

Scottsdale United Methodist Church Multi-Family Residential
4140 North Miller Road
Development Review Board Case No. 14-DR-2025
Responses to 2nd Review Comment Letter

General Response: Responses to project-specific comments identified in the DRB application review are provided below. All other comments are either standard procedural notes, not applicable to this submittal, or are intended to be addressed during final plans.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

CURRENT PLANNING:

Greg Bloemberg, gbloemberg@scottsdaleaz.gov

Comments	Responses
1. Compliance with overall parking requirements for the site has not been sufficiently demonstrated, for the following reasons: - The 2nd submittal Parking Plan indicates 63 spaces provided for the residential (140 spaces required including guest parking), suggesting the project still relies heavily on the church/daycare parking to meet its parking requirement. This is only possible under two scenarios: a Mixed-Use Shared Parking Program (MUSPP) or a Parking Master Plan (PMP). Neither the Parking Plan nor narrative indicate either option is proposed. As such, without approval of one of these options, the residential must be 100% self-parked, which is not possible based on the use mix, number of on-site spaces and required parking for each use. - The 2nd submittal Parking Plan first indicates 140 spaces required for the residential (which is correct) but then goes on to indicate 91 spaces required "Per Table 9.104.B". If a MUSPP is proposed, the correct reference is Table 9.104.A. Section 9.104.B discusses credit for on-street parking, which is not applicable to this site. Please clarify and revise narrative accordingly to demonstrate compliance with table 9.104.A. - The 2nd submittal Parking Plan indicates 58 spaces required for the church/daycare combined however, there are no supporting calculations. Please revise the Parking Plan to indicate separate required/provided parking information for each use, with supporting calculations utilizing the ratios provided in the 1st comment letter.	The project consists of 82 affordable dwelling units, comprised of 48 one-bedroom, 16 two-bedroom, and 18 three-bedroom dwelling units. <u>Existing Church</u> The site also contains an existing church that will be reconfigured with a transept/chancel that provides 87 fixed seats with 2,156 square feet of additional classroom area. <u>Existing Day Care Center</u> The site also contains an existing day care center that has approximately 8 staff and 60 students. Utilizing the shared parking model provided in Table 9.104.A <i>Schedule of Shared Parking Requirements</i> within the <i>City of Scottsdale Code of Ordinances</i>, the peak parking demand is 152 and 140 parking spaces for the existing development <u>with</u> the proposed residential component on a weekday and weekend, respectively. With 163 parking spaces provided, this represents a surplus of 11 (7.2%) and a surplus of 23 (16.4%) parking stalls on a weekday and weekend, respectively. The 163 parking spaces provided will meet <u>and</u> exceed the parking demand associated with the existing development, the proposed residential component.

LANDSCAPE DESIGN: Greg Bloemberg, gbloemberg@scottsdaleaz.gov	
Comments	Responses
The site plan indicates new landscape islands in the existing parking area at the northwest corner of the site, and in the row of parking south of the daycare. The landscape plan also shows these improvements, however, the parking areas are faded, as if not part of this project. If new landscape islands are proposed for the existing parking on the western half of the site, please update the landscape plan accordingly to show new landscaping in these islands. Additionally, the new landscape islands on the site plan appear to be too narrow. Please verify all new landscape islands will be a minimum of seven feet in width and 120 square feet. Refer to Section 10.501.H of the Zoning Ordinance.	Landscape drawings have been updated to reflect no new landscape islands in the existing NWC of the site.
STORM WATER: Vivian Mu, vmu@scottsdaleaz.gov	
Comments	Responses
2. The 2nd submittal drainage report has not been accepted. Please refer to the redlined report in the internet folder and comment below and revise accordingly. A majority of this site is paved area and the surface storm runoff change between existing and proposed conditions is zero. However, the first flush must be detained on-site before being released to the public system if the disturbed area is greater than one acre, per city and ADEQ policy. The on-site basin must be dedicated as a drainage easement, with a minimum 10-foot-wide access easement shown on the plans if the basin is not adjacent to a public right-of-way. A Storm Water Pollution Prevention Plan (SWPPP) is required as part of the design review process. Please see detailed comments in the drainage report and on the G&D Plan.	See attached comment response letter prepared by Rick Engineering.
ARCHAEOLOGY: Jesus Murillo, jmurillo@scottsdaleaz.gov	
Comments	Responses
3. The Archaeological Report provided with the 2nd submittal included an archaeological survey however, it did not include an archaeological significance report. Please provide an amended report that includes this information.	Archaeological Significance Report submitted.
Significant Policy Issues	
CURRENT PLANNING: Greg Bloemberg, gbloemberg@scottsdaleaz.gov	
Comments	Responses
4. The 1st submittal circulation plan indicated an east/west pedestrian connection south of the daycare playground. This connection appears to have been eliminated on the 2nd	Site plan revised to show 6 FT wide continuous pedestrian connection from the new construction to 75th street.

submittal plans. Please revise both the site plan and the circulation plan to show a minimum 6-foot-wide continuous pedestrian connection from the project to the 75th Street sidewalk. Refer to Section 2-1.310 of the DSPM. NOTE: this will require the new transformer to be shifted slightly to the south. Coordinate with utility company. If for some reason the transformer location cannot be shifted, propose an alternative location for the pedestrian connection.	
Technical Issues	
CURRENT PLANNING: Greg Bloemberg, gbloemberg@scottsdaleaz.gov	
Comments	Responses
5. The limits of construction on the site plan appear to be incorrect. The site plan shows new landscape islands and restriping in the northwest parking area and the row of parking south of the daycare; as well upgraded landscape islands on the north and south side of the westernmost row of parking spaces along 75th Street. Please revise the limits of construction accordingly to include these areas.	Limits of construction revised on site plan. Site plan and parking plan has been updated to show that the parking will be restriped on the west side of the site parallel to 75th street.
6. The limits of construction on the site plan appear to be incorrect. The site plan shows new landscape islands and restriping in the northwest parking area and the row of parking south of the daycare; as well upgraded landscape islands on the north and south side of the westernmost row of parking spaces along 75th Street. Please revise the limits of construction accordingly to include these areas.	Same comment as 6.
7. The Demolition Plan indicates the parking south of the daycare is to be demolished, while the site plan shows it being improved and remaining in place. Please confirm this row of parking is to remain, not be demolished.	Demolition plan revised to show that south parking is to be restriped.
CIVIL ENGINEERING: Eliana Hayes, ehayes@scottsdaleaz.gov	
Comments	Responses
8. From 1st review, overhangs into the right-of-way require a Private Improvements in the Right-of-Way Agreement (PIR). Please provide a plan that graphically demonstrates any such encroachment for review and approval by Transportation staff as part of this case review. Refer to Chapter 47 of the Scottsdale Revised Code.	See attached comment response letter prepared by Rick Engineering.
9. From 1st review, overhangs into public easements requires a No Conflict acknowledgement from each party benefiting from the easement. Please provide a plan graphically demonstrating any such encroachment with the type of easement encroached into, existing or proposed, for review and further direction. Refer to Chapter 48 of the Scottsdale Revised Code.	See attached comment response letter prepared by Rick Engineering.
10. From 1st review, along Miller Road it appears there is a "jog" in the proposed street sidewalk. Please revise	See attached comment response letter prepared by Rick Engineering.

applicable plans to indicate a continuous sidewalk from the revised Miller Road driveway south. Refer to graphic below and Chapter 5 of the DSPM.	
11. There are still some drive aisles where the width is not provided. Please revise all applicable plans to indicate a minimum 24-foot drive aisle width where perpendicular parking is proposed.	See attached comment response letter prepared by Rick Engineering.
12. From 1st review, please update applicable plans to indicate a Public Non-Motorized Access easement where the street sidewalk extends beyond the public right-of-way onto the project site.	See attached comment response letter prepared by Rick Engineering.
<u>MISCELLANEOUS:</u> Keith Niederer, kniederer@scottsdaleaz.gov	
Comments	Responses
13. Staff has reached out to Verizon regarding the existing pole mounted antenna on this site however, there has been no response to date. Please note: written approval for the alternative concealment solution is required. Also a reminder, Verizon will need to submit a separate preapplication request to begin the relocation permitting process. Acknowledge in the response letter and, if available, provide written consent from Verizon for the alternative concealment solution	The Applicant has been actively working to relocate the WCF.