



12/11/2024

Brandon Miller
Larson Associates Architects, Inc.
3807 N 24Th St Ste 100
Phoenix, AZ 85016

RE: **36-DR-2024**
Ty Jenkins Hangar
75Q68 (Key Code)

Brandon:

Planning & Development Services has completed review of the above referenced development application submitted on 11/05/2024. 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:

Public Safety:

1. See Redlined Plans

Airport:

2. Be advised – there is an approved helicopter pad adjacent to the property.
3. Please confirm the height of the gate mentioned in bullet point 16 of the site plans.
4. Please confirm if there is an entry way or driveway with a gate entering the hangar. Aviation staff unsure of what the plan is for that area.

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:

Transportation:

5. DSPM 2-1.310 Update site plan with a 6' width accessible pedestrian route from the main entry of the development to 81st Street.
6. DSPM 5-3.204 Update site plan with CL-1 type city driveway. Refer to city standard detail drawing nos. 2251 and 2256 for driveway details. Update detail sheet to show new standard detail.

Public Safety:

7. See Redlined Plans

Water Resources:

8. Use correct Average Day Water Demands per DSPM Figure 6-1.2 and recalculate proposed demands. See Note #2 within table for further explanation.
9. Provide calculations for the sizing of sand/oil interceptor per DSPM 7-1.202 G7.

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:

10. Keynote 5 calls out civil details 1,6, and 7 on sheet SP2.0. There is no detail 7 provided.

Public Safety:

11. See Redlined Plans

Storm Water:

12. As part of final plans, revise all references to "dotted X" flood zones to "shaded X".
13. Include how the runoff coefficient used in the calculations for stormwater storage was determined. Include an explanation of the 10% factor of safety used, as this is not a requirement of the city of Scottsdale.
14. In the required volume calculation, state the LAFS in both gallons and cubic feet.
15. Include first flush calculations and ensure that the provided storage will adequately handle the greater of the first flush or the 100-yr 2-hr storage.
16. Include a FEMA flood block on the G&D plan.
17. If over an acre of land will be disturbed, a SWPPP and NOI will be required as part of final plans.

As of the date of this letter, Green Building Review staff has not completed their review. Please do not resubmit until all comments have been received and addressed.

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,

Jason Katz
Planner

cc: Brandon Miller
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Airport:

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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
- Summary of modifications made resulting from Public Input and staff comments
- Grading & Drainage Plan
- Site Plan
- Site Plan Details
- BOD Water
- BOD Sewer