



4/16/2025

Ken Molfetta
Aline Architecture Concepts
7340 E Main St Ste 210
Scottsdale, AZ 85251

RE: **1-UP-2025**
Rose Lane Education Service
7T074 (Key Code)

Ken Molfetta:

Planning & Development Services has completed review of the above referenced development application submitted. 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: Chris Zimmer, 480-312-2347, czimmer@scottsdaleaz.gov

1. Please revise narrative to include responses for the conditional use permit criteria (ZO sec.1.401.), educational service conditional use permit criteria (ZO section. 1.403.H) and Use regulations provisions (ZO sec. 5.102.(4) & (5)).
 - A. Pursuant to Zoning Ordinance Section 1.403.H.6.iv. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts 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. Please revise the site plan to provide a 20' landscape setback along the eastern property line.
 - B. Please provide a dimension from the existing playground area to the closest residential zoning district to demonstrate minimum buffer distance is met.
2. Please revise the site plan details to remove gross from FAR calculations. FAR calculations should be updated to only include floor area for the educational service. There can be an overall GFAR but it is not necessary for this application.

Landscape Design:

3. Pursuant to Zoning Ordinance Section 10.501.A. Please revise landscape plan to include quantities of plants to be installed to be conforming with plan. Existing conditions are not accurate as presented.
 - A. Please provide landscape in the new landscape areas adjacent to the loading zone. Please remove the old parking lines to show the final condition.
 - B. Landscape plan shows landscaping over riprap, please revise accordingly.

Open Space:

4. Please identify parking lot areas with hatching or shading. Please note parking lot area includes ½ the drive aisle adjacent to parking stalls.
5. Please provide dimensions for parking lot islands to demonstrate 7' minimum width is met. Please note that islands can only count towards parking lot landscaping if they are a minimum of 7' width and a minimum of 120 square feet.

Transportation: Nathan Domme, 480-312-2732, ndomme@scottsdaleaz.gov

6. Comments have not been provided to the coordinator. Please reach out to the reviewer above to obtain applicable comments to be incorporated into the resubmittal.

Public Safety (Fire): Brent Allsopp, 480-312-7061, ballsopp@scottsdaleaz.gov

7. Applicant to acknowledge that children must be older than 2 ½ years of age to maintain the same occupancy of Group E (See Chapter 2 definitions – 2021 IBC).

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

8. Comments have not been provided to the coordinator. Please reach out to the reviewer above to obtain applicable comments to be incorporated into the resubmittal.

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:

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

9. DSPM 7-1.409: Minimum diameter for commercial service line is 6-inch. Please update site plan with sewer service line for this parcel, identifying it as existing or proposed with minimum service line diameter. City records do not include a service line for this parcel nor did the case provided ALTA identify one.

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,
Chris Zimmer
Planner

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
- Project Narrative
- Site Plan
- Open Space Plan
- Landscape Plan