



9/25/2023

Kurt Waldier
Beus Gilbert McGroder (Paul Gilbert)
701 N 44th St
Phoenix, AZ 85008

RE: **1-ZN-2023 and 1-GP-2023**
6C692 (Key Code) and 98T77 (Keycode)
Pinnacle Peak Doggy Daycare

Planning & Development Services has completed review of the above referenced development application. 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:

Current Planning, Katie Posler, 380 312-2703, kposler@scottsdaleaz.gov:

1. Please provide a roof over topography showing building height above natural grade per the ESL Overlay requirements, here is an example: [Roof Height Analysis Example.pdf \(scottsdaleaz.gov\)](#). Maximum building height allowance is 36 feet above existing natural grade. **The roof over topography needs to be revised to list the natural grade elevation below each call out and to show the math equation of T.O.P. elevation – N.G. elevation = X feet. Additionally, heights are shown above the 36' height limit from natural grade. Please revise the building elevations and roof over topography plan to comply with code.**

Design Review, Brad Carr, 480-312-7713, bcarr@scottsdaleaz.gov:

2. Please note that all plants utilized shall be selected from the ESLO plant list. **Not addressed with 2nd Submittal, comment remains. Several plants shown on landscape plan are not from the City's Indigenous Plant list.**

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:

Design Review, Brad Carr, 480-312-7713, bcarr@scottsdaleaz.gov and Current Planning, Katie Posler, 380 312-2703, kposler@scottsdaleaz.gov:

3. Please revise the site plan to provide a parking screen wall for new parking area along E. Pinnacle Peak Road and E. Los Portones Drive. **Not addressed, please address.**

Water Resources, Anita Pritchard, 480-312-5676, apritchard@scottsdaleaz.gov:

4. Please see the attached redlined water and sewer BOD and address comments accordingly.
5. Provide first and second floor building square foot quantities and sewer demand calculations in a Basis of Design report per DSPM 7-1.200, 7-1.202 7-1.403 and Figure 7-1.2, **Not addressed.**
6. The sewer tap identified in the Sewer Exhibit is a part of a private sewer system. Provide design drawings of the private sewer system this development is connecting to, demonstrating how the tap ultimately connects to the City of Scottsdale Sewer system. Show any sewer ejectors or private lift stations associated with the private system, as applicable. DSPM 7-1.414. **Not addressed.**
7. Identify the responsibility for operating and maintaining the private sewer system that this lateral will connect to per DSPM 7-1.501. Provide documentation demonstrating this development has permission from the Pinnacle Peak Office Park to discharge wastewater through its private sewer to the City Sewer. **Not addressed.**
8. Provide water Basis of Design information, including but not limited to, domestic and fire flow demands per DSPM 6-1.200, 6-1.20, Figure 6-1.2, 6-1.402, 6-1.404, 6-1.405, 6-1.406, 6-1.413, 6-1.414, 6-1.415, 6-1.416, 6-1.419, 6-1.501, 6-1.502, 6-1.507. Demonstrate there is adequate flow and pressures for all four model scenarios described in DSPM 6-1.202 for this project. Use square footages of combined first and second floor in calculating fire demand per DSPM 6-1.501. **Not addressed.**

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

9. DSPM 2-1.309 REFUSE COLLECTION: Due to the use of non-perpendicular angles to existing drive aisle, please rotate proposed refuse enclosure 5 degrees clockwise. **Not addressed. It does not appear that the relocated refuse enclosure will provide the required truck turning radius of 45' for a 40' long truck. The truck may not back up more than 35'. Please add a truck turning template to demonstrate conformance with these city requirements or relocate as needed. Feel free to call if you need to walk thru option, 480 312 275. However, previous location, with requested slight turn, will work best.**
10. DSPM 6-1.202 + 7-1.201: Preliminary Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to zoning approval. Update BODs accordingly. **Still outstanding.**

Storm Water, Nerijus Baronas, 480-312-7072, nbaronas@scottsdaleaz.gov:

11. Significant 2nd review comments. Many of 1st review comments were not addressed. See the following pdf documents and address redlines:

- 1-ZN-2023_2-CORR-DRN-Preliminary G&D.pdf
- 1-ZN-2023_2-CORR-DRN-Preliminary Drainage Report.pdf
- CLOMR/LOMR will be needed

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, Katie Posler, 380 312-2703, kposler@scottsdaleaz.gov:

12. Please confirm there will be no outdoor kennels (just outdoor play area) on site. The building area and parking calculations list a kennel sf. All kennel sf must be indoor and accounted for parking wise. This may just be a left over "kennel" label from first review. Please confirm the overall building SF of 9,000 SF accounts for the indoor kennel sf proposed. Thank you.

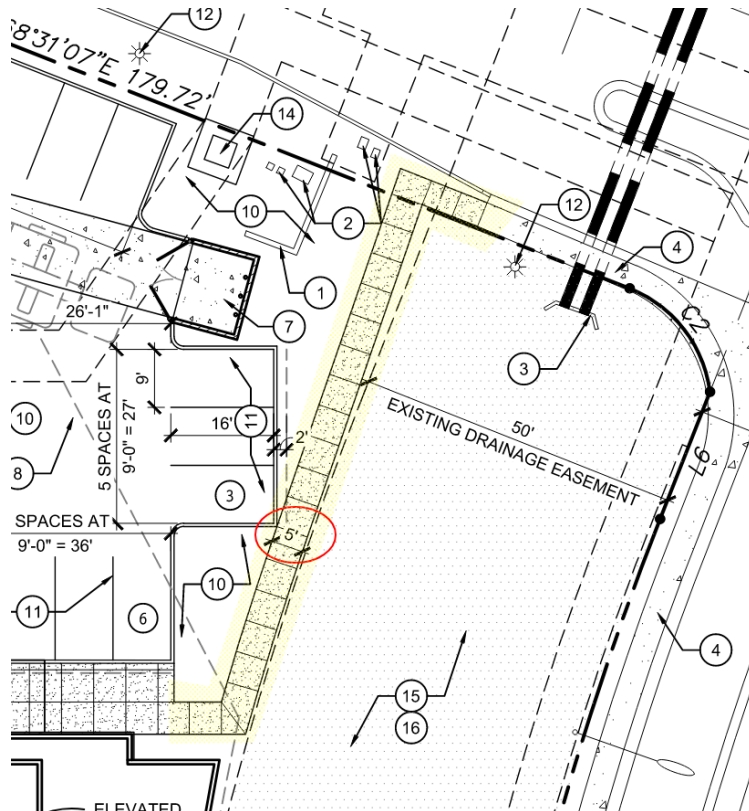
PARKING CALCULATIONS

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	5,498 S.F.	3,502 S.F.	9,000 S.F.
KENNEL	- S.F.	- S.F.	- S.F.
TOTAL:			9,000 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	9,000 S.F.	1/300	30
KENNEL	- S.F.	-	-
TOTAL:			30

Transportation, Phil Kercher, 480-312-7645, pkkercher@scottsdaleaz.gov:

13. Except for the small pinch point location identified, please increase this sidewalk width to 6' where the space is available.



14. There does not appear to be enough room for a passenger vehicle turning radius (25 feet) in the main parking area. Remove the center island or reduce the size. **Not addressed. Please show the turning radius on the site plan.**

Traffic Impact & Mitigation Analysis (TIMA), Parker Murphy, 480-312-7802, pmurphy@scottsdaleaz.gov:

15. The traffic analysis cannot be marked as accepted without a professional engineer's seal. Please provide.

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,
Katie Posler
Senior Planner

ATTACHMENT A Resubmittal Checklist

Case Number: 1-ZN-2023 and 1-GP-2023

Key Code: 6C692 (Key Code) and 98T77 (Keycode)

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
- Site Plan
- Roof over Topography Plan
- Building Elevations (color)
- Traffic Impact Mitigation Analysis (TIMA)
- Basis of Design Report (water)
- Basis of Design Report (sewer)
- Drainage Report
- Grading & Drainage Plan
- And any other documents/plans that would be affected by the change to the project scope, as applicable