

ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

May 8, 2025

City of Scottsdale
Planning & Development Services
Attn.: Jason Katz, Planner
7447 East Indian School Road, Suite 105
Scottsdale, AZ 85251

Re: Applicant Responses to Design Review for AFCU Scottsdale North (3-DR-2025)

Below please find our formal responses in *blue italics* to staff's review comments regarding the AFCU Scottsdale North Design Review comments dated April 14, 2025. We would be happy to discuss any of the revisions or comments as you conduct your review of the revised submittal.

Zoning Ordinance or Scottsdale Revise Code Issues

Current Planning – Jason Katz:

1. Signage review is for materials and colors of associated podiums and walls only. Signage size and locations will be reviewed under separate submittal

Response: Noted.

2. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.

Response: See 'General Exterior Elevation Note: D. All mechanical rooftop units and equipment shall be screened from view of the public/private streets.' See building sections 04/A3.2, 05/A3.3, and 06/A3.3 that show the actual location and size of the mechanical unit on the roof. As shown, the parapet heights exceed the height of the single roof top unit. (Re: A2.1 Exterior Elevations, A3.2 Building Sections, A3.3 Building Sections)

3. Please provide information and details related to the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally

integrated within the design of the structure. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Zoning Ordinance Section 7.105.C.

Response: Piping has been added from the storm drain system to the roof drains. See the Preliminary Grading & Drainage Plan, Sheet C2.0. See P1.1 for location of roof/canopy drains and roof drain lines. See A1.21 for roof/canopy drain location with detail reference 02/A1.25. Entire roof drain system is internal to the building. There are no exposed down spouts whatsoever. The drive thru canopies does not have drainage. Overflow scuppers are integrated into the architectural design. (Re: P1.1 Main Level Plumbing Plan, A1.21Roof Plan, A1.25 Roof Details)

4. The landscape plan indicates the exclusive use of only salvage native trees (24 total) for tree coverage on the site. Please provide a native plant inventory with the next submittal that indicates what existing trees will be salvaged at the site.

Response: Noted. Results of the inventory have been incorporated into the revised Preliminary Landscape Plan

5. Revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.

Response: Noted. Decomposed granite around mature plants not to exceed 7 feet. See Key Note #18 on the Landscape Plan.

Civil Engineering – Robert Dalton:

6. SRC 48-3 + 4: Platting will be required for new parcel creation prior to permit issuance. Easement dedications, via plat or MOD, will be required for any public infrastructure running through private parcels. Easements in conflict with proposed development will need to be abandoned via MOR. Applicant to acknowledge accordingly.

Response: Acknowledged.

- a. Site plans show additional property lines through site. If the parcel is going to be subdivided, platting will be required. Update site plans to be consistent with new property lines and call them out as such.

Response: Acknowledged. A note was added on the Site Plan, Sheet C1.1, indicating that the properly line shown is proposed and will be established on a forthcoming subdivision plat.

Storm Water – Vivian Mu:

7. Please refer to the Preliminary Grading & Drainage (G&D) Plan and the Preliminary Drainage Report review comments, which have already been uploaded online. The Stormwater section has concerns regarding the infiltration rate for drain time calculations for the basin. See uploaded correction documents: CORR_Drainage_Prelim G-D, CORR_Preliminary Drainage Report

Response: Noted. The report was revised to include the calculations and information requested.

Airport – Kelli Kuester:

8. This project falls within the Airport Influence Area, AC-2.

Response: Noted.

9. Per Chapter 5, Scottsdale Revised Code, Aviation requires the following to also be submitted prior to final plan submittal:

Response: Noted.

10. Section 5-354 – Height Analysis -- The owner of new development (and natural growth and construction equipment associated with new development), to be located within the twenty-thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. Before final plan approval, the owner shall submit the FAA response to FAA Form 7460-1.

Response: Noted.

11. Section 5-355 – Fair Disclosure -- As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs.

Response: Noted.

12. Section 5-385 – Noise Attenuation requirements – Before final plan approval for any new development that include noise-sensitive uses within the areas labeled AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall be constructed with noise attenuation measures in conformance with sound transmission requirements of the International

Building Code (IBC). If noise sensitive uses occupy only a portion of a new development, only the noise sensitive uses are required to be protected.

Response: Noted.

Significant Policy Issues

Current Planning- Jason Katz:

13. Please revise the Color & Material Sample Board to include the manufacturer name and color name of all material used for the project

Response: The Exterior Finish Board has been updated to better match the Exterior Material Legend from the drawings. (Re: AFCU – North Scottsdale Branch Exterior Finish Board)

14. Please revise the Color & Material Sample Board to include the Light Reflectance Value (LRV) for all painted or pre-finished metal materials and colors proposed for this development. LRV should be under 75 for all painted surfaces or pre-finished metal surfaces

Response: The Exterior Finish Board has been updated to include the LRV of the ACM metal surfaces. All proposed surfaces fall under a LRV of 75. (Re: AFCU – North Scottsdale Branch Exterior Finish Board)

15. Please revise the project plans to provide detail information regarding the proposed parking screen wall at the north portion of the site, including material and color finishes.

Response: See 01/SD1.1 'Detail at CMU Screen Wall'. The proposed parking screen wall is constructed of 8" split face concrete block (M02) and capped with precast honed concrete (C02) to coordinate with the branch finishes. (Re: SD1.1 Architectural Site Plan) See sheet SD1.1, Architectural Site Plan.

16. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the architectural site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.

Response: Noted. All bike racks designed in conformance with COS Standard Detail No. 2285. The architectural site plan references the civil drawings. The Site Data table on the Site Plan, Sheet C1.1 shows the calculations requested.

17. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain

walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines.

Response: See wall and aluminum storefront dimensions that have been added to details on A9.21 Opening Details (Re: A9.21 Opening Details)

18. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.

Response: See new jamb detail 14/A9.21 that demonstrates the amount of recess provided at exterior storefront doors. (Re: 14/A9.21 Opening Details)

19. Please provide section drawings of the proposed exterior shade devices. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9.

Response: See details 03 and 04 on A2.6 for section drawings of exterior sunshades. We have utilized a Louver Shading Tool to analyze the shading effectiveness of the proposed sunshade design. The analysis indicates that the configuration achieves a shading density of approximately 100% during peak sun hours, and meets the 75% requirement. (Re: A2.6 Exterior Details and Sunshade Shading Diagrams)

20. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Response: SES have been moved to Electrical 107 and comply with all Scottsdale Design Standards. (Re: A1.1 1st Level Annotated Plan)

21. Please revise the building elevations to provide the color of the frame for all exterior windows, storefront systems, and doors. (Zoning Ordinance, Sec. 1.305.A.)

Response: See 'Window Note: 1. All aluminum frames shall have standard manufacturers Anodic finish; color: Dark Bronze Anodized.' (Re: A9.1 Door Schedule & Window Elevations)

22. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Response: See note 10.03 on A1.1 and note 10.10 on A1.21. (Re: A1.1 1st Level Annotated Plan and A1.21 Roof Plan)

23. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Response: Noted.

24. Please revise the landscape planting palette for plants to be located between the new building and the street so that it closely matches that of the existing plants along the roadway.

Response: Noted. Plants revised to match the existing plants along the roadway.

25. Please revise the landscape plan to indicate the location of electrical transformers and the screening of those transformers with plant materials.

Response: See revised Preliminary Landscape Plan, Sheet L1.1

Civil Engineering – Robert Dalton:

26. DSPM 2-1.309: REFUSE-
- a. Calculations on refuse plan include only refuse, but plan view calls out refuse and recycling. If recycling is included, calcs will be for 2 enclosures for each 30,000 sf. Update plan to call out only refuse or update plan to include 2 enclosures.

Response: Reference to recycling has been removed from the Refuse Plan. See revised plan.

- b. Refuse enclosures shall comply with applicable COS MAG Standard Details #2146-1, 2146-2, 2147-1 and 2147-2. Update refuse plan to show correct enclosure including 30' concrete pad.

Response: See updated concrete pad and trash enclosure on SD2.1. (Re: SD2.1 Trash Enclosure Enlarged Plan, Elevations, Site Details)

27. DSPM 2-1.310: Update site plan with a 6' width accessible pedestrian route from the main entry of the development to Hayden Road.

Response: Noted. 6' wide pedestrian route labeled and dimensioned on site plan.

28. DSPM 6-1.202 + 7-1.201: Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Update BODs accordingly.

Response: Report has been updated to address the comments provided.

29. DS&PM 6-1.408 Fittings installed into asbestos cement pipe (ACP) or PVC pipe within 6-feet of another fitting or joint will require that section of pipe to be removed and replaced with DIP. Applicant to acknowledge

Response: Acknowledged. See note added in bottom right corner of the Utility Plan, Sheet 3.1.

Technical Issues

Current Planning- Jason Katz:

30. The colors shown for materials on the building elevations do not match those shown on the perspectives and material & color board. The brick material on the building elevations appears gray as opposed to tan on the perspectives and material & color board. Additionally, the split-face CMU appears gray on the building elevations and material & color board, but tan on the perspectives. Please revise these items so that materials are shown accurately on all documents.

Response: (Re: A2.1, A2.2, A2.3 Exterior Elevations; AFCU – North Scottsdale Material Board; AFCU – North Scottsdale Renderings.)

31. The following items will be stipulations for approval:

- a. No fixture shall be mounted higher than twenty (20) feet. (City of Scottsdale Exterior Lighting Policy and DSPM)

- b. All exterior lighting shall have a Kelvin temperature of 3000 or less. (City of Scottsdale Exterior Lighting Policy)
- c. All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy)

Response: Stipulations for approval acknowledged.

Water Resources – Julia Campo

32. Redlines to be addressed in Water and Sewer Basis of Design AFCU North reports. See uploaded correction documents CORR_Final Sewer / CORR_Final Water

Response: Report has been updated to address the comments provided. Below is a summary of the corrections made:

Water BOD

- *A 20' easement has been added to the Utility Plan as requested.*
- *The building will have fire sprinklers and the report has been updated accordingly.*

Sewer BOD

- *Incorrect demand calculations have been revised.*
- *Sewer piping is indicated as private on the Utility Plan.*
- *Stubs have been noted to be capped on the Utility Plan.*

Green Building – Anthony Floyd

33. As of the date of this letter, Green Building staff have not completed their review. Please do not resubmit until all comments have been received and addressed.

Anthony Floyd, 480-312-4202, antf@scottsdaleaz.gov

Response: No further comments per Travis Lindsey's email dated 4/22/25.

Sincerely,

Jennifer Hall
Senior Project Manager