

**Correspondence Between
Staff and Applicant**



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

September 15, 2015

26-DR-2015
Keith Nichter
Lva Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 26-DR-2015 Miller & Osborn

The Development Review Board approved the above referenced case on September 3, 2015. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Fire Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Greg Bloemberg
Senior Planner
gbloemberg@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

5/18/15

Contact Name:

KEITH NICHTER

Firm name:

LVA URBAN DESIGN

Address:

120 S. ASH

City, State Zip:

TEMPE, AZ 85281

RE: Application Accepted for Review.

287-PA-2015

Dear

MR NICHTER

It has been determined that your Development Application for

MILLER + OSBORN

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

GREG BLOEMBERGEN

Title:

SR. PLANNER

Phone number:

480-312-4306

Email address:

gbloemberg@scottsdaleaz.gov

26-DR-2015
5/18/2015



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm name: _____
Address: _____
City, State Zip: _____

RE: Minimal Submittal Comments

_____ - PA- _____

Dear _____:

It has been determined that your Development Application for _____ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: _____
Title: _____
Phone number: _____
Email address: _____



6125 E Indian School Road, Suite 1001

Scottsdale, AZ 85251

480 663 2100

FAX 877 283 0404

MEMO

DATE Monday July 6th, 2015
TO Keith Nichter
CC Steven Voss
FROM Ben McDonald

REGARDING Taylor Morrison Homes Design Review – Miller and Osborn

Keith,

Within this package are the revised files for Taylor Morrison's Miller and Osborn project. We have included (1) set of each requested document type as specified by the City of Scottsdale. (See next page)

Kind Regards,

Ben McDonald

26-DR-2015
7/7/15



June 18, 2015

Keith Nichter
LVA Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

RE: 26-DR-2015
Miller & Osborn

Mr. Keith Nichter:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 5/18/15. The following **1st Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application:

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Site Design:

1. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications. There may be additional comments regarding the site plan after it has been received and reviewed by staff.
2. Pursuant to Section 5.3006.F.1.b of the Zoning Ordinance, 25 percent of the length of a building façade at grade and up to a height of 30 feet shall be setback at least 10 ten additional feet; and area of the building façade at grade and up to 30 feet shall be located at the minimum 20 foot required setback. Please demonstrate the setback requirements on a revised site plan.

Landscape

3. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There may be additional comments regarding the preliminary landscape plan after it has been received and reviewed by staff.

26-DR-2015
7/7/15

Circulation:

4. Pursuant to the City of Scottsdale Design Standards and Policies Manual Section 5-3.1100F., the owner should provide an additional four (4) feet of right of way along the alley on the west side of the site. Please revise the site plan to call out the dedication.
5. Pursuant to City of Scottsdale Revised Code Section 47-36 and Design Standards and Policies Manual (DSPM) Section 5-3.100, the owner should provide an additional five (5) feet of right of way, for a total of 40 feet along N. Miller Road. Please revise the site plan to call out the dedication.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Narrative:

6. As submitted, the development narrative provides information related to the Downtown Urban Design Goals, the Sensitive Design Principles, and the Development Review Criteria. Please revise the Project Narrative so that there is an explanation about how the proposal will comply with the goals and policies of the Character and Design element of the Downtown Plan, and the Downtown Urban Design and Architectural Guidelines.

Site Design:

7. Please increase the width of the pedestrian walkway from the public sidewalk that is on Miller Road to each of the dwelling unit entry areas so that it will be a minimum of 6-foot clear width. Refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

Landscape Design:

8. Please revise the landscape plan for the Miller Road frontage so that the mature size of the proposed street trees will not interfere with the existing overhead electrical power lines. Please refer to Arizona Public Service for recommendations regarding vegetation and power lines. Disregard if you plan to underground power lines.

Elevation Design:

9. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
10. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, 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.
11. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. 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.

12. Please provide section drawings of the proposed shade devices. 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. Refer to Scottsdale Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
13. Several windows on the East, South, and West sides of the buildings appear to be unprotected from solar exposure. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, and other design elements provide shade for these windows. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Lighting Design:

14. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate all proposed lights that will be included with this project. As provided, there appears to be symbols on the plan that either are not identified, or are identified in the fixture schedule but not shown on the plan. There may be additional comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600.

Circulation:

15. The sidewalk for N. Miller Road, as well as the pedestrian connection through the site to the alley, should be a minimum of six feet in width, pursuant to City of Scottsdale Revised Code Section 47-36, 2008 Transportation Master Plan Chapter 7, Section 8, and Design Standards and Policies Manual Sections 5-3.100 and 2-1.808. Revise site plan accordingly.

Drainage:

16. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
17. DRAINAGE REPORT RESUBMITTAL INFORMATION: The drainage report is not approved, please address the following issues.
 - Case No.: DS&PM CHAPTER 1, Section 1-2.100. Add the case no. 26-DR-2015 to the cover page of the drainage report.
 - PRE DEVELOPMENT DRAINAGE SITE PLAN: DS&PM CHAPTER 4, Section 4-1.800 and 4-1.900. Please provide a full size, 24"x36" pre development site plan. Show and label the contours to at least 10 feet beyond the property lines. Show and label all the basic elements of a drainage plan including flowrates, flowlines, existing storm drainage infrastructure and all existing easements. Show and label the onsite drainage basins and within each basin show the pre development Q10 and Q100 for each historical runoff entry and exit location, show and label concentration points.
 - POST DEVELOPMENT DRAINAGE SITE PLAN: DS&PM CHAPTER 4, Section 4-1.800 and 4-1.900. Please provide a full size, 24"x36" POST development site plan. Show and label the contours to at least 10 feet beyond the property lines. Show and label all the basic elements of a drainage plan including: existing and proposed contours or elevations, flowrates, flowlines, existing storm drainage infrastructure and all existing easements Show

and label the onsite drainage basins and within each basin show the pre development Q10 and Q100 for each historical runoff entry and exit location, show and label concentration points. Use drainage flow arrows to show direction of runoff.

18. REDEVELOPMENT STORMWATER STORAGE POLICY: Will apply to this site. DS&PM CHAPTER 4, Section 4-1.600. Please calculate the composite pre and post development C values for this site. Calculate any existing stormwater storage volume on site. This volume, if any, shall be preserved, though not in the same form as it exists. It can be combined with other stormwater storage structures. The Redevelopment stormwater storage required for this project shall be based on the increase in stormwater runoff associated with the proposed development. In this case, required storage volumes are determined by taking the proposed condition C value and subtracting the existing condition C value and using the difference in the stormwater storage volume formula. Redevelopment stormwater storage policy applies only to those areas or portions of a site that have been previously developed. Areas or portions of a site that have not been previously developed must provide full storage per the standard volume formula. The grass areas of the courtyard are considered developed, and thus 100 year, 2 hour storage volume is not required for these areas. The method for determining the required stormwater storage volume is the standard formula described below:

Standard Formula for Runoff Volumes for Redevelopment stormwater storage policy:

$$V_r = (P/12) A(C_{\text{post}} - C_{\text{pre}})$$

V_r = Required storage volume in acre-feet.

P = Precipitation amount = The depth of the 100-year 2-hour rainfall, from figure in Appendix 4-1D at the site.

A = Area in acres; the developed portion of the entire site in acres, to the centerline of adjacent streets, on which any man made change is planned, including, but not limited to: construction, excavation, filling, grading, paving, or mining.

C = Runoff coefficient; Rational Method values from Figure 4.1-4.

19. DRAINAGE SUB AREAS: DS&PM CHAPTER 4, Section 4-1.800 Demonstrate how onsite runoff will get to the detention basins/pervious areas. Use bold lines to delineate the drainage sub areas and show all grade breaks on the G&D plan. Calculate the volume required and volume provided in each drainage sub area. Demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. Calculate and show the percentage runoff that is contributed from each drainage sub area to a specific drainage basin. Use a table or spreadsheet format to show the results in the report.
20. DETENTION BASINS: DS&PM CHAPTER 4, Section 4-1.401. For detention basin design: Provide bleed off rates for each basin. Show all calculations. The minimum pipe diameter of the bleed off pipe should not be less than 6 inches due to clogging. Use a hinged orifice plate on For detention basins, the runoff storage time should not be less than 12 to 24 hours and should not exceed 36 hours, unless it's a very small basin, then only the 6 inch bleed off pipe will be the controlling item and not the bleed off time. (For retention basins that are 1 feet deep or less, use a double ring infiltrator test to measure the soil infiltration rate and use a factor of safety of two in the design bleed off rates. Thus, the retention basins need to drain in less than 18 hours. Provide this information with the next submittal) Calculate the total Vol req'd using NOAA 14 rainfall depths. $V_r = CIA$ for the 100yr/2hr storm event.

Considerations:

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Other:

21. Please consider converting the overhead utility lines along the alley and along the Miller Road frontage to underground utility lines.

Landscape

22. Please consider replacing the proposed Date Palms and Lucky Nut Trees with a species identified in Section 8-1.102 of the DSPM, Recommended Plants for Downtown and Urban Character. Revise landscape plan accordingly.

Water and Waste Water

23. Please consider looping the water system (this is not required per the DSPM Sec. 6-1.403).

Public Safety

24. The site plan and lighting plan were forwarded to the Crime Prevention Team (CPTED) at the Scottsdale Police Department. The following are comments from them that you may want to consider addressing to promote a safer living environment:
 - The pedestrian connection through the site should be more uniformly illuminated. As proposed, there appears to be some dimly lit areas along the route.
 - Consider providing some form of lighting, i.e. bollard or wall mounted sconce, at each of the guest parking spaces between the buildings. As proposed, these spaces will be poorly lit and could be used as hiding places.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Design:

25. Pursuant to Section 9.105.B.4 of the Zoning Ordinance, please revise the site plan to show the calculations for required/proposed accessible parking spaces based on the total number of provided parking spaces for the entire project. NOTE: at least one of the residential garages must be designed to accommodate a van for accessible access. This requires a minimum vertical clearance of 98 inches, per Section 9.105.O.1.
26. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inch wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the

top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

27. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle overhang, and convert the remaining site area into sidewalk width and/or landscape area. Refer to Sections 9.106.A.1.b and 10.501.F.c of the Zoning Ordinance Section.
28. Please revise the site plan to show the required/provided bike parking calculations and the bike rack locations, pursuant to Section 9.106.C.2.b of the Zoning Ordinance. 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.
29. Please utilize a dashed or dotted line to indicate the site area that will be allocated for bicycle parking. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B.
30. Please show the locations of building mounted and free standing exterior light fixtures on the site plan. Refer to the Plan & Report Requirements for Development Applications.
31. Please indicate the location of any overhead utility lines and support poles. Please refer to the Plan & Report Requirements for Development Applications.
32. Please indicate the location of above ground utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
33. Please identify the location of all site walls and screen walls on the site plan. Refer to Zoning Ordinance Sections 7.105 and 9.106.F.
34. All exterior mechanical, utility, and communications equipment shall be screened by the parapet or wall that matches the architectural characteristics, color, and finish of the building. Walls or parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. Revise site plan as needed to demonstrate compliance. Refer to Design Standards & Policies Manual, Section 2-1.401.1.
35. Please provide design details for the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

Elevation Design

36. Please provide paint color drawdowns and revise the Color & Material Sample Board to include the Light Reflective Value for each paint color. Refer to the Development Application Checklist, Part III – Samples & Models.
37. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

38. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
39. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces.
40. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff.
41. On the building elevations, please indicate and illustrate the location of the electrical service panel. Electrical service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the panel shall be flush with the building face. A panel that is incorporated into the building, with the face of the panel flush with the building, shall be 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.
42. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. 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 Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

Fire

43. On a revised site plan, please demonstrate turning radii compliance (49' & 55') (DS&PM 2-1.801(5)).
44. Demonstrate Hydrant spacing, existing and proposed, pursuant to the Fire Ord. 4045, 507.5.1.2.
45. Designate Fire Lanes for all Commercial / Multi-Family / Single family per Fire Ord. 4045, 503.3.

Lighting

46. The photometric analysis provided has two separate fixture schedules with what appears to be the same fixtures. Please clarify and remove one table or the other if there is redundancy.
47. Please eliminate the landscape symbols from the lighting site plan and increase font size of readings on the photometric analysis to improve readability.
48. Notes on the lighting plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.

Landscaping:

49. Pursuant to Section 10.501.B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. On a revised landscape plan, please reference caliper, gallon size and quantity. For developments where buildings have more than one story, 50 percent of the trees shall meeting the following standards: Palm trees 12 feet tall; single trunk trees 3 inch caliper; multiple trunk trees one and one-half (1 ½) inch caliper average trunk. Please revise the landscape plan accordingly.

50. Pursuant to Section 8-1.203 Placement of Trees and Shrubs: Trees should not be located so that the expected mature tree canopy does not extend into the right of way...place trees 10 feet from the back of curb. Tree density shall be no less than 25 feet on center along pedestrian corridors. Revise the landscape plan accordingly. Refer to Figure 8.1-2 residential roadway clearances.
51. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.
52. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and shrubs, and lights, specifically the SE light fixture. Refer to Sec. 7.600 of the Zoning Ordinance, and the Scottsdale Sensitive Design Principle 13.
53. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Refer to Zoning Ordinance Sections 10.100 and 10.501.
54. Please revise the landscape plan so that at each single-car parking space the proposed plants at the edge of the space will not interfere with the vehicle driver or passengers as they get into or out of the vehicle. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of the adjacent parking space. Refer to Zoning Ordinance Section 10.700 D.
55. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Refer to the Plan & Report Requirements for Development Applications.
56. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Refer to Sec. 7.600 of the Zoning Ordinance, and the Scottsdale Sensitive Design Principle 13.
57. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119.
58. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Refer to DSPM Sec. 2-1.808 B.
59. Due to the broad arching form of the leaves and flower stems of Hesperaloe parviflora Red Yucca, please revise the landscape plan so that this plant will be at least five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas. Refer to DSPM Sec. 2-1.1001.13.
60. Please revise the landscape plan in order to eliminate conflicts between refuse removal and tree locations. There is a landscape area that abuts each refuse enclosure. Next to the refuse enclosure there is one or more trees, the mature canopy of which will extend over the refuse

enclosure and conflict removal of refuse. The locations of these trees need to be shifted in order to avoid conflicts with the refuse truck as it picks up the refuse container. Refer to the Scottsdale Design Standards & Policies Manual, Section 2-1.804.

61. Please identify the registered landscape architect that will be preparing the plans for this project. Refer to Arizona Revised Statutes R4-30-304. Use of Seals.

Circulation:

62. With the final plans submittal, dedicate a minimum 10-foot wide Non-Motorized Public Access easement over the pedestrian connection that runs through the site between N. Miller Road and the western property line.
63. Please confirm on site plan that the proposed driveway entrance off Miller Road will be consistent with the CL-1 type driveway as indicated in the City's Supplement to MAG Standards.
64. There appears to be a gap in pedestrian connectivity east of Building 9. Please provide a connection to the north or to the west in front of Building 9.
65. Please revise the site plan to show a pedestrian ramp on the north side of the drive aisle between buildings 2 and 10 to complete connection to the south.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

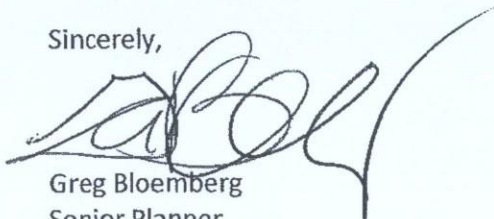
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal 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 please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **26-DR-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised Narrative for Project

Site Plan:

8	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Setback and Stepback Exhibit:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Landscape Plan:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Lighting Site Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

Photometric Analysis Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

Manufacturer Cut Sheets of All Proposed Lighting:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Floor Plan(s):

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------



Keith Nichter <knichter@lvadesign.com>

RE: Miller & Osborn

1 message

Bloemberg, Greg <Gbloemberg@scottsdaleaz.gov>
To: Keith Nichter <knichter@lvadesign.com>

Thu, Aug 27, 2015 at 11:20 AM

No...but you can leave them with the receptionist. Just bring this e-mail with you when you come down so they know it is ok to accept them. If I am available, I'll come up and get them.

Greg Bloemberg**Senior Planner**

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: Keith Nichter [mailto:knichter@lvadesign.com]**Sent:** Thursday, August 27, 2015 11:19 AM**To:** Bloemberg, Greg**Subject:** Re: Miller & Osborn

Hey Greg,

Can I drop these DRB Packets off at the front counter? I'll include the Materials board with them as well.

Keith

On Thu, Jul 30, 2015 at 4:04 PM, Bloemberg, Greg <Gbloemberg@scottsdaleaz.gov> wrote:

Keith,

Attached is the Determination Letter and DRB packet checklist.

Let me know if you have any questions.

Regards,

Greg Bloemberg
Senior Planner
Current Planning
City of Scottsdale



June 18, 2015

Keith Nichter
LVA Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

RE: 26-DR-2015
Miller & Osborn

Mr. Keith Nichter:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 5/18/15. The following **1st Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Site Design:

1. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications. There may be additional comments regarding the site plan after it has been received and reviewed by staff.
2. Pursuant to Section 5.3006.F.1.b of the Zoning Ordinance, 25 percent of the length of a building façade at grade and up to a height of 30 feet shall be setback at least 10 ten additional feet; and area of the building façade at grade and up to 30 feet shall be located at the minimum 20 foot required setback. Please demonstrate the setback requirements on a revised site plan.

Landscape

3. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There may be additional comments regarding the preliminary landscape plan after it has been received and reviewed by staff.

Circulation:

4. Pursuant to the City of Scottsdale Design Standards and Policies Manual Section 5-3.1100F., the owner should provide an additional four (4) feet of right of way along the alley on the west side of the site. Please revise the site plan to call out the dedication.
5. Pursuant to City of Scottsdale Revised Code Section 47-36 and Design Standards and Policies Manual (DSPM) Section 5-3.100, the owner should provide an additional five (5) feet of right of way, for a total of 40 feet along N. Miller Road. Please revise the site plan to call out the dedication.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Narrative:

6. As submitted, the development narrative provides information related to the Downtown Urban Design Goals, the Sensitive Design Principles, and the Development Review Criteria. Please revise the Project Narrative so that there is an explanation about how the proposal will comply with the goals and policies of the Character and Design element of the Downtown Plan, and the Downtown Urban Design and Architectural Guidelines.

Site Design:

7. Please increase the width of the pedestrian walkway from the public sidewalk that is on Miller Road to each of the dwelling unit entry areas so that it will be a minimum of 6-foot clear width. Refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

Landscape Design:

8. Please revise the landscape plan for the Miller Road frontage so that the mature size of the proposed street trees will not interfere with the existing overhead electrical power lines. Please refer to Arizona Public Service for recommendations regarding vegetation and power lines. Disregard if you plan to underground power lines.

Elevation Design:

9. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
10. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, 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.
11. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. 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.

12. Please provide section drawings of the proposed shade devices. 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. Refer to Scottsdale Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
13. Several windows on the East, South, and West sides of the buildings appear to be unprotected from solar exposure. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, and other design elements provide shade for these windows. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Lighting Design:

14. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate all proposed lights that will be included with this project. As provided, there appears to be symbols on the plan that either are not identified, or are identified in the fixture schedule but not shown on the plan. There may be additional comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600.

Circulation:

15. The sidewalk for N. Miller Road, as well as the pedestrian connection through the site to the alley, should be a minimum of six feet in width, pursuant to City of Scottsdale Revised Code Section 47-36, 2008 Transportation Master Plan Chapter 7, Section 8, and Design Standards and Policies Manual Sections 5-3.100 and 2-1.808. Revise site plan accordingly.

Drainage:

16. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
17. DRAINAGE REPORT RESUBMITTAL INFORMATION: The drainage report is not approved, please address the following issues.
 - Case No.: DS&PM CHAPTER 1, Section 1-2.100. Add the case no. 26-DR-2015 to the cover page of the drainage report.
 - PRE DEVELOPMENT DRAINAGE SITE PLAN: DS&PM CHAPTER 4, Section 4-1.800 and 4-1.900. Please provide a full size, 24"x36" pre development site plan. Show and label the contours to at least 10 feet beyond the property lines. Show and label all the basic elements of a drainage plan including flowrates, flowlines, existing storm drainage infrastructure and all existing easements. Show and label the onsite drainage basins and within each basin show the pre development Q10 and Q100 for each historical runoff entry and exit location, show and label concentration points.
 - POST DEVELOPMENT DRAINAGE SITE PLAN: DS&PM CHAPTER 4, Section 4-1.800 and 4-1.900. Please provide a full size, 24"x36" POST development site plan. Show and label the contours to at least 10 feet beyond the property lines. Show and label all the basic elements of a drainage plan including: existing and proposed contours or elevations, flowrates, flowlines, existing storm drainage infrastructure and all existing easements Show

and label the onsite drainage basins and within each basin show the pre development Q10 and Q100 for each historical runoff entry and exit location, show and label concentration points. Use drainage flow arrows to show direction of runoff.

18. REDEVELOPMENT STORMWATER STORAGE POLICY: Will apply to this site. DS&PM CHAPTER 4, Section 4-1.600. Please calculate the composite pre and post development C values for this site. Calculate any existing stormwater storage volume on site. This volume, if any, shall be preserved, though not in the same form as it exists. It can be combined with other stormwater storage structures. The Redevelopment stormwater storage required for this project shall be based on the increase in stormwater runoff associated with the proposed development. In this case, required storage volumes are determined by taking the proposed condition C value and subtracting the existing condition C value and using the difference in the stormwater storage volume formula. Redevelopment stormwater storage policy applies only to those areas or portions of a site that have been previously developed. Areas or portions of a site that have not been previously developed must provide full storage per the standard volume formula. The grass areas of the courtyard are considered developed, and thus 100 year, 2 hour storage volume is not required for these areas. The method for determining the required stormwater storage volume is the standard formula described below:

Standard Formula for Runoff Volumes for Redevelopment stormwater storage policy:

$$V_r = (P/12) A(C_{\text{post}} - C_{\text{pre}})$$

V_r = Required storage volume in acre-feet.

P = Precipitation amount = The depth of the 100-year 2-hour rainfall, from figure in Appendix 4-1D at the site.

A = Area in acres; the developed portion of the entire site in acres, to the centerline of adjacent streets, on which any man made change is planned, including, but not limited to: construction, excavation, filling, grading, paving, or mining.

C = Runoff coefficient; Rational Method values from Figure 4.1-4.

19. DRAINAGE SUB AREAS: DS&PM CHAPTER 4, Section 4-1.800 Demonstrate how onsite runoff will get to the detention basins/pervious areas. Use bold lines to delineate the drainage sub areas and show all grade breaks on the G&D plan. Calculate the volume required and volume provided in each drainage sub area. Demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. Calculate and show the percentage runoff that is contributed from each drainage sub area to a specific drainage basin. Use a table or spreadsheet format to show the results in the report.
20. DETENTION BASINS: DS&PM CHAPTER 4, Section 4-1.401. For detention basin design: Provide bleed off rates for each basin. Show all calculations. The minimum pipe diameter of the bleed off pipe should not be less than 6 inches due to clogging. Use a hinged orifice plate on For detention basins, the runoff storage time should not be less than 12 to 24 hours and should not exceed 36 hours, unless it's a very small basin, then only the 6 inch bleed off pipe will be the controlling item and not the bleed off time. (For retention basins that are 1 foot deep or less, use a double ring infiltrator test to measure the soil infiltration rate and use a factor of safety of two in the design bleed off rates. Thus, the retention basins need to drain in less than 18 hours. Provide this information with the next submittal) Calculate the total Vol req'd using NOAA 14 rainfall depths. $V_r = CIA$ for the 100yr/2hr storm event.

Considerations:

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Other:

21. Please consider converting the overhead utility lines along the alley and along the Miller Road frontage to underground utility lines.

Landscape

22. Please consider replacing the proposed Date Palms and Lucky Nut Trees with a species identified in Section 8-1.102 of the DSPM, Recommended Plants for Downtown and Urban Character. Revise landscape plan accordingly.

Water and Waste Water

23. Please consider looping the water system (this is not required per the DSPM Sec. 6-1.403).

Public Safety

24. The site plan and lighting plan were forwarded to the Crime Prevention Team (CPTED) at the Scottsdale Police Department. The following are comments from them that you may want to consider addressing to promote a safer living environment:
 - The pedestrian connection through the site should be more uniformly illuminated. As proposed, there appears to be some dimly lit areas along the route.
 - Consider providing some form of lighting, i.e. bollard or wall mounted sconce, at each of the guest parking spaces between the buildings. As proposed, these spaces will be poorly lit and could be used as hiding places.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Design:

25. Pursuant to Section 9.105.B.4 of the Zoning Ordinance, please revise the site plan to show the calculations for required/proposed accessible parking spaces based on the total number of provided parking spaces for the entire project. NOTE: at least one of the residential garages must be designed to accommodate a van for accessible access. This requires a minimum vertical clearance of 98 inches, per Section 9.105.O.1.
26. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inch wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the

top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

27. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle overhang, and convert the remaining site area into sidewalk width and/or landscape area. Refer to Sections 9.106.A.1.b and 10.501.F.c of the Zoning Ordinance Section.
28. Please revise the site plan to show the required/provided bike parking calculations and the bike rack locations, pursuant to Section 9.106.C.2.b of the Zoning Ordinance. 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.
29. Please utilize a dashed or dotted line to indicate the site area that will be allocated for bicycle parking. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B.
30. Please show the locations of building mounted and free standing exterior light fixtures on the site plan. Refer to the Plan & Report Requirements for Development Applications.
31. Please indicate the location of any overhead utility lines and support poles. Please refer to the Plan & Report Requirements for Development Applications.
32. Please indicate the location of above ground utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
33. Please identify the location of all site walls and screen walls on the site plan. Refer to Zoning Ordinance Sections 7.105 and 9.106.F.
34. All exterior mechanical, utility, and communications equipment shall be screened by the parapet or wall that matches the architectural characteristics, color, and finish of the building. Walls or parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. Revise site plan as needed to demonstrate compliance. Refer to Design Standards & Policies Manual, Section 2-1.401.1.
35. Please provide design details for the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

Elevation Design

36. Please provide paint color drawdowns and revise the Color & Material Sample Board to include the Light Reflective Value for each paint color. Refer to the Development Application Checklist, Part III – Samples & Models.
37. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

38. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
39. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces.
40. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff.
41. On the building elevations, please indicate and illustrate the location of the electrical service panel. Electrical service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the panel shall be flush with the building face. A panel that is incorporated into the building, with the face of the panel flush with the building, shall be 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.
42. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. 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 Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

Fire

43. On a revised site plan, please demonstrate turning radii compliance (49' & 55') (DS&PM 2-1.801(5)).
44. Demonstrate Hydrant spacing, existing and proposed, pursuant to the Fire Ord. 4045, 507.5.1.2.
45. Designate Fire Lanes for all Commercial / Multi-Family / Single family per Fire Ord. 4045, 503.3.

Lighting

46. The photometric analysis provided has two separate fixture schedules with what appears to be the same fixtures. Please clarify and remove one table or the other if there is redundancy.
47. Please eliminate the landscape symbols from the lighting site plan and increase font size of readings on the photometric analysis to improve readability.
48. Notes on the lighting plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.

Landscaping:

49. Pursuant to Section 10.501.B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. On a revised landscape plan, please reference caliper, gallon size and quantity. For developments where buildings have more than one story, 50 percent of the trees shall meeting the following standards: Palm trees 12 feet tall; single trunk trees 3 inch caliper; multiple trunk trees one and one-half (1 ½) inch caliper average trunk. Please revise the landscape plan accordingly.

50. Pursuant to Section 8-1.203 Placement of Trees and Shrubs: Trees should not be located so that the expected mature tree canopy does not extend into the right of way...place trees 10 feet from the back of curb. Tree density shall be no less than 25 feet on center along pedestrian corridors. Revise the landscape plan accordingly. Refer to Figure 8.1-2 residential roadway clearances.
51. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.
52. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and shrubs, and lights, specifically the SE light fixture. Refer to Sec. 7.600 of the Zoning Ordinance, and the Scottsdale Sensitive Design Principle 13.
53. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Refer to Zoning Ordinance Sections 10.100 and 10.501.
54. Please revise the landscape plan so that at each single-car parking space the proposed plants at the edge of the space will not interfere with the vehicle driver or passengers as they get into or out of the vehicle. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of the adjacent parking space. Refer to Zoning Ordinance Section 10.700 D.
55. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Refer to the Plan & Report Requirements for Development Applications.
56. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Refer to Sec. 7.600 of the Zoning Ordinance, and the Scottsdale Sensitive Design Principle 13.
57. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119.
58. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Refer to DSPM Sec. 2-1.808 B.
59. Due to the broad arching form of the leaves and flower stems of Hesperaloe parviflora Red Yucca, please revise the landscape plan so that this plant will be at least five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas. Refer to DSPM Sec. 2-1.1001.13.
60. Please revise the landscape plan in order to eliminate conflicts between refuse removal and tree locations. There is a landscape area that abuts each refuse enclosure. Next to the refuse enclosure there is one or more trees, the mature canopy of which will extend over the refuse

enclosure and conflict removal of refuse. The locations of these trees need to be shifted in order to avoid conflicts with the refuse truck as it picks up the refuse container. Refer to the Scottsdale Design Standards & Policies Manual, Section 2-1.804.

61. Please identify the registered landscape architect that will be preparing the plans for this project. Refer to Arizona Revised Statutes R4-30-304. Use of Seals.

Circulation:

62. With the final plans submittal, dedicate a minimum 10-foot wide Non-Motorized Public Access easement over the pedestrian connection that runs through the site between N. Miller Road and the western property line.
63. Please confirm on site plan that the proposed driveway entrance off Miller Road will be consistent with the CL-1 type driveway as indicated in the City's Supplement to MAG Standards.
64. There appears to be a gap in pedestrian connectivity east of Building 9. Please provide a connection to the north or to the west in front of Building 9.
65. Please revise the site plan to show a pedestrian ramp on the north side of the drive aisle between buildings 2 and 10 to complete connection to the south.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

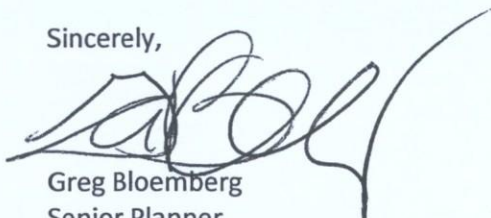
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

These 1st **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal 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 please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **26-DR-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised Narrative for Project

Site Plan:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Setback and Stepback Exhibit:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Landscape Plan:

Color	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Lighting Site Plan(s):

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

July 6, 2015

Greg Bloemberg
Senior Planner
Current Planning
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251

RE: 26-DR-2015
TREG (Miller & Osborn)

Mr. Greg Bloemberg:

We have completed the response to the 1st review of the above referenced development application submitted on 5-18-2015. The following letter represents the responses to the review performed by the City, and is intended to provide you with our proposal for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staffs recommendation. Please address the following:

Site Design:

1. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications. There may be additional comments regarding the site plan after it has been received and reviewed by staff.

RESPONSE: The Plan and Reports requirements information, intended to be utilized as a guide for quality submittals, has been provided.

2. Pursuant to Section 5.3006.F.1.b of the Zoning Ordinance, 25 percent of the length of a building facade at grade and up to a height of 30 feet shall be setback at least 10 ten additional feet; and area of the building facade at grade and up to 30 feet shall be located at the minimum 20 foot required setback. Please demonstrate the setback requirements on a revised site plan.

RESPONSE: Due to both the City's and surrounding neighbors desires to transition a single-story architectural element, adjacent to the single-family residential neighborhood to the east, this issue has been acknowledged per Thursday's (06/25/15) meeting with CoS Staff and will be addressed in the project narrative.

Landscape

3. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There may be additional comments regarding the preliminary

landscape plan after it has been received and reviewed by staff.

RESPONSE: The Plan and Reports requirements information, intended to be utilized as a guide for quality submittals, has been provided.

Circulation:

4. Pursuant to the City of Scottsdale Design Standards and Policies Manual Section 5-3.1100F., the owner should provide an additional four (4) feet of right of way along the alley on the west side of the site. Please revise the site plan to call out the dedication.

RESPONSE: Per your request, the additional 4' along the alley will be provided and has been indicated on the site plan.

5. Pursuant to City of Scottsdale Revised Code Section 47-36 and Design Standards and Policies Manual (DSPM) Section 5-3.100, the owner should provide an additional five (5) feet of right of way, for a total of 40 feet along N. Miller Road. Please revise the site plan to call out the dedication.

RESPONSE: Per your request, the additional 5' of right of way will be provided and has been indicated on the site plan.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staffs recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Narrative:

6. As submitted, the development narrative provides information related to the Downtown Urban Design Goals, the Sensitive Design Principles, and the Development Review Criteria. Please revise the Project Narrative so that there is an explanation about how the proposal will comply with the goals and policies of the Character and Design element of the Downtown Plan, and the Downtown Urban Design and Architectural Guidelines.

RESPONSE: Per the Downtown Urban Design and Architectural Guidelines, the guidelines are to assure that new development contributes to Downtown urban design goals. The development narrative discusses how the proposal complies. The Character and Design Element has also been addressed.

Site Design:

7. Please increase the width of the pedestrian walkway from the public sidewalk that is on Miller Road to each of the dwelling unit entry areas so that it will be a minimum of 6-foot clear width. Refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

RESPONSE: This proposal will encourage alternative modes of transportation that encourage social contact and interaction within the community. Both the sidewalk along Miller and the east/west public connection through the site will be 6' wide. Due to the infill nature of the site and the associated constraints, other sidewalks will be 5' wide with 6' clear width as allowed by the DSPM Section 2-1.808.

Landscape Design:

8. Please revise the landscape plan for the Miller Road frontage so that the mature size of the proposed street trees will not interfere with the existing overhead electrical power lines. Please refer to Arizona Public Service for recommendations regarding vegetation and power lines.

Disregard if you plan to underground power lines.

RESPONSE: *These power lines are to be undergrounded and will be noted as such.*

Elevation Design:

9. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.

RESPONSE: *Per your request, new color schemes have been selected by Studio Dwell. BSB has revised colored elevations to match the updated Color and Material Boards from Studio Dwell.*

10. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, 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.

RESPONSE: *This has been clarified with CoS Staff and will be addressed by the use of a 2x4 wall framed within a 2x6 for a recess of roughly 40%. BSB has provided a construction detail to indicate this method. (For Reference to Scottsdale's Sensitive Design Principle No. 9 – See below)*

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate*
- Materials with colors and coarse textures associated with this region should be utilized.*
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

11. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. 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.

RESPONSE: *This has been clarified with CoS Staff and will be addressed by the use of a 2x4 wall framed within a 2x6 for a recess of roughly 75%. BSB has provided a construction detail to indicate this method. (For Reference to Scottsdale's Sensitive Design Principle No. 9 – See below)*

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate*
- Materials with colors and coarse textures associated with this region should be utilized.*
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

12. Please provide section drawings of the proposed shade devices. 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. Refer to Scottsdale Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

RESPONSE: BSB has provided Shade Line Factor details for each method used including a calculation chart per Scottsdale's Sensitive Design Principle No. 9.

13. Several windows on the East, South, and West sides of the buildings appear to be unprotected from solar exposure. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, and other design elements provide shade for these windows. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

RESPONSE: BSB has added shade structures to all larger/operable windows per the direction of CoS Staff on (06/25/15).

Lighting Design:

14. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate all proposed lights that will be included with this project. As provided, there appears to be symbols on the plan that either are not identified, or are identified in the fixture schedule but not shown on the plan. There may be additional comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600.

RESPONSE: Photometric values have been provided on the landscape lighting plan by LVA. Values include both line and low voltage fixtures. The LVA lighting plan includes only Low Voltage fixtures. The GTR electrical engineering plan includes only the Line Voltage fixtures.

Circulation:

15. The sidewalk for N. Miller Road, as well as the pedestrian connection through the site to the alley, should be a minimum of six feet in width, pursuant to City of Scottsdale Revised Code Section 47-36, 2008 Transportation Master Plan Chapter 7, Section 8, and Design Standards and Policies Manual Sections 5-3.100 and 2-1.808. Revise site plan accordingly.

RESPONSE: The sidewalk along Miller as well as the main east/west pedestrian connection through the site to the alley will be a minimum 6' in width.

Drainage:

16. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

RESPONSE: Will be provided.

17. DRAINAGE REPORT RESUBMITTAL INFORMATION: The drainage report is not approved, please address the following issues.

- Case No.: DS&PM CHAPTER 1, Section 1-2.100. Add the case no. 26-DR-2015 to the cover page of the drainage report.

RESPONSE: The case number has been added to the cover of the report.

- PRE DEVELOPMENT DRAINAGE SITE PLAN: DS&PM CHAPTER 4, Section 4-1.800 and 4-1.900. Please provide a full size, 24"x36" pre development site plan. Show and label the contours to at least 10 feet beyond the property lines. Show and label all the basic elements of a drainage plan including flowrates, flowlines, existing storm drainage infrastructure and all existing easements. Show and label the onsite drainage basins and within each basin show the pre development Q10 and Q100 for each historical runoff entry and exit location, show and label concentration points.

RESPONSE: The requested figure has been added as Figure 3.

- POST DEVELOPMENT DRAINAGE SITE PLAN: DS&PM CHAPTER 4, Section 4-1.800 and 4-1.900. Please provide a full size, 24"x36" POST development site plan. Show and label the contours to at least 10 feet beyond the property lines. Show and label all the basic elements of a drainage plan including: existing and proposed contours or elevations, flowrates, flowlines, existing storm drainage infrastructure and all existing easements Show and label the onsite drainage basins and within each basin show the pre development Q10 and Q100 for each historical runoff entry and exit location, show and label concentration points. Use drainage flow arrows to show direction of runoff.

RESPONSE: The requested figure has been added as Figure 4.

18. REDEVELOPMENT STORMWATER STORAGE POLICY: Will apply to this site. DS&PM CHAPTER 4, Section 4-1.600. Please calculate the composite pre and post development C values for this site. Calculate any existing stormwater storage volume on site. This volume, if any, shall be preserved, though not in the same form as it exists. It can be combined with other stormwater storage structures. The Redevelopment stormwater storage required for this project shall be based on the increase in stormwater runoff associated with the proposed development. In this case, required storage volumes are determined by taking the proposed condition C value and subtracting the existing condition C value and using the difference in the stormwater storage volume formula. Redevelopment stormwater storage policy applies only to those areas or portions of a site that have been previously developed. Areas or portions of a site that have not been previously developed must provide full storage per the standard volume formula. The grass areas of the courtyard are considered developed, and thus 100 year, 2 hour storage volume is not required for these areas. The method for determining the required stormwater storage volume is the standard formula described below:

Standard Formula for Runoff Volumes for Redevelopment stormwater storage policy: $V_r = (P/12) A(C_{post} - C_{pre})$

V_r = Required storage volume in acre-feet.

P = Precipitation amount = The depth of the 100-year 2-hour rainfall, from figure in Appendix 4-1D at the site.

A = Area in acres; the developed portion of the entire site in acres, to the centerline of adjacent streets, on which any man made change is planned, including, but not limited to: construction, excavation, filling, grading, paving, or mining.

C = Runoff coefficient; Rational Method values from Figure 4.1-4.

RESPONSE: The calculations have been revised to follow this method.

19. DRAINAGE SUB AREAS: DS&PM CHAPTER 4, Section 4-1.800 Demonstrate how onsite runoff will get to the detention basins/pervious areas. Use bold lines to delineate the drainage sub areas and show all grade breaks on the G&D plan. Calculate the volume required and volume provided in each drainage sub area. Demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. Calculate and show the percentage

runoff that is contributed from each drainage sub area to a specific drainage basin. Use a table or spreadsheet format to show the results in the report.

RESPONSE: *Additional detail on the proposed drainage patterns is now included on Figure 4, the Preliminary Proposed Drainage Plan. As shown, a system of surface flow and gravity storm drain will be utilized to route stormwater runoff to the proposed underground retention vault.*

20. DETENTION BASINS: DS&PM CHAPTER 4, Section 4-1.401. For detention basin design: Provide bleed off rates for each basin. Show all calculations. The minimum pipe diameter of the bleed off pipe should not be less than 6 inches due to clogging. Use a hinged orifice plate on For detention basins, the runoff storage time should not be less than 12 to 24 hours and should not exceed 36 hours, unless it's a very small basin, then only the 6 inch bleed off pipe will be the controlling item and not the bleed off time. (For retention basins that are 1feet deep or less, use a double ring infiltromator test to measure the soil infiltration rate and use a factor of safety of two in the design bleed off rates. Thus, the retention basins need to drain in less than 18 hours. Provide this information with the next submittal) Calculate the total Vol req'd using NOAA 14 rainfall depths. $V_r = CIA$ for the 100yr/2hr storm event.

RESPONSE: *As previously described in paragraph 3 of Section 3.0, there is no practicable means (outfall) for a bleed-off system (gravity or pumped). In lieu of such a system, a drywell is proposed to dewater the underground retention system. Preliminary dewatering calculations for the system were provided in Appendix B.*

Considerations:

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Other:

21. Please consider converting the overhead utility lines along the alley and along the Miller Road frontage to underground utility lines.

RESPONSE: *The utility lines along miller will be converted to underground lines.*

Landscape

22. Please consider replacing the proposed Date Palms and Lucky Nut Trees with a species identified in Section 8-1.102 of the DSPM, Recommended Plants for Downtown and Urban Character. Revise landscape plan accordingly.

RESPONSE: *As discussed with CoS Staff, plants not on the Recommended Plant list will be focused on the interior of the project in order to create a resort style setting. Date Palms, while not on the list, are consistent with the surrounding area and Downtown character.*

Water and Waste Water

23. Please consider looping the water system (this is not required per the DSPM Sec. 6-1.403).

RESPONSE: *Consistent with the DSPM, this development will not be proposing to loop the water system.*

Public Safety

24. The site plan and lighting plan were forwarded to the Crime Prevention Team {CPTED) at the

Scottsdale Police Department. The following are comments from them that you may want to consider addressing to promote a safer living environment:

- The pedestrian connection through the site should be more uniformly illuminated. As proposed, there appears to be some dimly lit areas along the route.
- Consider providing some form of lighting, i.e. ballard or wall mounted sconce, at each of the guest parking spaces between the buildings. As proposed, these spaces will be poorly lit and could be used as hiding places.

RESPONSE: We have analyzed the current light values, and in order to address the suggested changes offered by the Police Department, a wall mounted sconce has been provided at each of the guest parking spaces between the buildings.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Design:

25. Pursuant to Section 9.105.B.4 of the Zoning Ordinance, please revise the site plan to show the calculations for required/proposed accessible parking spaces based on the total number of provided parking spaces for the entire project. NOTE: at least one of the residential garages must be designed to accommodate a van for accessible access. This requires a minimum vertical clearance of 98 inches, per Section 9.105.0.1.

RESPONSE: One of the residential garages has been designed to accommodate a van for accessible access including the minimum vertical clearance.

26. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inch wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

RESPONSE: Accent walls located at the end of the pedestrian and vehicular corridors have been provided to include alternate heights and visual interest.

27. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle overhang, and convert the remaining site area into sidewalk width and/or landscape area. Refer to Sections 9.106.A.1.b and 10.501.F.c of the Zoning Ordinance Section.

RESPONSE: This revision has been addressed.

28. Please revise the site plan to show the required/provided bike parking calculations and the bike rack locations, pursuant to Section 9.106.C.2.b of the Zoning Ordinance. 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.

RESPONSE: Bicycle racks have been labeled and associated calculations are located in the

site plan data.

29. Please utilize a dashed or dotted line to indicate the site area that will be allocated for bicycle parking. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B.

RESPONSE: "Site area" has been provided around proposed bike rack locations.

30. Please show the locations of building mounted and free standing exterior light fixtures on the site plan. Refer to the Plan & Report Requirements for Development Applications.

RESPONSE: Lighting data has been provided on the site plan.

31. Please indicate the location of any overhead utility lines and support poles. Please refer to the Plan & Report Requirements for Development Applications.

RESPONSE: Locations of lines have been provided.

32. Please indicate the location of *above* ground utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

RESPONSE: Utility equipment has been indicated and will be screened in the individual private yards.

33. Please identify the location of all site walls and screen walls on the site plan. Refer to Zoning Ordinance Sections 7.105 and 9.106.F.

RESPONSE: Site walls and screen walls have been added to the site plan.

34. All exterior mechanical, utility, and communications equipment shall be screened by the parapet or wall that matches the architectural characteristics, color, and finish of the building. Walls or parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. Revise site plan as needed to demonstrate compliance. Refer to Design Standards & Policies Manual, Section 2-1.401.1.

RESPONSE: All equipment will be located and screened in the individual private yards.

35. Please provide design details for the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

RESPONSE: These details were/are located in the landscape plan set.

Elevation Design

36. Please provide paint color drawdowns and revise the Color & Material Sample Board to include the Light Reflective Value for each paint color. Refer to the Development Application Checklist, Part III-Samples & Models.

RESPONSE: Studio Dwell has/will provide this information on the material boards to be re-submitted.

37. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

RESPONSE: BSB has located ground-mounted AC Units on the floor plans to be located and screened in the private yards.

38. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

RESPONSE: BSB has revised plans to incorporate interior roof drainage per direction of City Staff on (06/25/15). All exterior down spouts have been removed. BSB has provided a construction detail for this method.

39. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces.

RESPONSE: BSB has added notations to Elevations as requested.

40. Please provide notation regarding the locations of the materials and colors utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff.

RESPONSE: BSB has added notations to Elevations as requested.

41. On the building elevations, please indicate and illustrate the location of the electrical service panel. Electrical service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the panel shall be flush with the building face. A panel that is incorporated into the building, with the face of the panel flush with the building, shall be 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: BSB has recessed electrical panels on exterior walls within the elevations as requested.

42. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. 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 Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

RESPONSE: BSB has revised plans to incorporate interior roof drainage per direction of City Staff on (06/25/15). All exterior down spouts have been removed. BSB has provided a construction detail for this method.

Fire

43. On a revised site plan, please demonstrate turning radii compliance (49' & 55') (DS&PM 2-1.801(5)).

RESPONSE: Per Fire Review, 25' and 49' radii have been provided.

44. Demonstrate Hydrant spacing, existing and proposed, pursuant to the Fire Ord. 4045, 507.5.1.2.

RESPONSE: Hydrant locations have been provided.

45. Designate Fire Lanes for all Commercial / Multi-Family / Single family per Fire Ord. 4045, 503.3.

RESPONSE: Fire lane has been noted.

Lighting

46. The photometric analysis provided has two separate fixture schedules with what appears to be the same fixtures. Please clarify and remove one table or the other if there is redundancy.

RESPONSE: Photometric values have been provided on the landscape lighting plan by LVA.

Values include both line and low voltage fixtures. The LVA lighting plan includes only Low Voltage fixtures. The GTR electrical engineering plan includes only the Line Voltage fixtures.

47. Please eliminate the landscape symbols from the lighting site plan and increase font size of readings on the photometric analysis to improve readability.

RESPONSE: The landscape symbols have been removed from the lighting site plan. The font size of the readings on the photometric analysis have been increased.

48. Notes on the lighting plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.

RESPONSE: The font sizes have been increased.

Landscaping:

49. Pursuant to Section 10.501.B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. On a revised landscape plan, please reference caliper, gallon size and quantity. For developments where buildings have more than one story, 50 percent of the trees shall meeting the following standards: Palm trees 12 feet tall; single trunk trees 3 inch caliper; multiple trunk trees one and one-half (11,) inch caliper average trunk. Please revise the landscape plan accordingly.

RESPONSE: Plant sizes are now listed on the plant schedule. The quantities and sizes shown meet the minimum sizes pursuant to section 10.501.B.

50. Pursuant to Section 8-1.203 Placement of Trees and Shrubs: Trees should not be located so that the expected mature tree canopy does not extend into the right of way...place trees 10 feet from the back of curb. Tree density shall be no less than 25 feet on center along pedestrian corridors. Revise the landscape plan accordingly. Refer to Figure 8.1-2 residential roadway clearances.

RESPONSE: The trees along Miller Road have been adjusted so that they are on the west side of the sidewalk, which keeps their mature canopy from extending into the travel lane of the street.

51. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.

RESPONSE: Areas have been provided on sheet L-1.

52. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and shrubs, and lights, specifically the SE light fixture. Refer to Sec. 7.600 of the Zoning Ordinance, and the Scottsdale Sensitive Design Principle 13.

RESPONSE: Trees in conflict with the proposed light fixtures have been removed.

53. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20- 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Refer to Zoning Ordinance Sections 10.100 and 10.501.

RESPONSE: The planting plan has been revised to ensure that the plant coverage at maturity is adequate and not excessive.

54. Please revise the landscape plan so that at each single-car parking space the proposed plants at

the edge of the space will not interfere with the vehicle driver or passengers as they get into or out of the vehicle. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of the adjacent parking space. Refer to Zoning Ordinance Section 10.700 D.

RESPONSE: Plantings have been reduced so as to not interfere with the vehicle driver or passengers.

55. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Refer to the Plan & Report Requirements for Development Applications.

RESPONSE: Locations of lighting fixtures have been added to the LS Plan.

56. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Refer to Sec. 7.600 of the Zoning Ordinance, and the Scottsdale Sensitive Design Principle 13.

RESPONSE: Mature tree locations have been revised to create necessary spacing adjacent to light fixtures.

57. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119.

RESPONSE: Dashed lines were/are provided for both the SVT's and SDT's. They have been labeled to make it clear.

58. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Refer to DSPM Sec. 2-1.808 B.

RESPONSE: The "Site area" has been provided around proposed bike rack locations.

59. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that this plant will be at least five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas. Refer to DSPM Sec. 2- 1.1001.13.

RESPONSE: The planting plan has been revised to substitute *Hesperaloe parviflora* 'Perpa' for the Red Yucca, because the 'Perpa' variety has a smaller mature size. The spacing has also been increased.

60. Please revise the landscape plan in order to eliminate conflicts between refuse removal and tree locations. There is a landscape area that abuts each refuse enclosure. Next to the refuse enclosure there is one or more trees, the mature canopy of which will extend over the refuse enclosure and conflict removal of refuse. The locations of these trees need to be shifted in order to avoid conflicts with the refuse truck as it picks up the refuse container. Refer to the Scottsdale Design Standards & Policies Manual, Section 2-1.804.

RESPONSE: The *Thevetia peruviana* trees adjacent to the refuse enclosures have been replaced with *Eucalyptus pauana*, which grows more vertical in order to avoid conflicts with the refuse truck's operation.

61. Please identify the registered landscape architect that will be preparing the plans for this project. Refer to Arizona Revised Statutes R4-30-304. Use of Seals.

RESPONSE: Laura Thelen has prepared these plans, and has added her seal to the titleblock on each page of the landscape plan.

Circulation:

62. With the final plans submittal, dedicate a minimum 10-foot wide Non-Motorized Public Access easement over the pedestrian connection that runs through the site between N. Miller Road and the western property line.

RESPONSE: The NMPAE has been provided as requested.

63. Please confirm on site plan that the proposed driveway entrance off Miller Road will be consistent with the CL-1 type driveway as indicated in the City's Supplement to MAG Standards.

RESPONSE: The driveway location off Miller Rd. has been revised to be consistent with the CL-1 type driveway.

64. There appears to be a gap in pedestrian connectivity east of Building 9. Please provide a connection to the north or to the west in front of Building 9.

RESPONSE: This connections has been made.

65. Please revise the site plan to show a pedestrian ramp on the north side of the drive aisle between buildings 2 and 10 to complete connection to the south.

RESPONSE: This connection has been made.

The revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified have been provided for further review.

Sincerely,
Keith Nichter
Senior Planner
LVA Urban Design Studio

ATTACHMENT A
Resubmittal Checklist

Case Number: 26-DR-2015

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2" x 11" shall be folded):

IS] One copy: COVER LETTER- Respond to all the issues identified in the first review comment letter.

IS] One copy: Revised Narrative for Project

IS] Site Plan:

8	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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IS] Setback and Stepback Exhibit:

1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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IS] Elevations:

Color	1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
B/W	1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"

IS] Landscape Plan:

Color	2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"

IS] Lighting Site Plan(s):

2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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IS] Photometric Analysis Plan(s):

2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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IS] Manufacturer Cut Sheets of All Proposed Lighting:

1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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IS] Floor Plan(s):

1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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