

Pinnacle Peak Doggy Daycare

1-ZN-2023 and 1-GP-2023: First Review Comment Responses

Significant Zoning Ordinance or Scottsdale Revised Code Issues

Current Planning

Comment #	Staff Comment	Applicant Response
1	<p>Per pre application comments and the ESL Overlay, the 223 CFS wash should be left undisturbed and protected by the existing 50' drainage easement and proposed NAOS easement. The intent of ESL to is to protect, maintain, and keep large washes (over 50 cfs) in place wherever possible. NAOS easements should preserve significant environmental features on the property, which is the wash.</p> <p>Please revise the site plan accordingly to move all improvements and construction (site walls, ret. walls, building footprint, grading) outside the existing 50' drainage easements along both street frontages. Along the west portion of E. Pinnacle Peak Road, the 50' drainage easement is maintained. This site should continue that corridor and public benefit. Wash preservation is a key item in staff's reports.</p> <p>Additionally, modifying a wash 50 cfs or larger requires a separate case submittal and review, called a wash modification (WM) case.</p>	<p>Understood. The site plan was revised to remove any development withing the drainage easement, maintaining the existing 50-foot-wide drainage easement along Pinnacle Peak Rd and Los Portones Dr.</p>
2	<p>Why is the LF so high on this site? Looks like a decent amount of fill (around 5'). Is this due to the flood zone designation? The intent of the ESL Overlay is to fill as little as possible and only what is necessary for drainage purposes. Please reduce the fill proposed.</p>	<p>This site is located in FIRM Map Community #045012 PANEL 1310M BFE=1872.00 with RFE=1873.00 Zone AE LF=1873.00 per FEMA</p>
3	<p>Drainage structures, facilities, and rip rap (buried or otherwise) are not permitted in NAOS easements. Revise plans accordingly.</p>	<p>Understood. The site plan was revised to remove any proposed drainage structures, facilities, and rip rap from the NAOS easement.</p>

Comment #	Staff Comment	Applicant Response
4	The NAOS slope analysis is not an average value. Provide a slope analysis that breaks the entire lot into the various categories that are applicable. Please see the attached example and revise plans.	Per meeting with Staff on June 1, 2023, the NAOS requirement for the subject site was met with the development of the overall Pinnacle Peak Office Park development in 2004, in which the subject site was included. No additional NAOS preservation is required for this site.
5	Grading in NAOS and PUEs are considered NAOS reveg or disturbed NAOS. Only 30% of the total required NAOS SF can be reveg NAOS. Revise the NAOS slope plan, site plan, and G&D to show reveg (disturbed) NAOS and undisturbed NAOS with different hatching. On the NAOS plan, list the NAOS required NAOS SF, NAOS provided SF, reveg NAOS SF allowed, reveg NAOS SF proposed, and undisturbed NAOS SF proposed.	Per meeting with Staff on June 1, 2023, the NAOS requirement for the subject site was met with the development of the overall Pinnacle Peak Office Park development in 2004, in which the subject site was included. No additional NAOS preservation is required for this site.
6	Revise the landscape plan to show grading and reveg NAOS. Reveg NAOS areas need to be replanted with indigenous plants to bring those areas back to a natural state.	Per meeting with Staff on June 1, 2023, the NAOS requirement for the subject site was met with the development of the overall Pinnacle Peak Office Park development in 2004, in which the subject site was included. No additional NAOS preservation is required for this site. The original NAOS Plan for the Pinnacle Peak Office Park did not designate any NAOS areas on the subject site.
7	Open space located behind a site wall/fence taller than 3' cannot be considered frontage open space, it would just be common open space, please revise the open space plan accordingly.	Understood. The site plan and open space plan were revised accordingly.
8	If a parking lot contains more than twenty (20) parking spaces, then a minimum of one-third ($\frac{1}{3}$) of the required parking lot landscape area shall be in landscape islands distributed within the parking lot area, rather than on the perimeter of the parking lot. These landscape areas shall have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet. All landscape areas shall be planted, irrigated, and maintained as prescribed herein. Please address this calculation on the open space plan.	Per meeting with Staff on June 1, 2023, there are no parking aisles with more than 15 stalls. Additionally, the irregular shape of the parking lot does not lend itself to the typical landscape islands you would see with a double-loaded parking lot design. However, Staff concurred we have adequate parking lot landscaping within the corners of the parking lot that meet the intent of this development standard.

Comment #	Staff Comment	Applicant Response
9	Please revise the site plan to park the entire building SF (office and kennel) under the Veterinary services land use (One (1) space per three hundred (300) square feet gross floor area.)	Noted. The site plan data was revised to reflect requested parking calculation.
10	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.	Understood. A roof over topography map was provided with this resubmittal per Staff comment.

Long Range Planning

Comment #	Staff Comment	Applicant Response
11	The existing and proposed General Plan Land Use graphic provided with the 1st Submittal depicts the Conceptual Land Use Map within the 2001 General Plan. With a resubmittal, remove and replace the graphic with one that depicts the existing and proposed General Plan Land Use designations specific to the Future Land Use Map on page 60 of the General Plan 2035 document that was ratified in November of 2021. The existing land use should be depicted in light gray as "Employment: Office". Please clearly label the "Site" on both the existing and proposed General Plan Land Use Map graphics 1 and 2 as well.	Noted. The General Plan Land Use graphic was revised as requested.
12	Please include the Scottsdale General Plan 2035 definition of Commercial within the narrative as well as a discussion as to how the proposal implements the definition.	Noted. The General Plan Land Use graphic was revised as requested.
13	The first submittal shows encroachments into the 50' wide drainage easement along Pinnacle Peak Road, the 50' easement should be upheld, and a Scenic Corridor Easement added on top of the drainage easement along Pinnacle Peak. As per the Scottsdale General Plan 2035 Open Space Element (Policy OS 4.3), Pinnacle Peak is a Desert Scenic Roadway. With a resubmittal, please update the narrative as well as the site plan to notate the Desert Scenic Roadway 50' buffer.	The site plan was revised to remove any development withing the drainage easement, maintaining the existing 50-foot-wide drainage easement along Pinnacle Peak Rd.

Comment #	Staff Comment	Applicant Response
14	The Scottsdale General Plan 2035 Sustainability & Environment Element (Goal CONSV 5) emphasizes the preservation of flood plains and washes. The proposed site plan appears to greater restrict the wash protected within the existing drainage easement along the East Pinnacle Peak Road and North Los Portones Drive frontages. Please revise the narrative and site plan in response to this goal.	The site plan was revised to remove any development within the drainage easement, maintaining the existing 50-foot-wide drainage easement along Pinnacle Peak Rd.
15	If further outreach has been conducted since the original submittal, and as a response to Goal CI 1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.	Noted. An updated Citizen Involvement Report was provided with this resubmitted outlining the correspondence the applicant has had with neighbors.

Design Review

Comment #	Staff Comment	Applicant Response
16	Please provide an NAOS open space plan that delineated all the required NAOS calculations, and provide disturbed and undisturbed NAOS square footages on the revised plan.	Per meeting with Staff on June 1, 2023, the NAOS requirement for the subject site was met with the development of the overall Pinnacle Peak Office Park development in 2004, in which the subject site was included. No additional NAOS preservation is required for this site.
17	Please note that all plants utilized shall be selected from the ESLO plant list.	Noted.
18	All exterior luminaires in the ESL area shall have an integral lighting shield and shall be directed downward, including landscape lighting. (Table 7.602.A.2. of the Zoning Ordinance.)	Noted.
19	No lighting shall be permitted in dedicated NAOS easements. (City of Scottsdale Exterior Lighting Policy, and DSPM)	Noted.

Fire

Comment #	Staff Comment	Applicant Response
20	Demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2)	Understood. Existing fire hydrants are 260' +/- apart from each other and within 128' and 145' of the building.
21	See Fire Department Connection locations (I's & A's 8.17.2.4.6.1)	Noted. The Fire Department Connection was labeled to the revised site plan.
22	See Interior fire riser locations (I's & A's 8.16.1.1.7.2)	Noted. The interior fire rise location is labeled on the floor plan.
23	See Backflow prevention location (I's & A's 8.17.4.5.1)	Noted. A 4" backflow prevention device is being provided at the existing 4" fire service stub 100' north of the building.

Significant Policy Issues

Current Planning

Comment #	Staff Comment	Applicant Response
24	Per pre application comments and DS&PM, extend the existing sidewalk along N. Los Portones Drive to the building entrance.	Understood. The sidewalk along Los Portones Dr was extended to the building entrance per Staff's comment.
25	Per pre application comments, please remove the interior planter island from the site plan, it causes issues with circulation.	The interior planter island in the parking lot was resized in the revised site plan to address Staff's concerns. However, this landscape island is necessary to facilitate traffic flow through the parking lot given the irregular shape. Staff agreed that the resized landscape island is appropriate for traffic circulation within the parking lot during the meeting on June 1, 2023.
26	The proposed retaining wall should match the location, materials, and colors of the retaining wall on the properties to the west. Any new fencing/site walls on top of the retained dirt should be terraced or pushed further into the site to not create a tall wall face per DSPM. The project elevations and perspectives should account for retaining walls, site walls, and topography along the street frontages.	Understood. The site plan was revised to retain the existing 50-foot drainage easement along Pinnacle Peak Rd

Transportation

Comment #	Staff Comment	Applicant Response
27	Provide a sidewalk connection, 6 feet wide, from the site building to Los Portones Drive. DSPM 2.1-310	Understood. The sidewalk along Los Portones Dr was extended to the building entrance per Staff's comment. However, the width of the sidewalk had to be adjusted to 5 feet given the site constraints with the 50-foot drainage easement.

Engineering

Comment #	Staff Comment	Applicant Response
28	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.	Understood. The trash refuse enclosure was relocated on the site plan per preferences from the Pinnacle Peak Office Association.
29	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, to Los Portones Dr.	Understood. The sidewalk along Los Portones Dr was extended to the building entrance per Staff's comment. However, the width of the sidewalk had to be adjusted to 5 feet given the site constraints with the 50-foot drainage easement.
30	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.	Understood.

Design Review

Comment #	Staff Comment	Applicant Response
31	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.	The parking is buffered by the 50-foot-wide landscaped drainage easement effectively screening the view from Pinnacle Peak Rd and Los Portones Dr, just as the rest of the Pinnacle Peak Office Park parking spaces are screened.
32	Please note that NAOS that is to be dedicated adjacent to a site wall shall be considered as revegetated NAOS for the length of the wall, with a width of five feet. (DSPM Section 2-2.501.D.3)	Per meeting with Staff on June 1, 2023, the NAOS requirement for the subject site was met with the development of the overall Pinnacle Peak Office Park development in 2004, in which the subject site was included. No additional NAOS preservation is required for this site.

Comment #	Staff Comment	Applicant Response
33	NAOS within PUE or over proposed utilities must be shown as revegetated NAOS.	Per meeting with Staff on June 1, 2023, the NAOS requirement for the subject site was met with the development of the overall Pinnacle Peak Office Park development in 2004, in which the subject site was included. No additional NAOS preservation is required for this site.
34	No fixture shall be mounted higher than sixteen (16) feet. Please revise any details related to mounting height and revise the intensity of proposed fixtures to ensure overall footcandle measurements do not exceed requirements. (City of Scottsdale Exterior Lighting Policy and DSPM)	Understood.
35	All exterior lighting shall have a Kelvin temperature of 3000 or less. (City of Scottsdale Exterior Lighting Policy)	Understood.

Storm Water

Comment #	Staff Comment	Applicant Response
36	Significant 1st review comments. See the following pdf documents and address redlines: <ul style="list-style-type: none"> 1-ZN-2023_CORR-DRN-1-25 PPR - Preliminary Grading and Drainage 2022 11.pdf 1-ZN-2023_1-CORR-24 PPR - Preliminary Drainage Report 2022 11 	Understood. Comments were addressed as requested by Staff.

Water Resources

Comment #	Staff Comment	Applicant Response
37	Please see the attached redlined water and sewer BOD and address comments accordingly.	Understood. Comments were addressed as requested by Staff.
38	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	Understood.

Comment #	Staff Comment	Applicant Response
39	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.	Noted. Drawings of the private sewer system were provided demonstrating the connection to the public sewer system.
40	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.	Noted. The Pinnacle Peak Office Park CCRs were provided with this resubmittal to document permissions.
41	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.	A fire flow / hydrant pressure test was provided with the last submittal. Adequate flows and pressures for the building are also demonstrated in the Basis of Design Water Report provided with this submittal.

Technical Issues

Current Planning

Comment #	Staff Comment	Applicant Response
42	Please list the correct building height on the site plan (31'-6").	Noted. The site plan data has been revised with the correct building height.

Comment #	Staff Comment	Applicant Response
43	<p>Please revise the site plan to demonstrate compliance with this land use limitation:</p> <p>The outdoor areas are set back at least 100 feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.</p>	Noted. The site plan was updated to demonstrate compliance.
44	Please list the allowed (0.8) and proposed (0.23) FAR on the site plan under site data.	Understood. Site Plan data was updated to reflect the FAR.
45	Staff would not be able to stipulate no drive through restaurants since the proposed zoning allows for it by right. But the applicant could impose private deed restrictions.	Noted.
46	What does the bold line weight along the west and south building elevation represent? Not addressed on legend. Please address.	The bold line weight was removed from the site plan.
47	Please update the color elevations with color and material call outs. Identify manufacture name and LRV. LRV cannot exceed 35 per ESL Overlay.	Understood. The elevations were updated with material and color call outs.
48	Please update the plan sets to identify the bike rack location.	Understood. The site plan was updated to label the bike rack locations.

Transportation

Comment #	Staff Comment	Applicant Response
49	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.	The parking lot is designed in accordance with City Code. We feel the landscape island is important to facilitate and alleviate traffic flow with the odd shape of the parking lot area.

Traffic Impact & Mitigation Analysis

Comment #	Staff Comment	Applicant Response
50	Trip generation comparison should be limited to previously approved 15-DR-2004 (6,552 sq bank with two drive through lanes).	Understood. A revised traffic generation comparison was submitted with this resubmittal
51	Staff would prefer the trip generation for the proposed site is based on other existing sites within the City of Scottsdale. Please conduct traffic counts at an existing site to estimate the trips for this site.	Understood. A revised traffic generation comparison was submitted with this resubmittal

Fire

Comment #	Staff Comment	Applicant Response
52	The location of the fire riser room on the floor plan is not coordinated with the location of the fire riser on the utility plan.	The Utility Plan was updated with the correct location of the fire riser.
53	A remote FDC may be required if the fire riser is located on the NE corner of the building.	Noted. The fire riser is currently located at the northwest corner of the building.