” columns and the larger “illuminated” columns. Please remove any part of the façade from this calculation that is not located at the min. setback line:



18. Building Location: please add the property line and setbacks to the building elevation sections - Sheet DR213:



19. Prevailing Setback: please remove the prevailing setback info for the north building façade as the total length is under 200 linear feet, per ZO Sec. 5.3006.F.3. The east façade info must remain as the linear length is over 200 feet.

20. **Stepbacks: please confirm that the stepbacks will adhere to the updated Old Town Ordinance adoption:**

4. Property in a Type 3 Area not described above: ~~The stepback plane shall incline at a ratio of 2:1, beginning forty-five (45) feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines.~~
 - a. The stepback plane shall incline at a ratio of 2:1, beginning forty-five (45) feet above the minimum setback from (i) a public street (except alleys), and (ii) all other property lines.

21. Please note that fifty percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance and ZO Sec. 10.501.B. Please confirm and update the landscape plan accordingly.
22. In developments where buildings have more than one (1) story, single-trunk trees shall have a minimum three (3) inch caliper size and multi-trunk trees shall have a minimum one and one half (1 ½) inch caliper size, per ZO Sec. 10.501.B.2&3. Please update landscape plan accordingly.
23. All shrubs utilized on site shall have a minimum five-gallon container size, per ZO Sec. 10.501.E. Please revise the landscape plan to increase the size of all proposed shrubs to a min. 5-gallon size.
24. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with ZO Sec. 10.200.
25. Please provide a Native Plant Inventory Plan to address the apparent conflicts with the existing protected native plants on the subject site, per ZO Sec. 7.504. A Native Plant Inventory Plan must be prepared by a City-approved NP contractor. All salvageable plants shall be included in the landscape plan showing the relocation of the protected native plant(s) with corresponding tree tag #. For more info, see hand-out here. Consider incorporating the existing protected native trees into the proposed streetscape, per ZO Table 7.602.A.2. See comments below regarding detached sidewalks from the curb and planters along the frontage.
26. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield, per ZO Table 7.602.A.2. Please review the proposed fixture output and confirm that fixtures over 1,66 lumens will include an integral lighting shield.

Civil Engineering:

27. SRC 47: Applicant to acknowledge the following construction restrictions:

- a. MARSHALLING + STORAGE YARD. City ROWs, including alleys, may not be used for marshalling or storage yards without the approval of the city's transportation department and payment of associated fee through the application and approval of the Marshalling + Storage yard permit. City approval is not guaranteed.
- b. Any soil nails or tie back construction systems, protruding past property lines:
 - (1) May not do so into privately owned parcels.
 - (2) May not be steel.
 - (3) Will require ownership execution of a city private improvement in the ROW prior to permit issuance. City approval is not guaranteed.

28. SRC 47-10: 2' of alley ROW dedication, along project frontage, required.

29. SRC 48-3 + 4: Platting will be required to assemble all project lands into one parcel prior to permit issuance. Easement dedications, via plat, will be required for any public infrastructure running through private parcels. Easements in conflict with proposed development will need to be abandoned via MOR. Applicant to acknowledge accordingly.
30. SRC Ch 48: Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge.

Public Safety:

31. Please show the location of the fire riser room, fire department connection, and proposed underground fire service line for the building. See Scottsdale Fire I's and A's, Sections 8.16 and 8.17.

Green Building

32. Please provide info relating to the on-site solar PV system; not less than 2 watts per square foot multiplied by the horizontal projection of the gross roof area over conditioned spaces. Alternatively, provide an energy performance analysis with a 20% reduction in annual projected energy use.

Water Resources:

33. For individual water services for residential units and related sprinkler systems: confirm building code requirements for NFPA 13D residential systems (if that is intent). Clarify and confirm in resubmitted BOD. Confirm sprinkler plan for commercial space, along with riser room location and fire line.
34. Please see the following correction file(s) uploaded into the digital file exchange folder:
 - a. 12-DR-2024_1-Prelim BODs_Corrections.pdf

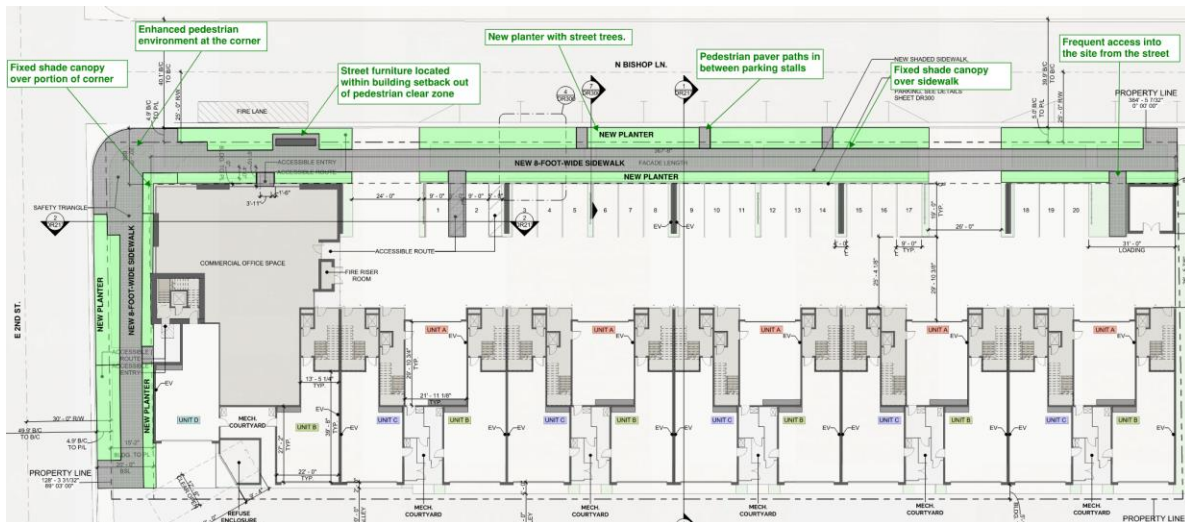
Significant Policy Issues

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:

Current Planning:

35. Please update the project plans regarding the policies identified below, per the Old Town Urban Design & Architectural Guidelines (OTUDAG) and recent insight consistently expressed by the City Council regarding Old Town development project proposals (ZO Sec. 1.906 and 1.907.C&D):
 - a. N. Bishop Lane:
 - (a) Replace the undersized double-sidewalk proposal along N. Bishop Lane with a single 8-foot-wide sidewalk *detached* from the curb.
 - (b) Add planters on both sides (at least 5-ft in width or more along the street-side with mature shade trees, and shrubs/groundcover on the building side planter).
 - (c) Include pedestrian paver paths in between every two (2) street parking stalls.

- (d) Add fixed shade canopies extending the entire length of the building frontage along N. Bishop Lane over the sidewalk.
- b. E 2nd Street:
 - (a) Revise the project plans to install an 8-foot-wide sidewalk along E. 2nd Street *detached* from the curb.
 - (b) Add planters on both sides (at least 5-ft in width or more along the street-side with mature shade trees, and shrubs/groundcover on the building side planter).
 - (c) Include pedestrian paver paths in between every two (2) street parking stalls.
 - (d) Add fixed shade canopies extending the entire length of the building frontage along E. 2nd Street over the sidewalk.
- c. Corner of N. Bishop Lane and E. 2nd Street:
 - (a) Please include a fixed shade canopy wrapping around the entire building corner at the corner of N. Bishop Lane and E. 2nd Street. The corner shall be enhanced with decorative paver hardscape extending into the site from the existing corner sidewalk to promote an active pedestrian corner without pinch-points.
 - (b) Additionally, street corners of a project site are considered enhanced pedestrian environments and must consider amenities such as safe comfortable surfaces, seating, lighting, shade, landscape, hardscape, crosswalk refuge areas and curb/sidewalk extensions into Old Town. Please incorporate enhanced pedestrian amenity features at the project's corner of N. Bishop Lane and E. 2nd Street.



- 36. Please incorporate dedicated pedestrian entryways into the site from the main sidewalk via pedestrian paths. Pedestrians shall have paths separate from vehicle driveways (OTSUDAG).
- 37. Please add the existing street parking spaces along E. 2nd Street to the site plan. Street parking shall not be removed with this project proposal.
- 38. Please incorporate street furniture in convenient areas along the street frontage out of the pedestrian clear zone adjacent to the commercial space (OTSUDAG).

39. Street lighting will be required along N. Bishop Lane and E. 2nd Street. More detail to follow regarding placement and specs. Do not resubmit until further coordination with Staff occurs. Project plans shall be updated accordingly.
40. Please increase the height of the screen wall along the podium parking to a maximum height of six (6) feet and replace the mesh material with perforated metal paneling (or similar) to help add visual interest to the pedestrian level (DRB Criterion 1.904.A.2.b). Furthermore, ground floor areas of a development project shall activate the street by promoting an enhanced level of design to help strengthen the overall pedestrian environment (OTSUDAG). The proposed screen wall shall be designed to break up any monotonous or repetitive aspects of a lengthy wall by incorporating adequate articulation and planar shifts in the wall. Be advised, the Development Review Board and City Council will anticipate an enhanced level of design for the proposed podium parking as all recent developments in Old Town have incorporated underground parking with their new development proposals.
41. Please show the existing overhead utilities and poles on the project plans. The existing overhead utilities along the alley frontage must be undergrounded, per DS&PM 5-2.607. Furthermore, the existing utility pole at the northernmost entrance into the alley appears to be in conflict with the proposed refuse area. Please assess and address all conflicts.



42. Please add all existing and proposed utility transformers to the plan and assess conflicts. Please implement screening devices like walls or landscaping to screen the transformers from view.
43. Please clearly label exterior fire riser on the site plan. Exterior Fire riser should be screened or located towards the interior of the building.
44. Please remove the proposed fire lane on N Bishop Lane and retain the existing street parking spaces. This fire lane is not needed by Fire.
45. The City's guidelines promote the use of muted earth tones in applied materials and paint colors that are compatible with the Sonoran Desert. The predominant use of SW 7014 'Eider White' exhibits a cool color scheme that is incompatible with color tones commonly associated with the unique characteristics of a desert environment. Please revise the project plans and material board to incorporate building colors that meet these design guidelines by incorporating more warmth into

the color scheme. Please explore similar color tones: SW 7042 'Shoji White', SW 6133 'Muslin', SW 9166 'Drift of Mist', SW 7637 'Oyster White', or SW 9180 'Aged White'.

46. Please provide Light Reflective Values (LRV) of the building material finishes on the elevations or material samples.
47. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
48. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
49. Please provide renderings for the western building façade (alley side) and update the elevations to clearly describe the façade projections. The western façade must demonstrate adequate shade devices for the windows. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link:
<http://www.scottsdaleaz.gov/design/Shading>.
50. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings with mounting height dimensions.
51. Please revise the building elevations to provide the color of the window frame for all exterior windows.
52. Please be advised, a physical material/color board must be prepared by the time of the DRB public hearing for the Board to review. This does not need to accompany the resubmittal plans but should be prepared in advance of the upcoming DRB hearing when determined.
53. Please provide the trash enclosure location and elevation design details for review.
54. Please revise proposed DG with 'Desert Gold' or similar.
55. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward. It appears fixtures 'LN' and 'LNW' are not directed downward, and the light source will be directly visible to the public. Please confirm and revise project plans accordingly.
56. No fixture shall be mounted higher than twenty (20) feet, per COS Exterior Lighting Policy and DSPM. Please see other comment about adding lighting fixtures to the elevations plan. Please re-locate the height of any fixture that is mounted higher than 20-feet.
57. All fixtures and associated hardware, including poles, shall be flat black or dark bronze, per COS Exterior Lighting Policy. Please update fixtures accordingly.

58. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source, per COS Exterior Lighting Policy. Please update specs accordingly.
59. All landscape lighting directed upward, shall be aimed away from property line, per COS Exterior Lighting Policy. Please note plans accordingly.

Transportation:

60. An 8-foot-wide sidewalk is required along Bishop Lane and 2nd Street, per Scottsdale Revised Code 47-36 - Street Improvements; DSPM Sec. 5-3.110
61. A 6-foot-wide on-site pedestrian circulation facilities and pedestrian connectivity to public sidewalk will be required, per DSPM 2-1.808 DSPM 2-1.310

Civil Engineering:

62. DSPM 1: Submittal of on-site civil work is required in same plan set as all the off-site improvements. Applicant to acknowledge accordingly.
63. 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.

MULTI-FAMILY OFF-STREET LOADING & UNLOADING AREAS	
NO. OF DWELLING UNITS	NO. OF LOADING & UNLOADING AREAS
0 -50	1*
51 - 150	1
151 - 450	2
OVER 450	3**
* The DRB may approve designating one on-lot parking space for loading and unloading that is 10 feet wide by 18 feet long. Designated spaces shall be signed and striped as loading and unloading areas.	
** Plus, any additional loading areas required by the DRB.	

NON-RESIDENTIAL OFF-STREET LOADING & UNLOADING AREAS	
GROSS FLOOR AREA (FT ²)	NO. OF LOADING & UNLOADING AREAS
LESS THAN 30,000	1*
30,001 TO 100,000	1
100,001 TO 200,000	2
OVER 200,000	3**
* For each 10,000 square feet of gross floor area of a development project, the DRB may approve designating one on-lot parking space for loading and unloading that is 10 feet wide by 18 feet long. Designated spaces shall be signed and striped as loading and unloading areas.	
** Plus, any additional loading areas required by the DRB.	

64. 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.
65. DSPM 2-1.601: 20' minimum alley width adjacent to commercial, multi-family or industrial districts. Dedicate 2' alley in fee simple + widen alley. Update site plan accordingly.

66. 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 update submittal accordingly.
67. DSPM 3-1.701: Alley to be repaved along property frontage to include positive drainage along alley. Update site plan accordingly.
68. DSPM 3-1.701: Alley connection to street is to be reconstructed with project to create an ADA accessible pedestrian crossing and provide positive drainage. Update site plan accordingly.
69. DSPM 5-2.616: Construction work in the alley shall be coordinated with solid waste. Disruption to service routes shall be mitigated by applicant. Add note to site plan accordingly.
70. DSPM 5-8.205: All non-ADA compliant pedestrian ramps abutting project are to be reconstructed by project. Update site plan accordingly.
71. 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.

Water Resources:

72. Provide a water and sewer utility plan per DS&PM indicating locations of all relevant water/sewer connections and appurtenances. Refer to preapplication meeting notes/guidance attached from 12/12/23 on following 3 pages. DS&PM 6-1.202
73. Provide a current hydrant flow test by a certified company. DS&PM 6-1.201 & 202. Refer to hydrant locations from 12/12/23 preapplication meeting notes attached.
74. For individual water services for residential units and related sprinkler systems: confirm building code requirements for NFPA 13D residential systems (if that is intent). Clarify and confirm in resubmitted BOD. Confirm sprinkler plan for commercial space, along with riser room location and fire line.
75. The commercial space will need to have a 6" minimum sewer service. DS&PM 7-1.409. Suggest routing private sewer and connecting to Bishop Ln sewer at south end.

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:

76. *Hymenoxys Acaulis* does not appear on the AZDWR list of drought-tolerant species. Please revise the plant palette to promote a more sustainable landscaping plan, or for a non-ADWR plant palette, please provide the total allowable square feet of water intensive plant material (any non-ADWR-PHX plant) in accordance with the City of Scottsdale's Revised Code 49-241 – 49-252, and the total provided water intensive plant material.
77. Seven (7) fixtures are symbolized on the photometrics, but only five (5) fixtures are shown on the cutsheets. Please confirm and update plans accordingly.
78. Consider adding labels to the various areas of the floor plan. It appears that there may be more private open space proposed than just the front balconies with the apparent internal courtyards.

Transportation:

- 79. On street parking cannot be counted towards parking requirements.
- 80. Two separate sidewalks are not typical standard in the City.
- 81. Additional dedications required in alley way to accommodate two-way traffic.

Storm Water:

- 82. As part of final plans, include a discussion of how the First Flush volume will be stored or otherwise treated. (DSPM 4-1.201 section C part 2)
- 83. As part of final plans, update the FIRM index date to 2/8/2024.

Water Resources:

- 84. Do not make water line connection to alley or 2nd St. Cannot connect to 4" or 16" lines. Connection to 8" main in 2nd St is not preferred. Connection to Bishop Ln strongly preferred. Refer to preapplication meeting notes attached.
- 85. Address report cover comments i.e. final BOD and add "water and sewer"

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,



Wayland Barton
Senior Planner

cc: Ryan Spiekerman
Next Gen Old Town LLC
3335 E Indian School Rd #100
ryan@helixaz.com

Engineering:

Eliana Hayes, 480-312-2757, ehayes@scottsdaleaz.gov

Fire:

Doug Wilson, 480-312-2507, dowilson@scottsdaleaz.gov

Green Building:

Anthony Floyd, 480-312-4202, antf@scottsdaleaz.gov

Storm Water:

Jennifer Lynch, 480-312-7903, jlynch@scottsdaleaz.gov

Transportation:

Kiran Guntupalli, 480-312-7623, kguntupalli@scottsdaleaz.gov

Water Resources:

Levi Dillon, 480-312-5319, ldillon@scottsdaleaz.gov

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
- Basis of Design Report (water)
- Basis of Design Report (sewer)
- Utility Plan
- Street Lighting Plan
- Grading and Drainage Plan (G&D)
- Site Plan
- Site Plan Details
- Landscape Plan
- Hardscape Plan
- Building Elevations
- Building Elevation Worksheet
- Perspectives
- Digital Materials & Colors Board
- Lighting Site Plan
- Photometric Analysis
- Manufacturer Cut Sheets (for external light fixtures)
- Floor Plans
- Roof Plan