



June 24, 2025

Updated July 15, 2025 to include Transportation comments

[WOODPATEL Responses 09/05/2025]

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.

WOODPATEL Response: Per coordination with the reviewer, storm drains will be permitted as shown on the preliminary civil plan since we are, in essence, draining internal courtyards with the storm drains underneath the building given all existing site constraints along the north frontage to 5th Avenue. The west plaza will not have any buildings; storm drain will be under a landscape wall or a dog park fence. Additional notation has been added to the plan set annotating these as such.

- 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.

WOODPATEL Response: Per coordination with the reviewer, additional grading has been added to the area north of the retail building. The area will be slightly depressed and act as a self-retention area for the first flush storm event. Additional notation has been added to the plan.

- 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.

WOODPATEL Response: Per coordination with the reviewer, additional notation has been added to the drainage report to clarify the methodology including the storm drain analysis method and inputs. Hydraulic analysis has been updated to match the improvement plan layout.

- From 1st review, provide catch basin sizing.

WOODPATEL Response: Catch basin sizing has been added to the drainage report denoted as "Inlet Summary".

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:

WOODPATEL Response: Both reports (relocation and DRB) are consistent, the relocation BOD is approved, and the relocation plan has been approved and permit issued. This should now be resolved.

- Civil improvement plans for the sewer re-route must be approved and permit issued.

WOODPATEL Response: The sewer relocation plan is now approved and permit is issued.

- 12-foot-wide Sewer Line Easement must be dedicated over the re-routed sewer line.

WOODPATEL Response: The 12' sewer easement has been recorded.

3. Refer to and conform to the public sewer and public easement abandonment requirements. Refer to Section 7-1.413 of the DSPM.

WOODPATEL Response: Public sewer line will be abandoned after the relocation improvements are completed. The existing PUEs (overlapping 8' and 12' wide PUEs) and City 4' WSE will be abandoned after relocation of the sewer line and dry utilities. This was previously discussed to be done via a Map of Easement Release document. We will include this document concurrent with our 1st CD submittal.

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.

Defer to NPI

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.

Defer to NPI

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.

Defer to NPI

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.

Defer to NPI

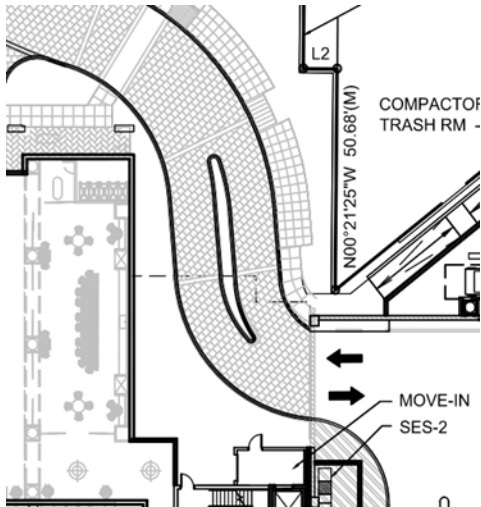
8. The 1st submittal site plan did a good job of "fading" the floor plans into the background, making the site plan easier to read. On the 2nd version site plan, the floor plans are in bold, making the site plan more difficult to interpret. Please revise the site plan to minimize the floor plans or eliminate floor plans altogether.

Defer to NPI

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.**

Defer to NPI



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.

Defer to NPI

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.

Defer to NPI.

- Any soils nails or tieback construction system extending beyond the property line cannot encroach onto privately owned parcels and cannot be steel.

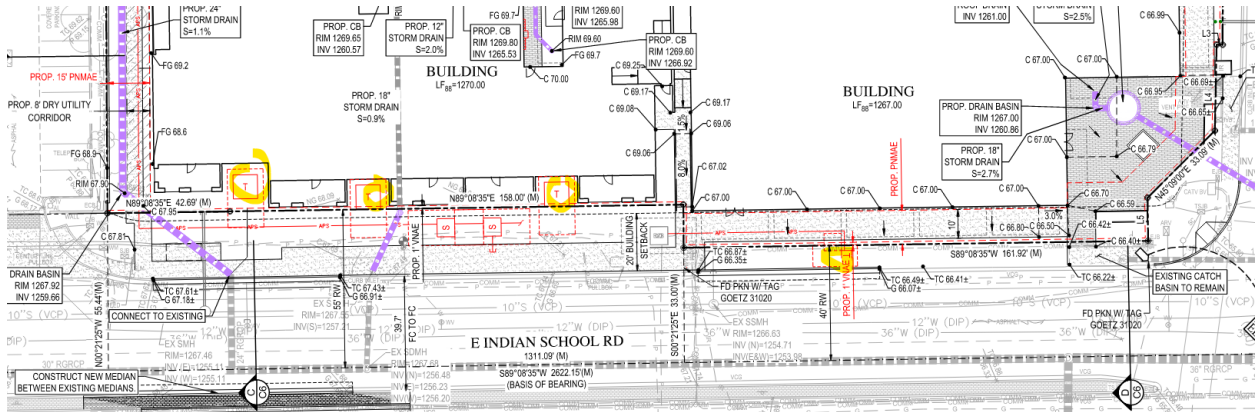
Defer to NPI.

- 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.

Defer to NPI.

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.

WOODPATEL Response: Of the 4 transformers proposed in the right-of-way, one (1) is for the public traffic signal and will remain in the right-of-way as proposed. The other three (3) have been relocated onsite.

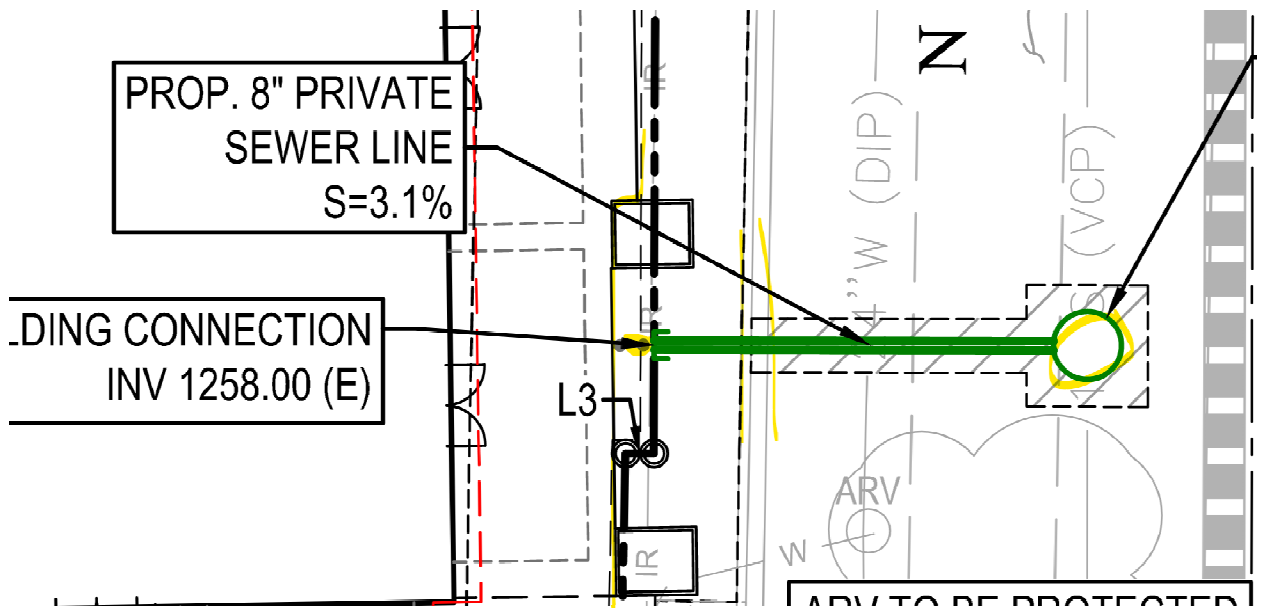
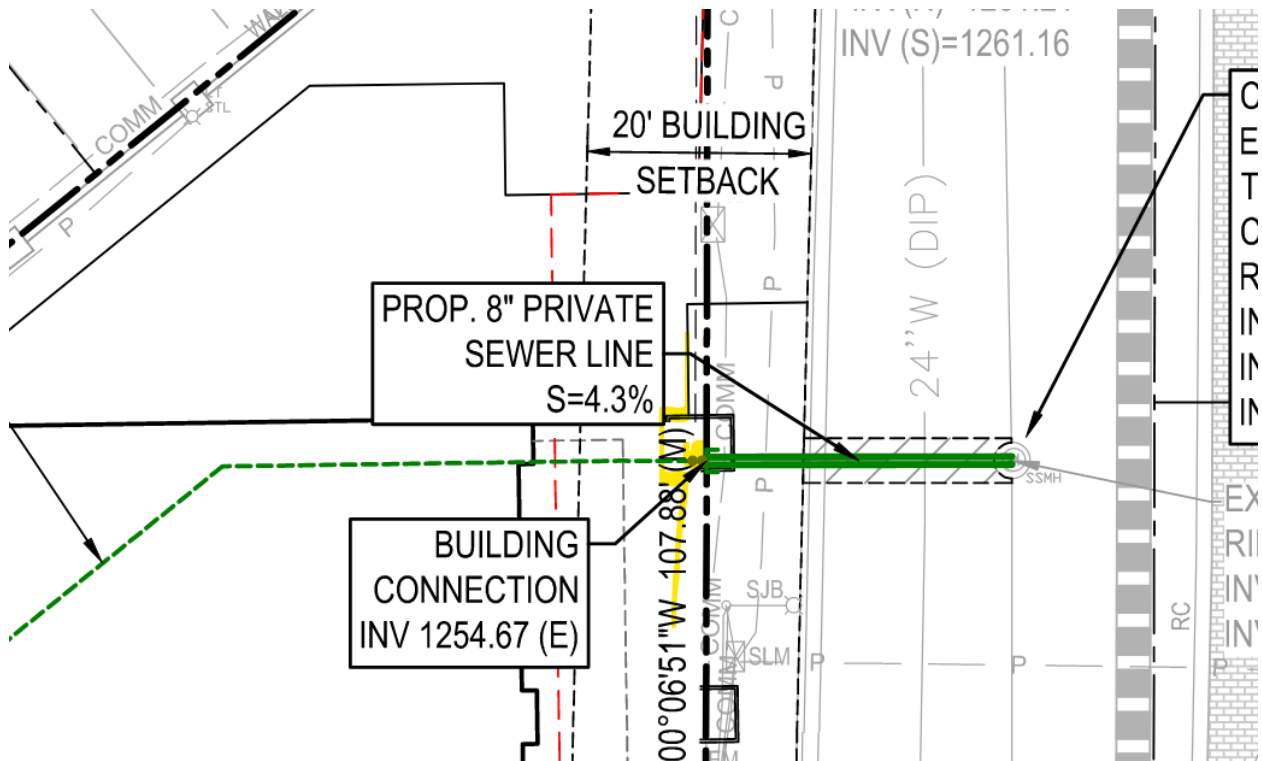


15. From 1st review, please revise preliminary improvement plan to confirm the McDOT benchmark system will be utilized in accordance with the FEMA Benchmark Maintenance criteria. Refer to Section 3-1.701 of the DSPM.

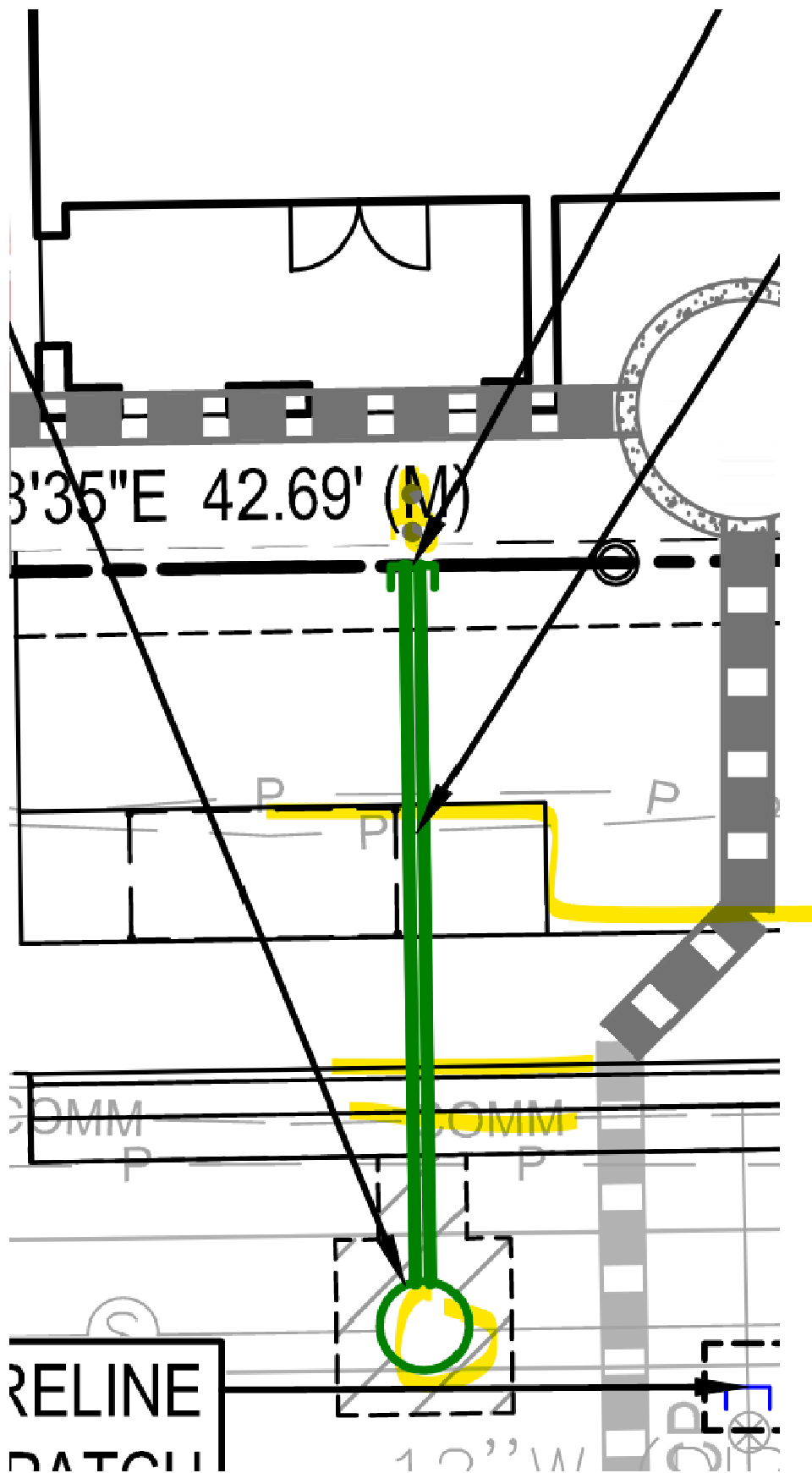
WOODPATEL Response: We have updated the benchmark block to resolve this comment.

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.

WOODPATEL Response: There are no cleanouts or manholes proposed in any public sidewalk. This was updated as part of the 2nd DRB submittal. For the DRB package, all the building services are straight alignments with no bends and direct connection to either existing or proposed manholes on the public mains. All manholes are in the streets, all cleanouts (double cleanouts for building connection) are in landscape areas.



The sewer relocation plan, which is a separate review being coordinated through the city review process independently, demonstrates that the manhole is outside the new driveway sidewalk.



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.

WOODPATEL Response: The intersection ramp is shown to be replaced as coordinated. The driveway at the northeast corner of the project is being replaced by the sewer relocation plan. The other two driveways are flush sidewalk crossings at the rear of the driveways. Finally, the sidewalk ramp for the proposed cross-walk on 5th Ave is shown as a new ADA ramp. Additionally detail will be provided at CD level showing all proposed sidewalks and ramps are ADA compliant.

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.

WOODPATEL Response: See prior response to item 17.

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