

AV3 DESIGN STUDIO

architecture & urbanism

1ST- DR PLANNING COMMENT RESPONSE LETTER

project: 4242 Scottsdale Rd.
city#: 37 - DR - 2024
address: 4242 Scottsdale Rd
date received: 2024-12-03
response date: **2025-02-22**

ZONING ORDINANCE OR SCOTTSDALE REVISED CODE ISSUES

Comments date: 2024-12-03
Reviewer: Greg Bloemberg
gbloemberg@scottsdaleaz.gov

#	sheet	comment	response
1	zoning	Per Section 9.106.C.4 of the Zoning Ordinance, on-site tandem parking can only be utilized for residential units in the downtown area, not for commercial. Please revise all applicable plans to eliminate tandem parking and adjust parking calculations as necessary to demonstrate compliance with ordinance requirements.	THE TANDEM PARKING SPACE HAS BEEN REMOVED.
2	zoning	The parking calculations on the site plan indicate that the entire back of house (B.O.H) is excluded from the gross floor area. This is incorrect. Please refer to the definition of "Gross Floor Area" in Article III of the Zoning Ordinance and revise calculations accordingly and indicate how additional parking is to be provided.	PARKING CALCULATIONS ARE BASED ON SOME EXCLUSION OF BACK OF HOUSE/STORAGE SQUARE FOOTAGE CONSISTENT WITH SIMILAR DOWNTOWN RESTAURANTS AND PREVIOUS DISCUSSIONS WITH CITY STAFF. ADJUSTMENTS HAVE BEEN MADE TO THE SITE PLAN TO REDUCE THE BACK OF HOUSE/STORAGE SQUARE FOOTAGE.
3a	Water Resources	The sewer Basis of Design (BOD) report has been approved as noted (see following page). The water BOD has <u>not</u> been approved. Please refer to redlined document in internet folder and comments below and revise accordingly.	OK, THANK YOU.
3b	Water	Revise model and rerun. P3 is a six-inch main. Per city maps, the hydrant is connected to the six-inch main on 5 th Avenue, not Scottsdale Road. Indicate exact location of residual hydrant used in hydrant flow test. For demand modeling and meter/service sizing, use the GPM values in Fig. 6-1.2 of the DSPM. Model output tables must indicate the flows/demands used in the respective model runs and the associated output. Use $1.67e-3 \text{ GPM/ft}^2 \times 11,203 = 18.71 \text{ GPM} \times 4\text{PF} = 75 \text{ GPM} = \text{peak design flow (peak hour)}$. Use 3.5PF for max day = 65 GPM.	MODEL HAS BEEN RERUN WITH UPDATED DEMANDS. EXHIBIT HAS BEEN REVISED PER COMMENTS AND RESIDUAL HYDRANT IS CALLED OUT.
3c	Water	Revise utility plan to indicate which meter will be domestic and which one will be landscape. Show location of backflow preventer.	METERS ARE NOW LABELED, AND BACKFLOWS ARE SHOWN IN SCHEMATIC LOCATION.
3d	Water	Only a single domestic meter can be used for this development. Indicate on the utility plan. Provide initial single domestic service line and meter sizing. Refer to Section 6-1.202 of the DSPM.	PROPOSED 1.5" DOMESTIC METER IS NOW CALLED OUT ON THE EXHIBIT.

3e	water	Revise utility plan to indicate location of the fire line routing to riser or riser room in the building. Show location of the FDC. Refer to Section 6-1.202 of the DSPM.	FIRELINE ROUTE IS NOW SHOWN AND LABELED.
3f	Sewer	Confirm grease interceptor is acceptable to Engineering plan review staff. Avoid locating grease interceptor in parking garages, streets, or under public parking spaces. Refer to Section 7-1.411 of the DSPM.	OK. WILL UPDATE IN CD'S. GREASE INTERCEPTOR WILL MEET ALL SECTIONS OF 7-1.411 OF DSPM.
3g	Sewer	Existing sewer service must be minimum six-inch in size or be replaced with a new six-inch service. Refer to Section 7-1.202 of the DSPM.	OK. WILL UPDATE IN CD'S.
3h	Sewer	Indicate cleanouts on construction plans.	OK. WILL UPDATE IN CD'S.
3j	Sewer	The service line connection to the public sewer should be minimum six-inch per MAG Detail 440-3.	OK. WILL UPDATE IN CD'S.
3k	Sewer	The city's LIS maps indicate two sewer taps for this site. Abandon one by cutting and capping at the property line. Where use of a stubbed-out line is not feasible, the existing line shall be abandoned permanently and capped at the property line or easement line. Refer to Section 7-1.409 of the DSPM.	OK. WILL UPDATE IN CD'S.

SIGNIFICANT POLICY ISSUES

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4	Civil Eng. David Gue	In addition to grease traps, restaurants require grease containment areas. The grease containment area must be located within or next to the refuse enclosure. Please revise Refuse and Site Plan to indicate location of grease containment. Refer to Section 2-1.309 of the DSPM.	GREASE CONTAINMENT SYSTEM IS INTEGRAL INTO THE BUILDING. THIS IS THE BEST PRACTICE FOR RESTAURANTS OF THIS SIZE WHERE GREASE IS INTERCHANGED INTO AN INTERNAL TANK OF THE BUILDING AND A NOZZLE ON THE SIDE OF THE BUILDING REPLACES GREASE AND OIL. THIS IS A COMMON PRACTICE WITH LARGER RESTAURANTS AND WAS USED AT UCHI SCOTTSDALE.
5	Public Safety Linda Wilson	Per NFPA 13 Interpretations and Applications 16.9.3.4.3, exterior fire riser locations require approval from the Planning Department and must be enclosed in a maintenance yard or other enclosure that shields the riser from view. Additionally, per NFPA 13 Interpretations and Applications 16.14.5.2, backflow prevention is required for vertical risers. Please revise site plan to demonstrate compliance.	IN MEETING WITH CITY STAFF, GREG CONFIRMED THAT WHEN THESE EXTERIOR FIRE RISERS ARE FULLY SCREENED THEY ARE ACCEPTABLE SIMILAR TO WHAT WAS APPROVED AT UCHI SCOTTSDALE. A BACKFLOW PROVIDER WILL BE PROVIDED AS REQUIRED.

6	L.S. Brad Carr	In the Old Town area, major streets have themed landscape palettes. With the next submittal, please change the tree type along the Scottsdale Road frontage to Live Oak with Sweet Acacia as an accent.	NOTED. LIVE OAK IS NOW INCLUDED AT SCOTTSDALE ROAD FRONTAGE IN LIEU OF PALO BREA. SWEET ACACIA IS A VIABLE TREE HOWEVER FROM A LIABILITY PERSPECTIVE, PREFER TO USE MULGA ACACIA AS SHOWN ON PLAN TO AVOID DENSE THORNY BRANCHES NEAR PEDESTRIAN AREAS. SWEET ACACIA TREES ARE ALSO EXTREMELY MESSY PRODUCING LARGE AMOUNTS OF FLOWERS AND SEED PODS THAT CREATE ISSUES FOR STORM DRAINS AND LONG TERM MAINTENANCE ISSUES WITH LITTER ALONG THE DRIVE LANES AT SCOTTSDALE ROAD AND PUBLIC SIDEWALK.
7	Bldg. Design Brad Carr	<p>The city's Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) encourage outdoor dining areas to be open and visible to adjacent public pedestrian ways. Please revise applicable plans to reduce the height of the proposed patio wall along the Scottsdale Road frontage. Ideally, height would not exceed three feet. Refer to Goals 2.7 and 17.1 of the OTSUDAG.</p> <p><i>2.7 Design outdoor dining improvements to maintain the openness of the adjacent street or open space by utilizing permanent fencing that is low and predominantly transparent. Specifically, these low walls/fences are to be a maximum of 3 feet in height and be 80% transparent.</i></p> <p><i>17. Design buildings that are inviting</i> <i>Building design should be to human scale, and add interest to the pedestrian experience.</i></p> <p><i>17.1 Activate the ground floor of buildings to provide interest and a safer pedestrian environment.</i></p>	<p>IN MEETING WITH BRAD AND GREG WE DISCUSSED HOW THIS DESIGN COMPLIES AND ADDRESSES OTHER AREAS OF THE DESIGN GUIDELINES WHICH INCLUDE:</p> <p>2.1 - REMODELING BUILDINGS TO ALIGN WITH EXISTING BUILDINGS ALONG THE SIDEWALK FRONTAGE. ELIMINATES A PARKING LOT THAT IS IDENTIFIED IN THE OTSUDAG AS A BAD DESIGN.</p> <p>2.2 - REMODELING BUILDING TO ALIGN NEW BUILDINGS WITH EXISTING BUILDINGS AND MINIMIZE THE SPACE BETWEEN BUILDINGS TO DEFINE A CONTINUOUS BUILDING STREET EDGE.</p> <p>2.3 REMODELED BUILDINGS CREATE A DEFINED STREET SPACE PARALLEL TO THE STREET. NEW CONSTRUCTION IS BUILT IN A WAY TO CREATE VARIATIONS TO THE BUILDING SETBACK THAT SUPPORT THE PEDESTRIAN EXPERIENCE.</p> <p>2.5 REMODEL MEETS THE OBJECTIVE OF ADDING LANDSCAPE PLANTING ALONG THE STREET EDGE.</p> <p>7.1 REMODEL ORIENTATES BUILDINGS AND ACTIVE USES TOWARD THE STREETS, PEDESTRIAN COORIDOORS AND OTHER PUBLIC AREAS.</p> <p>7.2 INCORPRATE COURTYARDS AND OTHER OUTDOOR SPACES INTO SITE DESIGN.</p> <p>8.1 - DESIGN BUILDINGS TO REFLECT AND ENHANCE THE EXISTING CHARACTER OF AN AREA USING TRADITIONAL SOUTHWEST SONORAN DESIGN.</p>

8	Bldg. Design Brad Carr	<p>Please revise the street-facing building elevation design to utilize variety in building design that incorporates surface detail, articulated architectural features, and other elements that enrich the character, visual interest, shadow, contrast and color of the façade. Refer to Goal 16.6 of the OTSUDAG.</p> <p><i>16.6 Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow, contrast, and color.</i></p>	<p>ADJUSTMENTS TO THE DESIGN HAVE BEEN MADE TO ADDRESS THE STREETScape ELEVATION AS NOTED BELOW.</p> <p>SURFACE DETAIL : BREEZE BLOCK, STUCCO, WOOD, STEEL ACCENT AND CONCRETE EAVE DETAILS</p> <p>ARCHITECTURAL FEATURES: DESERT SONORAN TRADITIONAL ARCHITECTURE WITH AUTHENTIC DETAILS THAT ARE COMMON WITHIN TRADITIONAL SOUTHWESTERN ARCHITECTURE. NOT MODERN OR SUBURBAN.</p> <p>SHADOW = BREEZE BLOCK, SOLID AND VOID, CONTRASTING TEXTURES AND TRADITIONAL REPETITIVE FEATURES.</p> <p>COLOR VARIATION, ONE MASSING IS ONE TONE OF DESERT RED A SECOND MASSING IS WARM DESERT SAND COLOR.</p>
9	Bldg. Design Brad Carr	<p>Please revise the site plan and building elevations to indicate and illustrate the location of the electrical service section (SES) or electrical meters and service panels. SES or electrical meters and panels shall be incorporated into the building design, either in a separate utility room or with the face of the SES flush with the building face and shall not be located on the building elevation adjacent to a public right-of-way. Refer to Section 2-1.402 of the DSPM</p>	<p>THE S.E.S. IS LOCATED IN THE SERVICE YARD AND FULLY SCREENED FROM PUBLIC VIEW. THE EXISTING BUILDING DOES NOT HAVE ALCOVES OR AREAS TO RECESS INTO THE EXISTING FAÇADE. THIS LOCATION AND SCREENING IS SIMILAR TO WHAT WE HAD APPROVED AT UCHI WHICH IS A FEW BLOCKS DOWN THE ROAD.</p>
10	Bldg. Design Brad Carr	<p>Roof access shall be internal to the building. Please provide a floor plan and/or roof plan that indicates and illustrates the location for the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.</p>	<p>ROOF ACCESS LADDERS HAVE BEEN ADDED AND IDENTIFIED ON THE FLOOR PLAN IN THE UTILITY/STORAGE ROOMS</p>
11	Light Design Brad Carr	<p>All external fixtures are to be IESNA full cutoff and directed downward. Please revise the lighting plans and associated manufacturer's cut sheets to confirm that the proposed string lights will be capped to direct light down to the patio. Refer to the city's Exterior Lighting Policy.</p>	<p>LIGHT FIXTURE CUT SHEET HAS BEEN MODIFIED TO REFLECT STRING LIGHTS CAPPED TO DIRECT LIGHT DOWNWARD.</p>

TECHNICAL ISSUES

Comments date: 2024-12-03
 Reviewer: Greg Bloemberg
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12	Planning	The plans and narrative indicate the intended use is a restaurant. With the next submittal, either confirm on the site plan or indicate in the response letter that the intention for this establishment is to operate under a Series 12 liquor license.	IT IS THE FULL INTENT TO OPERATE 4242 N. SCOTTSDALE ROAD AS A RESTAURANT WITH A SERIES 12 LIQUOR LICENSE BASED ON THE PERCENTAGE OF FOOD SALES.
13	Planning	It appears with all the bike racks proposed along the Scottsdale Road frontage that some bikes will inevitably block a portion of the street sidewalk. Please add a note to the "General Notes" that a minimum 8-foot-wide <u>clear</u> sidewalk shall be maintained. Note: it will be the proprietor's responsibility to ensure no bikes are blocking any of the 8-foot clear area.	All bike racks have biking mounted parallel to the walkway to ensure that the minimum 8' wide sidewalk clearance is not encroached into. additional information on the bike racks is shown on the site plan
14	Bldg. Design	Please provide information and details for the roof drainage system. Roof drainage, excluding necessary overflow scuppers, must be interior to the building and/or architecturally integrated into the design. Overflow scuppers, if provided, shall also be integrated into the building design. Refer to Section 7.105 of the Zoning Ordinance.	See general note on the site plan which states all roof mounted drainage to be internal to the building design per ordinance section 7.105 of the zoning ordinance.