



June 24, 2025

Updated July 15, 2025 to include Transportation comments

Janet Quan
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: **41-DR-2024**
5th & Goldwater Mixed-Use
12U16 (Key Code)

Janet:

Planning & Development Services has completed review of the above referenced development application resubmitted on 5/21/2025. 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 Revised 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:

Storm Water: Edward Gookin, egookin@scottsdaleaz.gov

1. The 2nd submittal drainage report has not been accepted. Please refer to redlined report and preliminary G&D plan in internet folder and comments below and revise accordingly:
 - From 1st review, storm drains are not permitted under buildings except to drain enclosed courtyards. This has not been sufficiently addressed. Refer to redlines in internet folder.
 - From 1st review, show additional grades and flow arrows to indicate how drainage is being handled. This has not been sufficiently addressed. Refer to redlines in internet folder.
 - From 1st review, provide better analysis of offsite storm drains and effects of surcharges on site. Analysis of 2nd submittal unable to be completed due to problems with storm drain layout.
 - From 1st review, provide catch basin sizing.

Water Resources: Levi Dillon, ldillon@scottsdaleaz.gov

2. The water BOD has been accepted as-noted however, the sewer BOD for this project cannot be approved until other milestones have been achieved. Additionally, the case cannot proceed to a hearing until the sewer BOD has been approved. Milestones are as follows:
 - Civil improvement plans for the sewer re-route must be approved and permit issued.
 - 12-foot-wide Sewer Line Easement must be dedicated over the re-routed sewer line.
3. Refer to and conform to the public sewer and public easement abandonment requirements. Refer to Section 7-1.413 of the DSPM.

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, ehayes@scottsdaleaz.gov

4. Though a loading/unloading zone is now indicated on the site plan, the proposed location puts it in front of the refuse collection area. Typically, this is discouraged. Please revise the refuse plan to include a note indicating that the on-site management and/or property owner shall be responsible for ensuring that loading/unloading will at no time conflict, delay or prolong the service and serviceability of refuse collection. Refer to Section 2-1.305 of the DSPM.
5. From 1st review, please provide a refuse plan that demonstrates compliance with the city's refuse criteria. Vertical clearance has not been demonstrated, nor has maximum back-up length or capacity been provided. All internal operations of transferring waste to compactors shall be contained on-site and not within public easements. City right-of-way may not be used to haul waste to compactors. Revise site design as necessary to accommodate city compliant refuse infrastructure. Also refer to redlined plan in the internet folder for further instructions. Refer to Section 2-1.309 of the DSPM.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

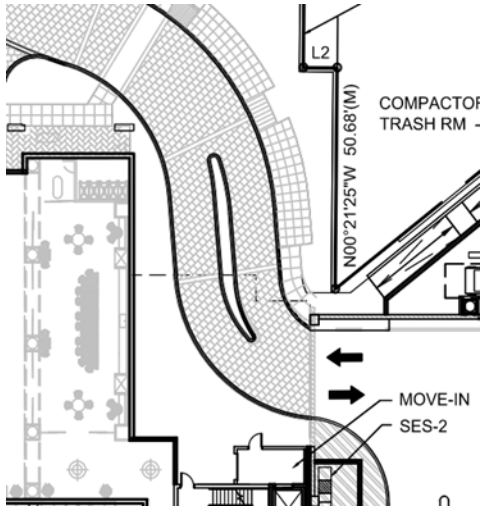
Current Planning: Greg Bloemberg, gbloemberg@scottsdaleaz.gov

6. Though a "bus stop" is now indicated on the site plan, Stipulation #10 from case 12-ZN-2007 specifically states a transit shelter is to be provided over the existing bus stop. Please revise the site plan to indicate "New Transit Shelter". Also note the shelter type recommended by the Transportation Department, which is the DS-2263 shelter with amenities.
7. From 1st review, please add the allowed/provided density with calculations to the site plan. Acknowledged in the response letter but needs to be on the plan as the site plan is what the case will be stipulated to.
8. The 1st submittal site plan did a good job of "fading" the floor plans into the background, making the site plan easier to read. On the 2nd version site plan, the floor plans are in bold, making the

site plan more difficult to interpret. Please revise the site plan to minimize the floor plans or eliminate floor plans altogether.

Transportation: **Sam Taylor**, staylor@scottsdaleaz.gov

9. **From 1st review, please provide turning radius template for AASHTO Single Unit Truck and ensure all fire access requirements are met at the location below.**

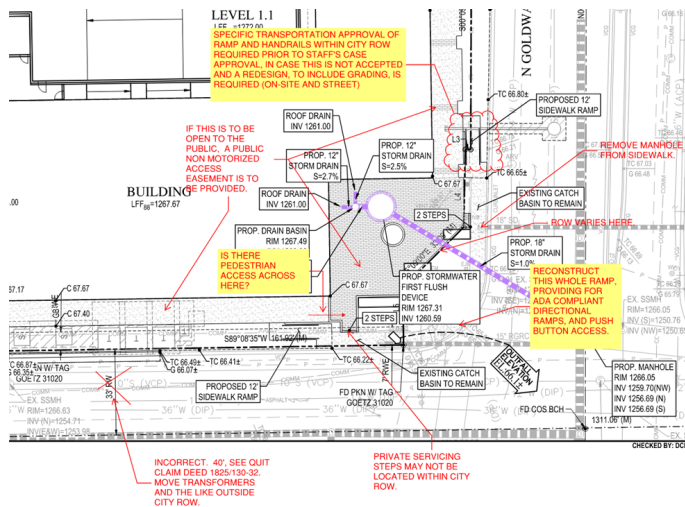


10. **From 1st review, please provide a pedestrian and vehicular circulation plan with the next submittal. It is unclear where pedestrian routes and connections are located on the site. Ensure ADA ramps and six-foot wide sidewalks are provided as needed throughout the site. NOTE: Could not find a circulation plan with the 2nd submittal materials.**

ABLA Response: The Pedestrian and Vehicular Circulation Plan has been included in the landscape package. Please refer to Page 2 of the landscape package.

Civil Engineering: **Eliana Hayes**, ehayes@scottsdaleaz.gov

11. From 1st review, please acknowledge the following, either on the site plan or in the response letter:
- City rights-of-way, including alleys, cannot be used for marshalling or construction storage yards without approval from the city's Transportation Department and/or Right-of-Way Manager and payment of associated fees. Note that approval is not assured.
 - Any soils nails or tieback construction system extending beyond the property line cannot encroach onto privately owned parcels and cannot be steel.
 - Property owner must execute a Private Improvements in the Right-of-Way (PIR) Agreement prior to issuance of permits (except demolition). Note that approval is not assured.
12. From 1st review, minimum 10-foot-wide sidewalks are required along all street frontages. No steps or handrail ramps are permitted within city sidewalks without, as part of this case review, written approval from the Transportation Department is provided. It is not clear from the 2nd submittal materials that this has been addressed. The primary area of concern is the improvements at the intersection of Goldwater & Indian School. Please revise the site plan to include a note confirming no steps, ramps, or handrails will be along or within the public sidewalk. Refer to Chapter 5 of the DSPM.



13. From 1st review, please update site plan to identify and keynote above-ground utility lines and poles to be removed and/or undergrounded. Note: All existing and proposed overhead wire facilities within the project boundary must be undergrounded.
14. Please clarify if proposed transformers within the Indian School ROW are for public distribution or on-site power purposes. If for on-site power purposes, they must be located within the project boundary. Refer to Section 47 of the Scottsdale Revised Code.
15. From 1st review, please revise preliminary improvement plan to confirm the McDOT benchmark system will be utilized in accordance with the FEMA Benchmark Maintenance criteria. Refer to Section 3-1.701 of the DSPM.
16. From 1st review, no manholes or cleanouts are permitted within city sidewalks. Note: Building sewer lines require manholes at every turn. This has not been demonstrated as the alley connection reconstruction is not shown on any of the plans. Please update utility design accordingly. Refer to Chapter 5 of the DSPM.
17. From 1st review, please revise applicable plans to indicate reconstruction of all ramps adjacent to the project site to ADA requirements, including push-button access. 2nd submittal plans indicate above grade infrastructure in conflict with the ADA ramp at the intersection of Goldwater & Indian School. Refer to Chapter 5 of the DSPM.
18. From 1st review, all sidewalk crossings at alleys and driveways must be ADA compliant. Please revise applicable plans to indicate an ADA crossing at the alley connection to 5th Avenue. Refer to Chapter 5 of the DSPM.

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,



Greg Bloemberg
Principal Planner

cc: case file

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.

Item in bold below may still be required, pending review results from Transportation.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Drainage Report
- Grading & Drainage Plan
- Context Aerial with the proposed Site Plan superimposed
- Site Plan
- **Circulation Plan**
- Refuse Plan
- Any additional information requested in the comments not identified above