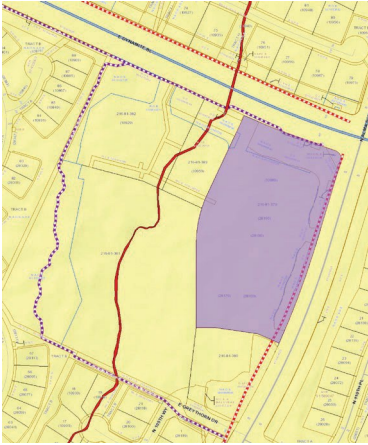


October 14, 2024

Re: 2-ZN-2024
Artessa
Key Code: G0949


Katie: Please see the applicant responses to the 2nd Review Letter dated August 16, 2024.


Item	Response
Significant Zoning Ordinance or Scottsdale Revised Code Issues	
Planning	
<div>1. City's trail system was updated to show the proposed trail through the internal of the site (see below).</div> <div></div>	Acknowledged.
<div>2. Please see the attached redlined Site Plans, NAOS Plan, Open Space Plan, and Roof Over Topo Plan and address comments.</div>	Comments have been updated on all plans.
<div>3. Development Agreement case comments, under 2-DA-2024, are forthcoming. (The DA case was submitted after the ZN resubmittal).</div>	Acknowledged.
<div>4. Proposed architectural canopies and parapets that are not screening mechanical equipment are not exempt from building height and need to be revised to meet</div>	Heights of canopies, roofs, and parapets have been revised. Refer to elevations and roof plan.


Item	Response																																										
<p>building height on the roof over topography and elevations. (See roof over topography corrections.)</p>																																											
<p>5. The open space plan, NAOS plan, and site plan needs to be revised to reflect what each lot is providing towards the total open space required, total frontage open space required, total NAOS required, dwellings proposed, and commercial FAR. If providing a separate “PSD/Subdivision” exhibit to show the breakdown is easier, that is acceptable as well.</p> <p>These same numbers will need to be reflected in the DA as well under the Development Area Budget table (example below).</p> <p style="text-align: center;">EXHIBIT “B” DEVELOPMENT AREA BUDGET</p> <ul style="list-style-type: none">Maximum Density = 274 units <table><tr><th>LOT</th><th>FRONTAGE OPEN SPACE</th><th>OPEN SPACE OUTSIDE FRONTAGE</th><th>COMMERCIAL FLOOR AREA</th><th>HOTEL KEYS</th><th>RESIDENTIAL UNITS</th></tr><tr><td>Lot 1 (Main Retail)</td><td>18,740</td><td>32,834</td><td>40,091</td><td>0</td><td>0</td></tr><tr><td>Lot 2 (Hotel)</td><td>0</td><td>10,599</td><td>0</td><td>117</td><td>0</td></tr><tr><td>Lot 3 (Apts)</td><td>14,250</td><td>30,732</td><td>1,700</td><td>0</td><td>274</td></tr><tr><td>Lot 4 (Corner Retail)</td><td>7,392</td><td>3,676</td><td>5,825</td><td>0</td><td>0</td></tr><tr><td>Totals Provided</td><td>40,382</td><td>77,841</td><td>47,616</td><td>117</td><td>274</td></tr><tr><td>Min/Max Required for Full Property</td><td>23,964 min.</td><td>71,894 min.</td><td>46,920 min.</td><td>116 min.</td><td>274 max.</td></tr></table>	LOT	FRONTAGE OPEN SPACE	OPEN SPACE OUTSIDE FRONTAGE	COMMERCIAL FLOOR AREA	HOTEL KEYS	RESIDENTIAL UNITS	Lot 1 (Main Retail)	18,740	32,834	40,091	0	0	Lot 2 (Hotel)	0	10,599	0	117	0	Lot 3 (Apts)	14,250	30,732	1,700	0	274	Lot 4 (Corner Retail)	7,392	3,676	5,825	0	0	Totals Provided	40,382	77,841	47,616	117	274	Min/Max Required for Full Property	23,964 min.	71,894 min.	46,920 min.	116 min.	274 max.	<p>Comments have been updated on all plans.</p> <p>Subdivision Plan will be provided along with updated DA. DA comments recently received from the City – resubmittal will be sent/uploaded within the next week.</p>
LOT	FRONTAGE OPEN SPACE	OPEN SPACE OUTSIDE FRONTAGE	COMMERCIAL FLOOR AREA	HOTEL KEYS	RESIDENTIAL UNITS																																						
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<p>6. There shall not be any buildings within the 80’ yard setback along the west and south boundaries. Relocate the garage and carport canopies out of the 80’ southern setback to comply with code. Per Z.O.Sec.9.106.C.3.a - No covered parking shall be</p>	<p>Garages and carports have been removed from building setback and screen wall have been added. Refer to architectural site plan.</p>																																										

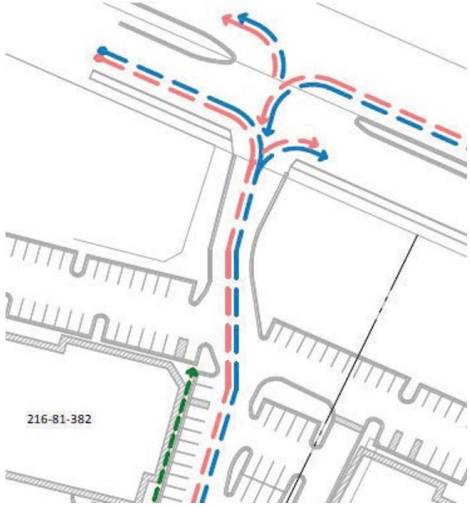
Item	Response
allowed in a required yard or building setback. Please relocate the garages and canopies out of the 80' setback. If parking spaces (without building coverage) are going to remain, please screen with a 3' tall site wall, outside easements.	
7. To accompany the slope analysis table, please provide a topography plan to demonstrate the required NAOS in accordance with the Zoning Ordinance, with the next submittal. The arrow exhibit is not the same as a NAOS topography plan. Please see an example attached and provide a NAOS topography plan to support the provided slope analysis numbers for the entire site.	NAOS Topography Plan has been provided.
8. Please update the NAOS plan to list the allowed and provided NAOS reveg. Maximum allowance is 25% of the required NAOS SF and reveg counts at a half credit in HD zoning. Please update math accordingly. The NAOS reveg ½ credit was not addressed, please see marked up NAOS plan with corrections to address.	Per discussion with City Staff, the NAOS plan has been updated to comply without HD/HC overlay zoning – straight ESL with 100% credit for reveg. Refer to updated NAOS plan.
Design Review	
9. Per Sec. 6.1070.G.1.i. of the Zoning Ordinance, plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. Please revise the landscape plans to ensure all non-indigenous plant materials are located to enclosed yard areas. Not fully addressed. Landscape plans still indicate the use of non-native species in areas that conflict ZO requirements, including use of hybrid mesquite species.	Plans revised to comply. Additionally, the following note is added to LA-102: All non-indigenous plant material to be located internal of the private drive and shall not exceed 20' in height. All plant material within perimeter planting zones to comply with city of Scottsdale indigenous plants list STIP PER BRAD
Engineering	
10. SRC 48: Please provide city's approval of the existing parcel lines within proposed rezoning area. Response letter does not provide applicant's clear direction on land assemblage requirement for currently developed parcels resulting in 1 project parcel and one existing development parcel. Land assemblage is required prior to any permit issuance of this project. If this is not applicant's intent or understanding, applicant needs to provide an architect's signed and sealed analysis of appropriate minimum distance of existing buildings and property lines as part of this zoning case to demonstrate project's conformance with city code requirements, in this case, the building and land division codes, as project parcel is relying on existing developed parcel to meet their zoning requirements and hence a part of this project.	We acknowledge that the parcel lines created through Maricopa County will need to be platted through the City process. Current property lines will need to remain in place with any future minor subdivision plat. Existing cross access easement is in place. We will address with future subdivision plat.


Item	Response
<p>a. (+ SRC 31) Existing Wells Fargo eastern parcel line appears to be too close to its building canopy. Please provide an architect's signed and sealed building code analysis for existing parcel line placement else the property line should be shifted so that it is located 30' from the canopy edge. Not addressed.</p> <p>b. As currently presented in case materials, all parcels within the rezoning boundary provide for unified and cohesive access, vehicular and non. Currently the parcels are all owned by the same entity, but the city cannot preclude their sales to different entities. Different entities may have different intents with their parcels. Please provide a proposed deed restriction or in perpetuity access agreement providing for the protection of shared drive aisles and sidewalks and their communal maintenance and financing thereof. Not addressed.</p> <p>c. Platting of parcels will be a prerequisite of development permit issuance if the city did not approve the existing property lines; re response above. As a commercial project, a minor subdivision requires a case approval, which may be accomplished via the project's DR case with a submittal of proposed plat accordingly. Not addressed.</p>	
<p>11. SRC 49: This project's proposed development's sewer connection to the private sewer system within adjacent commercial development will require that a property owner's association be formed to own and operate the private sewer system across multiple parcels. Project will be stipulated accordingly:</p>	<p>Acknowledged.</p>

Item	Response
	
Water Resources	
12. Staff is still completing their review. 8/18/24 – WATER RESOURCES COMMENTS SENT VIA EMAIL	Water Report approved.
Significant Policy Issues	
Design Review	
13. Landscape plan shall be revised to show the entire site being rezoned and add trees/shrubs to existing landscape areas that have been diminished over time. Not fully addressed. Please revise the landscape plan to add plants to the areas highlighted in yellow.	Landscape will be brought up to code minimum landscaping in the identified parking islands. Hatching has been revised to reflect this in the overall Landscape Plan.

Item	Response
	
<p>14. Please revise the building elevations to fully enclose exterior stairs. Not addressed, please address.</p> <div data-bbox="676 1057 1192 1118" style="border: 2px solid red; padding: 5px; display: inline-block;"> DRB ITEM PER BRAD </div>	<p>All common circulation is exterior including the stairs that are architecturally integrated into the design to maintain the character of the existing commercial development with exterior circulation through courtyards and exterior stairs.</p>
<p>15. Please confirm that no exterior downspouts will be located on the casitas.</p>	<p>Confirmed.</p>
<p>Transportation</p>	
<p>16. Improve the multi-use trail around the perimeter of the mixed-use development – Dynamite Boulevard to Alma School Road. Trail improvement shall be minimum 6-foot wide compacted decomposed granite. Dedicate additional non-motorized public access easements as necessary to complete the trail improvements to avoid vegetation, boulders, wash crossings, etc. DSPM Sec. 8-3.200 Not Addressed, show the additional non-motorized public access easements. Applicant will need to dedicate a 15-foot public nonmotorized access easement to accommodate new</p>	<p>Trail has been added in NAOS as shown in the graphic. Acknowledged regarding easement relocation/ dedication.</p> <p>A decomposed granite trail will be constructed at the back of sidewalk along Alma school & Dynamite frontages to the extent possible. Where utilities, grades, trees, or dense vegetation conflict with the trail installation, the</p>

Item	Response
<p>trail per graphic below. Trail can be in the N.A.O.S. per Sec. 6.1071. B4 - Design guidelines of the Scottsdale Municipal Code.</p> 	<p>sidewalk will act as the trail. We have added this notation to the plans. The final location will be determined in a field walk with the landscape architect and City of Scottsdale representatives. 9/24 Meeting: City Staff acknowledged this approach.</p>
<p>17. Dedicate minimum 15-foot wide non-motorized public access easements along the Dynamite Boulevard site frontage. Construct the multi-use trail within the trail easement. Trail improvement shall be minimum 8-foot 6-foot wide compacted decomposed granite adjacent to the existing 6-foot wide sidewalk. Trail can bend out to existing sidewalk to avoid drainage locations. Trail can begin just east of the utility boxes at the eastern driveway onto Dynamite Boulevard. Dedicate additional non-motorized public access easements as necessary to construct the trail improvements. to avoid vegetation, boulders, wash crossings, etc. DSPM Sec. 8-3.200 Not Addressed.</p>	<p>A decomposed granite trail will be constructed at the back of sidewalk along Alma School & Dynamite frontages to the extent possible. Where utilities, grades, trees, or dense vegetation conflict with the trail installation, the sidewalk will act as the trail. We have added this notation to the plans. The final location will be determined in a field walk with the landscape architect and City of Scottsdale representatives. 9/24 Meeting: City Staff acknowledged this approach.</p>
<p>18. Widen the multi-use path along the Alma School Road site frontage to a minimum-8-foot width. Along Alma School Road site frontage, construct a 6-foot compacted decomposed granite trail adjacent to existing 6-foot sidewalk. Dedicate additional non-motorized public access easements as necessary to construct the path trail</p>	<p>A decomposed granite trail will be constructed at the back of sidewalk along Alma School & Dynamite frontages to the extent possible. Where utilities, grades, trees, or dense vegetation conflict with the trail installation, the sidewalk will act as the trail. We have added this notation</p>

Item	Response
<p>improvements. to avoid vegetation, boulders, wash crossings, etc. DSPM Sec. 8-3.200 Not Addressed. Please show the easement on the site plan.</p>	<p>to the plans. The final location will be determined in a field walk with the landscape architect and City of Scottsdale representatives. 9/24 Meeting: City Staff acknowledged this approach.</p>
<p>19. Dedicate safety triangles at all site driveways on Dynamite Boulevard and Alma School Parkway. DSPM 5-3.123; Fig. 5-3.27 Not Addressed. Please provide safety triangles on the site plan or other graphic.</p>	<p>Site visibility triangles have been added. Refer overall site plan.</p>
<p>20. New sidewalk shall be constructed as shown on the submitted Pedestrian and Vehicular Circulation Plan dated 3-15-2024. All new sidewalks shall be a minimum width of 6 feet. A new sidewalk shall be constructed along the western side of the existing western Dynamite Boulevard driveway. Not Addressed.</p> 	<p>Significant grade challenges and existing utilities, lighting & vegetation do not allow for this connection. We are providing a connection to Dynamite via the east driveway. Pedestrian circulation plan has been updated to reflect this. 9/24 Meeting: City Staff acknowledged this condition. The Pedestrian & Vehicular Circulation Plan has been revised accordingly.</p>
<p>Engineering</p>	
<p>21. DSPM 2-1.309: REFUSE. Provide a refuse plan meeting all city refuse requirement given in DSPM 2-1.309. Not addressed properly. Understood regarding 67 units but the 2 double enclosure placements to not comply with the requirement to provide a one direction pick-up route through project. As proposed, the truck would have to go in one way, exit to commercial area, turn themselves around, and go back in the way they came out to pick up the other enclosure. 1 double enclosure housing a 4 cubic yard vertical compactor and a refuse container could suffice for this</p>	<p>Refuse plan has been added demonstrating direct paths for both refuse and recycle. Refer to updated refuse and recycle plan.</p>

Item	Response
<p>development, else relocate one of the enclosures so it can be picked up from the same direction as the other.</p> <ul style="list-style-type: none"> a. Please note that 90 dwelling units necessitates a 6 cubic yard minimum horizontal or vertical compactor. Please make sure to accommodate in refuse plan accordingly, specifically stating the compactor to be used to assure appropriate site space has been provided for it. b. An emergency and services access easement along the refuse service route to and from city streets, crossing parcels boundaries, will be required. Update refuse plan accordingly. Not addressed. 	
<p>22. DSPM 5-8.205: All non-ADA compliant pedestrian ramps abutting rezoning boundary are to be reconstructed by project. Update site plan accordingly – all existing driveway curb returns: Not addressed. Insufficient to say to be done by others. New ADA curb ramps at all driveways along Alma School Road completed by the city of Scottsdale on 8/13/2024. ADA curb ramps along Dynamite Boulevard are to be reconstructed.</p> <div data-bbox="216 813 1081 1352">  </div>	<p>Sidewalks are to remain flush with roadway to allow for positive drainage. Plans have been noted to repair damaged concrete and install accessible warning plates at crossings similar those recently installed along Alma School Rd. 9/24 Meeting: City Staff acknowledged this condition, and no ADA curb ramps will be required. Plans have been revised accordingly.</p>

Item	Response
23. 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. Not addressed as of 08152024.	Water report was approved as noted. Wastewater report is being resubmitted addressing comments.
24. Dedication of new PNMAE easement to accommodate new trail location will be required prior to permit issuance.	Acknowledged.
Drainage	
25. More information is required on how the interconnectivity of the basins will function. Address all comments in the PDF titled "2-ZN-2024_2-CORR-STORMWATER-Preliminary Drainage Report.pdf".	More information has been provided on how the basins will function. All comments have been addressed.
Technical Issues	
Planning	
26. Please revise the civil plans to clearly label the existing and proposed NAOS boundary on site (both natural and reveg). Not addressed.	Civil plans have been clearly labeled to show existing and proposed NAOS boundary.
27. Please revise the civil plans to match the individual building labels as shown on the site plan.	Plans have been revised.
28. Please update the project plans to list the required and provided parking for the existing commercial buildings to verify compliance. Not addressed.	Parking required and provided for existing commercial development has been added. Refer to overall site plan.
29. What is the roof material on the garages and apartments? Please label on the elevations and material call outs on the elevations.	Roof materials for sloped roofs for main building, casitas, and garages are metal standing seam roof. Roof materials for flat roofs for main building and casitas are TPO roofing. Refer to elevations and roof plan.
Transportation	
30. Dedicate cross-access easements over the site parcels to allow vehicles from all parcels to access the existing driveways on Dynamite Boulevard and Alma School Parkway. Not Addressed. A Cross- access easement should also be connected to Alma School Parkway.	Cross-access easement is in place and was provided to the City with the previous submittal.
TIMA	

Item	Response
<p>31. Provide ADT data for Alma School. The 9,400 ADT vehicles shown in the study are for the section of Alma School from Happy Valley to Jomax. Please adhere to the DSPM Initiating Impact and Mitigation Analysis Category 1 study requirements requiring current ADT's. <u>Not Addressed</u>. Please provide ADT data for Alma School.</p>	<p>The TIMA has been accepted per correspondence with Stephanie Croker.</p>

Please let us know if you have additional questions.

Sincerely,

Michele Hammond
Principal Planner