

**Correspondence Between
Staff and Applicant**



May 4, 2016

Michele Hammond
Berry Riddell & Rosensteel
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 4-GP-2015 and 15-ZN-2015
Aire on McDowell

Dear Michele Hammond,

This is to advise you that the cases referenced above were approved at the May 3, 2016 City Council meeting. The ordinance and resolution may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-4306.

Sincerely,

Greg Bloemberg
Senior Planner



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12/2/15
Contact Name: ANNIE VOSS
Firm name: LVA URBAN DESIGN
Address: 120 S ASH
City, State Zip: TEMPE, AZ 85281

RE: Application Accepted for Review.

643-PA-2015

Dear ANNIE VOSS:

It has been determined that your Development Application for AIRC ON McDOWELL 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 BLOEMBERG

Title:

PLANNER

Phone number:

480-312-4306

Email address:

gbloemberg@scottsdaleaz.gov

15-ZN-2015
12/02/15

January 11, 2016

RE: 4-GP-2015 and 15-ZN-2015
Aire on McDowell

Dear Greg:

Below are the written responses to the 2nd Review Comments dated December 22, 2016.

General Plan/Character Area Plan

2001 General Plan

1. In the first comments letter, staff included dialogue regarding the Character and Design section of the General Plan; specifically Goal 1 (bullet 4), Goal 4, Goal 6 and the McDowell Road Streetscape Design Guidelines. Although the Project Narrative responds to all these goals, the site plan still does not graphically depict corridor characteristics noted in those goals and policies; specifically, pedestrian orientation with shade, activity nodes with intimate developed open spaces to encourage social interaction, and promoting safe pedestrian circulation while creating a unified and distinct identity in terms of streetscape improvements. Per our meeting of 1/4/16, please revise the site plan to indicate how this project will activate the McDowell Road frontage and create a more thought-out and undulated corridor that meets the long range policies that have been envisioned for this corridor.

Response: See revised Project Narrative – Character & Design Goal 4 (page 6 & 7 of the Narrative) regarding more detail on the art wall, landscape and pedestrian experience. Additionally, see the site plan, landscape plan and wall details.

Southern Scottsdale Character Area Plan (SSCAP)

2. Although responded to in the Project Narrative, the Character and Design section of the SSCAP, specifically Policies CD 2.1, CD 2.2 and CD 2.4, all speak to, and further envision this area as a pedestrian-oriented, cohesive area. Per our meeting of 1/4/16, please revise the site plan to include more pedestrian-friendly elements that reflect the desires of the community as indicated in the SSCAP.

Response: See revised site plan, landscape plan and wall details.

3. Page 19 of the revised Project Narrative describes an activation of the McDowell Road frontage by screening the development utilizing “variation in wall heights, placement, treatments and vegetation” as opposed to a solid linear wall. Per our meeting of 1/4/16, please provide a graphic depiction of the proposed condition and revise site plan as needed to create a more thought-out and undulated corridor along the McDowell Road frontage.

4-GP-15/15-ZN-15
01/13/16

Response: As reviewed with City Staff, see additional plans and graphics depicting wall design, pedestrian experience and landscaping. Additional description of the wall design can be found on page 7 of the Narrative.

Zoning Ordinance and Scottsdale Revised 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:

Circulation

4. As proposed, access at 68th Street is not consistent with the City's requirements for streets providing access to single-family lots. Please revise the site plan to show two-way access at the 68th Street access point. Refer to Section 48-7 of the Scottsdale Revised Code.

Response: Two-way access is shown on the site plan meeting the City's requirements. This secondary access point is intended for resident entry only and exit for residents and guests.

Fire

5. The following comments from the 1st review have not been addressed, or were not sufficiently addressed. Please revise plans as necessary to demonstrate compliance.
 - Demonstrate an unobstructed vertical clearance of 13 feet 6 inches minimum. Remove plantings and/or structures as necessary to demonstrate compliance. Refer to Fire Ordinance 4045, 503.2.1.
 - Demonstrate fire hydrant spacing, existing and proposed. Refer to Fire Ordinance 4045, 507.5.1.2

Response: The site plan has been revised to address the Fire Ordinance comments above.

Landscape Design:

6. Please revise the plant legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend and plants identified as "species" are specifically identified, so staff is able to understand the landscape design concepts. Refer to Section 10.200 of the Zoning Ordinance and the Plan and Report Requirements for Development Applications. NOTE: There may be additional comments after staff has reviewed the revised plan.

Response: The landscape plan has been revised so that the plan symbols on the landscape plan are accurately represented on the plant legend.

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:

7. Sheet L-2 includes information and illustrations regarding a “theme wall”; however it is unclear how the wall will be implemented with the proposed development. Please clarify. Refer to the Plan and Report Requirements for Development Applications.

Response: Additional theme/art wall graphics are provided with the resubmittal.

8. Sheet L-5 includes information and illustrations regarding “decorative light masts”; however, it is unclear how these fixtures/features will be implemented with the proposed development. Please clarify. Refer to the Plan and Report Requirements for Development Applications.

Response: Additional graphics for the McDowell Road edge are provided with the resubmittal; however, the light mast design is still being refined. Additional graphics will be provided with the DRB application.

Circulation

9. The response letter indicates a proposal for “reduced safety triangles”; however these triangles are not shown on the site plan. Please revise the site plan to include the location and configuration of corner safety triangles at all internal intersections. Refer to Section 5-3.119D, Fig. 5-3.27 of the DS & PM.

Response: Safety triangles have been deemed not necessary per our discussion with City Staff.

10. The response letter indicates a 25-foot right of way radius will be provided at the 68th & McDowell intersection; however, this condition is not shown on the site plan. Please revise site plan accordingly. Refer to Section 5.3-119.D of the DS & PM.

Response: The site plan has been revised to reflect this requirement.

Fire

11. The following comments from the 1st review were not addressed, or were not sufficiently addressed. Please revise plans as needed to demonstrate compliance.

- Demonstrate commercial turning radii, particularly at entrance/exit lanes. Refer to Section 2-1.802.5 of the DS & PM.
- Divided entrances and drive thru bypass lanes shall be minimum 20 feet in width. NOTE: the proposed short divided entrance is not possible, due to turning radii requirements. Emergency vehicles shall enter and exit at proper lanes.

Response: The site plan has been revised to address the DS & PM requirements stated above.

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:

Landscape Design:

12. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Response: The landscape plan has been revised with the appropriate font size.

13. Please revise the landscape plan to identify which theme is proposed along the McDowell Road frontage in response to the McDowell Road Streetscape Design Guidelines.

Response: Acknowledged and revised.

14. To avoid conflicts between mature tree sizes and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least 20 feet between tree trunks and light fixtures. Refer to Sensitive Design Principle 13.

Response: Landscape and lighting plans have been revised.

15. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 5-3.119 of the DS & PM.

Response: Safety triangles have been deemed not necessary per our discussion with City Staff.

Fire

16. The following comments from the 1st review were not addressed, or were not sufficiently addressed. Please revise plans as needed to demonstrate compliance.

- Designate all internal streets as Fire Lanes. Refer to Fire Ordinance 4045, 503.3.
- Demonstrate FDC meets spacing requirements. Refer to Fire Ordinance 4045, 912.

Response: Site plan noted to show compliance with the Fire Ordinance.

Lighting Design:

17. Notes on the lighting plan and cut sheets appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Response: Revised.

Sincerely,

Michele Hammond
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 15-ZN-2015

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

- Three copies: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- Three copies: Revised Narrative for Project

- Context Aerial with the proposed Site Plan superimposed

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

- Site Plan:

 5 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Open Space Plan:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Landscape Plan:

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"

- Other Supplemental Materials:

Refer to the GP and SSCAP comments for additional requested documents



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-31-15
Contact Name: Michele Hammond
Firm name: Berry + Riddell
Address: 6700 E. Camelback Road #100
City, State Zip: Scottsdale, AZ 85251

RE: Minimal Submittal Comments

643 - PA - 15

Dear Ms. Hammond:

It has been determined that your Development Application for Aire on McDowell 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: Greg Bloembergen
Title: Senior Planner
Phone number: 480-312-4306
Email address: gbloembergen@scottsdaleaz.gov

15-ZN-2015
8/31/15



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

February 2, 2016

Michele Hammond
Berry & Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: Determination of a Planning Commission hearing

Ms. Hammond:

Your Development Applications, 4-GP-2015 and 15-ZN-2015, for Aire on McDowell are scheduled to be considered at the 2/24/16 Planning Commission hearing.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 2/22/16. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site post requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Community & Economic Development Division has had this application in review for 60 Staff Review Days.

Let me know if you have any questions.

Regards,

Greg Bloemberg
Senior Planner

C: Case File

December 2, 2015

RE: 4-GP-2015 and 15-ZN-2015
Aire on McDowell - Resubmittal

Dear Mr. Bloemberg,

Below are the written responses to City Staff's 1st Review letter dated 10/5/2015 for the above referenced project.

General Plan/Character Area Plan

2001 General Plan

1. Please provide a General Plan Land Use graphic with the next submittal. Refer to General Plan Amendment Development Application Checklist, item #14.

Response: Please see Project Narrative page 4.

2. Please revise the Project Narrative to respond to the *Enhance Neighborhoods and Value Scottsdale's Unique Lifestyle and Character* Guiding Principles, as defined on pages 5 and 6 of the 2001 General Plan.

Response: Please see Project Narrative page 5.

3. Please revise the Project Narrative to respond to Character and Design Goal 1, Bullet 4; which speaks to Urban Character Types, and more specifically, Employment Cores for which the subject site falls within. According to the General Plan, these areas should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people.

Response: Please see Project Narrative page 6.

4. Please revise the Project Narrative to respond to Character and Design Goals 4 and 6. Please address how the proposal will match the established streetscape character of McDowell Road, including the complementary McDowell Road Streetscape Design Guidelines. Objectives include promoting a safe pedestrian circulation adjacent to McDowell Road and creating a unified and distinct identity in terms of streetscape improvements.

Response: Please see Project Narrative pages 6-7.

5. Please revise the Project Narrative to respond to Goal 4, Bullets 3 and 7 of the Neighborhood Element. Please elaborate on how redevelopment of the site will be context-appropriate with the existing neighborhoods to the north; while enhancing the commercial environment that exists to the east and west of the site.

Furthermore, discuss any pedestrian linkages that will be created as a result of the proposal.

Response: Please see Project Narrative pages 10-11.

6. The project site is located within the McDowell/Scottsdale Road Growth Area. As such, please revise the Project Narrative to respond to the Growth Area Element of the 2001 General Plan.

Response: Please see Project Narrative page 11.

Southern Scottsdale Character Area Plan

7. The project site falls within the SSCAP-designated Regional Corridor. Please revise the Project Narrative to respond to Land Use Policy LU 2.1. The policy includes language indicating this region consists of "vertical and horizontal mixed-use development" and includes "greater residential density" to meet the overall vision of this area. Since the proposal does not include a mix of uses, please describe how the intended development will better implement the vision of the SSCAP than that described in the policy.

Response: Please see Project Narrative page 14.

8. Similar to #7 above, please respond to Land Use Policy 3.6 regarding the incorporation of vertical and/or horizontal mixed-use development along this SSCAP-designated Regional Corridor. Again, please describe how the intended development will better implement the vision of the SSCAP than that described in the policy.

Response: Please see Project Narrative page 15.

9. Please revise the Project Narrative to respond to Character and Design Policies CD 2.1, CD 2.2, and CD 2.4. Please describe how the intended development will adhere to the SSCAP, which envisions the area as a pedestrian-oriented, cohesive, and providing a mix of uses.

Response: Please see Project Narrative page 17-18.

10. The provided graphic on page 10 of the project Narrative is incorrect as to the location/labeling of the subject site. Please correct the graphic as part of the next submittal.

Response: Please see Project Narrative page 16.

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:

Zoning:

11. Compliance with all applicable R-5 development standards must be demonstrated as part of the zoning application. Section 5.1004.C.2 of the Zoning Ordinance restricts building height to one story within 50 feet of an R1- district boundary line. At this location, the district boundary line to the north of the site is located at the centerline of the alley; which means lots 5, 6, 38, 50, 76 and 77 are restricted to single story, as they are approximately 40 feet from the district boundary line. Please confirm compliance on the site plan, or adjust site design accordingly to demonstrate compliance.

Response: As discussed with City Staff, per the Stewart Plaza plat boundary, the zoning boundary is measured from the north side of the alley in this circumstance. The revised site plan complies with the 50' requirement.

12. The conceptual landscape plan indicates a "private landscape zone", which I presume is another term for private outdoor living space (POLS); however, it is unclear if each individual lot/unit type is able to meet its POLS requirement (0.5 X gross floor area of the unit). Please revise the landscape plan and site plan to correctly identify the required/provided POLS for each lot/unit type. Refer to Section 5.1004.1.b of the Zoning Ordinance.

Response: The open space plan has been revised to show that the minimum private outdoor living space for each unit is 240 square feet. This is greater than the required .05 x gross floor area of the unit and satisfies Section 5.1004.1.b of the Zoning Ordinance.

13. Section 5.1004.E of the Zoning Ordinance allows for zero lot line development; however, if any yard/setback is maintained, it must be at least 10 feet. Please provide graphics/elevations confirming each of the lots in this subdivision can conform to this requirement. If units are to be attached, provide graphics/elevations illustrating the proposed method of attachment for staff review.

Response: Dimensions have been added to the site plan showing a minimum of 10 feet of separation between buildings. A Typical Lot Configuration Exhibit has been added as a supplement to the resubmittal materials to illustrate the relationship of the proposed building footprint and the lot lines for each unit.

Townhome units are to be attached as shown on the preliminary site section.

14. Guest parking for this project must comply with the requirements for accessible parking, as specified in Section 9.105 of the Zoning Ordinance. In this case, 27 guest parking spaces are proposed. At a rate of 4% of provided spaces, a minimum of two guest parking spaces shall be accessible and meet the universal requirements for a van accessible space (27 X .04 = 1.08, rounded up to the nearest whole # = 2 spaces) . Please revise the site plan to call out the location of accessible guest parking.

Response: The site plan has been revised to provide 25 guest parking spaces. At a rate of 4% of provided spaces, a minimum of one guest parking space shall be

accessible ($25 \times .04 = 1.0$ rounded up the nearest whole # = 1 space). The site plan has been revised to exceed the city standard and include two accessible parking spaces to be located at the eastern end of the central loop road.

Circulation:

15. As proposed, internal streets are not consistent with the City's design standards for streets providing access to single-family lots. Please revise site plan to demonstrate compliance with City street standards, including two-way access at the 68th Street and 69th Street access points. Refer to Section 48-7 of the Scottsdale Revised Code.

Response: The applicant has worked with Transportation Staff to create street cross sections that respond to the urban context of the proposed community. Streets have been modified only where necessary to provide for on-street parking, refuse collection, and emergency access. Due to the rigid configuration of the product, it was necessary to eliminate corner "bubbles" as they restricted development flexibility and did not provide any tangible benefit or encumbrance to maintaining turning movements and circulation flow within the project. As demonstrated on the site plan, vehicular turning movements will not be inhibited by the lack of corner "bubbles".

The revised site plan provided with this resubmittal has removed the 69th Street access location, and will allow for an exit-only access from 68th Street. If staff can identify a potential solution to allow a two-way entry to occur within the proposed street tract area at the 68th street exit, the applicant would be amenable to allowing a two-way gated condition.

These modifications have been openly discussed with Transportation Staff including the Transportation Director on multiple occasions.

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:

Site Design:

16. Site design that includes lots at the perimeter of a residential development, with rear yards facing streets of any kind, is discouraged. Particular emphasis is placed on avoiding rear yards adjacent to Major Arterial and Collector streets. As such, please make the following revisions to the site design:
- Revise the configuration of the lots on the site plan so the rear yards of the individual lots will not front onto the adjacent arterial and collector streets. Revise the streets, sidewalks, landscape areas, amenity area and orientation of refuse enclosures as necessary. Refer to Section 2-1.1003.A of the DS & PM.

Response: The applicant has incorporated multiple design elements that will promote interaction of lots that back onto McDowell Road with the street corridor. The proposed building architecture (see provided building elevations) provide an open front and rear presence through the use of glass and balcony areas that will strengthen physical and visual relationship between the street corridor and residential presence. In essence, the units will architecturally project “two fronts” with minimal separation (approximately 10 to 12 feet of private rear yard) between the back of the building and the McDowell Corridor

In addition, all rear yards for units backing onto perimeter streets will include individual gates to encourage access from the units to the public sidewalk and will interaction within the community and McDowell corridor. These access gates have been designed in a manner to create variation in depth of the perimeter wall to break up the linear nature of a typical perimeter wall. See response to comment 16, bullet point 3 for a description of the proposed enhanced rear yard wall treatments.

- Revise the site plan to show a landscape tract with a minimum width of 15 feet along the McDowell Road frontage, and a landscape tract with a minimum width of 10 feet along the 68th Street frontage. Refer to Section 2-1.1003.A of the DS & PM.

Response: The site plan has been revised to show a landscape tract with an average width of 15 feet along the McDowell Road frontage, and a landscape tract with a minimum width of 10 feet along the 68th and 69th street frontages.

- There are concerns with a project design that includes a long continuous screen wall/barrier along an 800-foot long frontage on McDowell Road. The proposed 10-foot “breaks” between lots do not seem sufficient to mitigate the impact of such a long wall on the desired streetscape on McDowell Road. Additionally, for walls in excess of 200 feet in length, varied setbacks, alignments and/or heights should be utilized to provide visual interest. Please revise the site plan to indicate greater spacing between lots and/or design solutions specified above to break up the wall and provide visual interest. Refer to Section 2-1.301.5 of the DS & PM.

Response: The applicant recognizes the city’s sensitivity to a long wall/barrier along the McDowell frontage. As such, the applicant has proactively taken steps to mitigate the negative impacts of the perimeter wall while establishing the sense of security and privacy for future residents.

The applicant is currently working to design an innovative wall treatment which incorporates varied setbacks, heights, materials, decorative gates, green screen, and artistic accents. The wall will be variegated to provide continued visual interest across the frontage. The unique wall treatments will be a distinctive place-making element along the McDowell Road corridor.

17. As proposed, circulation for service vehicles is challenging. Service vehicles will be forced to reverse course, make a risky turnaround movement, and/or exit the site and re-enter at the main entrance to complete refuse collection for the project.

Please revise the site plan to indicate refuse enclosure orientation that allows service vehicles to go one way through the site without backtracking. Refer to Section 2-1.704 of the DS & PM.

Response: The site plan has been revised to simplify service vehicle circulation. Service vehicles will enter the community through the primary entrance off McDowell Road and move through the community in a clockwise manner to efficiently service the three community dumpsters. Service vehicles may exit onto either McDowell Road or 68th Street.

18. If 69th Street is not proposed to be abandoned, the street should at the very least be improved to provide a turnaround/cul-de-sac so the street does not dead-end into a block wall. Please revise the site plan to show a turnaround/cul-de-sac at the north end of 69th Street, consistent with City design guidelines; or provide a separate application for Abandonment of the 69th Street right of way. NOTE: this may require a cooperative effort with the property owner to the east. Refer to Sections 2-1.1001 and 5-3.1100 of the DS & PM.

Response: The site plan has been revised to remove the access on 69th street. As this project will not be taking access from 69th street, the applicant does not intend to modify or abandon 69th street. No improvements are anticipated at this time.

Circulation:

19. A transit shelter and stop improvements will be required on McDowell Road just east of 68th Street. Additionally, the existing transit shelter and stop on 68th Street north of McDowell will need to be eliminated and replaced with pedestrian improvements. Please revise the site plan to call out the proposed location for the new transit shelter, as well as the location of the existing shelter that will need to be removed. Refer to the Transportation Master Plan, Policy 2.1.1 and Section 5-6.102 of the DS & PM.

Response: The City of Scottsdale has revised this comment and no longer will require a new transit shelter and stop to be constructed on McDowell Road. The applicant will agree to the demolition of the existing shelter improvements on 68th Street.

20. Please revise the site plan to show pedestrian connections on both sides of the main entrance, minimum six feet in width. Refer to Section 5-3.100 of the DS & PM.

Response: The site plan has been revised to show 6' wide sidewalks on both sides of the main entrance.

21. Please revise the site plan to show "street bubbles" at all 90-degree internal street intersections. Refer to Section 5-3.1100 and Fig. 5.3-51 of the DS & PM.

Response: Refer to comment response #15.

22. As part of the final improvement plans submittal, please indicate a minimum 25-foot turning radius at the 68th Street & McDowell Road intersection. Refer to Section 5-3.119D of the DS & PM.

Response: Acknowledged.

23. Street cross-sections with proposed on-street parking require a minimum of 24 feet of paved width, excluding the parking width. Please revise the site plan and applicable cross-sections to demonstrate compliance. Refer to Sections 5-3.100 and 5-3.109 of the DS & PM.

Response: The site plan and street cross sections have been revised to show a minimum of 24 feet of paved width excluding parking with on all streets with on-street parking.

24. Please revise the site plan to indicate a minimum six-foot wide sidewalk, separated from street curb, on 68th Street. Refer to Section 5-3.100 of the DS & PM.

Response: The site plan has been revised to indicate the construction of a six-foot wide sidewalk separated from street curb along 68th Street. The proposed sidewalk will be developed within the existing right-of-way and may encroach into the required 10' landscape setback.

25. Please revise the site plan to include safety triangles at all internal street intersections, as well as the intersections on both 68th Street and 69th Street. Refer to Section 5-3.199D and Fig. 5.3-27 of the DS & PM.

Response: The applicant has coordinated with Transportation Staff to address concerns related to the site visibility triangles. Due to the urban character of the site, visibility triangles will be reduced to less than the City standard. This reduction has been mitigated by the addition of alternative pavement at internal three-way intersections to promote internal traffic calming.

26. Please revise the site plan to show a five-foot right of way dedication along the northern half of the 68th Street frontage, to match the existing 45-foot half-street right of way along the southern half of the frontage. Revise any affected development standards as needed to account for the dedication.

Response: The site plan has been revised to show a five foot right of way dedication along the northern half of the 68th street frontage, to match the existing 45-foot half-street right of way along the southern half of the frontage.

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:

Site Design:

27. Site design that results in a sidewalk abutted on both sides by patio barriers would appear to create a space too long and narrow to allow for a comfortable and safe pedestrian experience. Please consider revising the site plan to show a minimum

12" landscape area on both sides of the sidewalk between lots 50-55 and 77-81 and the sidewalk between lots 1-5 and 33-38 to allow for minimal landscaping and/or pedestrian-scale lighting; or eliminate the sidewalk entirely so that the lots abut each other.

Response: The site plan has been revised to eliminate the 6' access ways between lots entirely. The revised plan instead provides a new east-west oriented 15'-18' open space area between the central lots to facilitate rear yard access, landscaping, and a community open space area.

Historic Preservation

28. The proposed development abuts the Village Grove 1-6 Historic District, which is located north of the site. The Village Grove Historic District was listed on the Scottsdale Historic Register in 2005, and on the National Register of Historic Places in 2010. Between the existing development on the site and the Village Grove 1-6 Historic District, there is an 8-foot wide landscape buffer that extends across the north property line and provides a physical buffer for the historic district. Please consider preserving this landscape buffer as a method of protection for the Village Grove 1-6 Historic District. Refer to Section 6.111 of the Zoning Ordinance.

Response: The applicant is providing a 7.5'-18' landscape buffer partially within the right of way along the north property line across the entirety of the site. This landscape area will serve as a physical buffer between the proposed community and the existing Village Grove 1-6 Historic District. In addition to the landscape buffer, no unit will be closer than 50 feet to the Village Grove neighborhood whereby creating a substantial setback between the two communities.

Circulation:

29. NOTE: The use of all-way stop signs at internal street intersections needs to be analyzed by Traffic Engineering staff before it can be implemented for this project. Private streets need to be designed the same as public streets. With public streets, the City analyzes intersections to determine if all-way stops are necessary. As such, any such design will require written approval from Traffic Engineering prior to submittal of final improvement plans. Side street stop signs are acceptable as proposed.

Response: The revised site plan has eliminated all proposed stop signs within the site.

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:

30. As part of the final improvement plan submittal, please replace all existing driveways not needed for this project with curb, gutter and sidewalk to match the proposed street improvements on both street frontages.

Response: Acknowledged.

Fire:

31. Please revise the site plan to demonstrate existing and proposed fire hydrant spacing. Refer to Fire Ordinance 4045, 507.5.1.2.

Response: Revised – see site plan.

32. Please revise the site plan to designate all internal streets as fire lanes. Refer to Fire Ordinance 4045, 503.3.

Response: A note has been added to the site plan designating all internal streets as fire lanes.

33. Key switch/pre-emption sensor is required for gated communities. Please note on the site plan. Refer to Fire Ordinance 4045, 503.6.1.

Response: A note has been added to the site plan indicating key switch and pre-emption sensor locations.

34. Please revise the site plan to demonstrate commercial turning radii (49' and 55') for all internal streets. Additionally, confirm all internal streets will be designed to support 83,000 pounds gross vehicle weight. Refer to Section 2-1.802 of the DS & PM.

Response: The site plan has been updated to demonstrate commercial turning radii (49' and 55') for all internal streets. A note has been added to the site plan indicating that all internal streets will be designed to support 83,000 pounds gross vehicle weight.

Circulation:

35. NOTE: a preliminary design for the modifications to the existing median on McDowell Road must be submitted to the Transportation Department for review and approval *prior* to submittal of final improvement plans. The westbound left-turn storage at the main entrance shall be extended to a minimum of 75 feet, and any extension of the median toward 69th Street shall be discussed with the property owner to the south.

Response: All modifications to the existing medians on McDowell Road will be submitted to the Transportation Department for review and approval prior to submittal of final improvement plans.

Landscape Design:

36. Please revise the "conceptual landscape plan" to demonstrate how the landscape design will comply with the McDowell Road Streetscape Design Guidelines.

Specifically, indicate proposed plant and tree species and materials/finishes for hardscape areas.

Response: A revised conceptual landscape plan has been provided which demonstrates how the landscape design will comply with the McDowell Road Streetscape Design Guidelines. The revised plan indicates proposed plant and tree species and material/finishes for hardscape areas.

Other:

37. The ALTA Survey indicates parcel areas, but it is unclear if the areas provided are net or gross. Additionally, the ALTA Survey was not signed by the surveyor. Please provide a revised ALTA Survey that includes both the net and gross site area and is signed by the surveyor. Refer to the Plan and Report Requirements for Development Applications.

Response: The ALTA Survey has been updated.

38. The preliminary water and sewer Basis of Design (BOD) Reports have been accepted by the Water Resources Division. The following issues must be resolved/responded to as part of the final BOD's, and submitted to Water Resources for approval prior to submittal of final improvement plans:

- Address the sewer outfall in accordance with Sections 6-1.200 and 7-1.200 of the DS & PM.
- The water system shall be looped through the six-inch line in 69th Street at the northeast corner of the project. Refer to Section 6-1.402 of the DS & PM.
- Potholing of the utilities in McDowell Road will determine the sewer outfall location for this project. Water Resources prefers the McDowell Road sewer for conveyance directly to Scottsdale Road; however, it appears the sewer system along the north property line may also suffice if connection to McDowell Road line is not feasible.
- Each unit shall be separately metered and may utilize the service line for both domestic and fire protection provided a continuous firewall is provided between each unit per the International Fire Code (IFC) and City amendments thereof.

Response: Acknowledged.

If you have any questions regarding the above responses please call Michele Hammond at 480-385-2753 or Alex Stedman with LVA at 480-994-0994.

Sincerely,

ATTACHMENT A
 Resubmittal Checklist

Case Number: **15-ZN-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

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

One copy: Revised CD of submittal (DWG or DWF format only)

One copy: Revised Narrative for Project

One copy: Revised Results of Alta Survey

Context Aerial with the proposed Site Plan/Conceptual Plat superimposed

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
	_____		_____		_____	

Site Plan/Conceptual Plat:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
_____		_____		_____	

Open Space Plan:

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

Landscape Plan:

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

Other Supplemental Materials:

Graphics and elevations depicting the proposed "attachment" between units on abutting lots, as discussed in our meeting (one 24 X 36, one 11 X 17, and one 8.5 X 11)



December 22, 2015

Michele Hammond
Berry Riddell & Rosensteel
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 4-GP-2015 and 15-ZN-2015
Aire on McDowell

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 12/2/15. The following **2nd 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. **PLEASE NOTE: some of the comments in this letter are new comments in response to the new design proposed with the 2nd submittal, while others are 2nd requests for revisions that are critical to demonstrating compliance with City codes, policies and guidelines.**

General Plan/Character Area Plan

2001 General Plan

1. In the first comments letter, staff included dialogue regarding the Character and Design section of the General Plan; specifically Goal 1 (bullet 4), Goal 4, Goal 6 and the McDowell Road Streetscape Design Guidelines. Although the Project Narrative responds to all these goals, the site plan still does not graphically depict corridor characteristics noted in those goals and policies; specifically, pedestrian orientation with shade, activity nodes with intimate developed open spaces to encourage social interaction, and promoting safe pedestrian circulation while creating a unified and distinct identity in terms of streetscape improvements. Per our meeting of 1/4/16, please revise the site plan to indicate how this project will activate the McDowell Road frontage and create a more thought-out and undulated corridor that meets the long range policies that have been envisioned for this corridor.

Southern Scottsdale Character Area Plan (SSCAP)

2. Although responded to in the Project Narrative, the Character and Design section of the SSCAP, specifically Policies CD 2.1, CD 2.2 and CD 2.4, all speak to, and further envision this area as a pedestrian-oriented, cohesive area. Per our meeting of 1/4/16, please revise the site plan to include more pedestrian-friendly elements that reflect the desires of the community as indicated in the SSCAP.

3. Page 19 of the revised Project Narrative describes an activation of the McDowell Road frontage by screening the development utilizing “variation in wall heights, placement, treatments and vegetation” as opposed to a solid linear wall. Per our meeting of 1/4/16, please provide a graphic depiction of the proposed condition and revise site plan as needed to create a more thought-out and undulated corridor along the McDowell Road frontage.

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:

Circulation

4. As proposed, access at 68th Street is not consistent with the City’s requirements for streets providing access to single-family lots. Please revise the site plan to show two-way access at the 68th Street access point. Refer to Section 48-7 of the Scottsdale Revised Code.

Fire

5. The following comments from the 1st review have not been addressed, or were not sufficiently addressed. Please revise plans as necessary to demonstrate compliance.
 - Demonstrate an unobstructed vertical clearance of 13 feet 6 inches minimum. Remove plantings and/or structures as necessary to demonstrate compliance. Refer to Fire Ordinance 4045, 503.2.1.
 - Demonstrate fire hydrant spacing, existing and proposed. Refer to Fire Ordinance 4045, 507.5.1.2

Landscape Design:

6. Please revise the plant legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend and plants identified as “species” are specifically identified, so staff is able to understand the landscape design concepts. Refer to Section 10.200 of the Zoning Ordinance and the Plan and Report Requirements for Development Applications. NOTE: There may be additional comments after staff has reviewed the revised 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 Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

7. Sheet L-2 includes information and illustrations regarding a “theme wall”; however it is unclear how the wall will be implemented with the proposed development. Please clarify. Refer to the Plan and Report Requirements for Development Applications.
8. Sheet L-5 includes information and illustrations regarding “decorative light masts”; however, it is unclear how these fixtures/features will be implemented with the proposed development. Please clarify. Refer to the Plan and Report Requirements for Development Applications.

Circulation

9. The response letter indicates a proposal for “reduced safety triangles”; however these triangles are not shown on the site plan. Please revise the site plan to include the location and configuration of corner safety triangles at all internal intersections. Refer to Section 5-3.119D, Fig. 5-3.27 of the DS & PM.
10. The response letter indicates a 25-foot right of way radius will be provided at the 68th & McDowell intersection; however, this condition is not shown on the site plan. Please revise site plan accordingly. Refer to Section 5.3-119.D of the DS & PM.

Fire

11. The following comments from the 1st review were not addressed, or were not sufficiently addressed. Please revise plans as needed to demonstrate compliance.
 - Demonstrate commercial turning radii, particularly at entrance/exit lanes. Refer to Section 2-1.802.5 of the DS & PM.
 - Divided entrances and drive thru bypass lanes shall be minimum 20 feet in width. NOTE: the proposed short divided entrance is not possible, due to turning radii requirements. Emergency vehicles shall enter and exit at proper lanes.

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:

Landscape Design:

12. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
13. Please revise the landscape plan to identify which theme is proposed along the McDowell Road frontage in response to the McDowell Road Streetscape Design Guidelines.
14. To avoid conflicts between mature tree sizes and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least 20 feet between tree trunks and light fixtures. Refer to Sensitive Design Principle 13.
15. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to the Plan and Report Requirements for Development Applications and Section 5-3.119 of the DS & PM.

Fire

16. The following comments from the 1st review were not addressed, or were not sufficiently addressed. Please revise plans as needed to demonstrate compliance.
 - Designate all internal streets as Fire Lanes. Refer to Fire Ordinance 4045, 503.3.
 - Demonstrate FDC meets spacing requirements. Refer to Fire Ordinance 4045, 912.

Lighting Design:

17. Notes on the lighting plan and cut sheets appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

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 a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

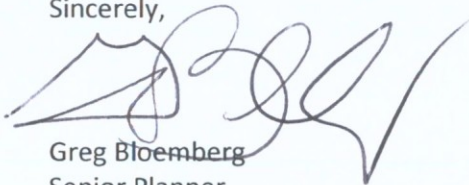
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 40 Staff Review Days since the application was determined to be administratively complete.

These **2nd 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

cc: file



October 5, 2015

Michele Hammond
Berry & Riddell
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 4-GP-2015 and 15-ZN-2015
Aire on McDowell

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 8/31/15. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

General Plan/Character Area Plan

2001 General Plan

1. Please provide a General Plan Land Use graphic with the next submittal. Refer to General Plan Amendment Development Application Checklist, item #14.
2. Please revise the Project Narrative to respond to the *Enhance Neighborhoods and Value Scottsdale's Unique Lifestyle and Character* Guiding Principles, as defined on pages 5 and 6 of the 2001 General Plan.
3. Please revise the Project Narrative to respond to Character and Design Goal 1, Bullet 4; which speaks to Urban Character Types, and more specifically, Employment Cores for which the subject site falls within. According to the General Plan, these areas should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people.
4. Please revise the Project Narrative to respond to Character and Design Goals 4 and 6. Please address how the proposal will match the established streetscape character of McDowell Road, including the complementary McDowell Road Streetscape Design Guidelines. Objectives include promoting a safe pedestrian circulation adjacent to McDowell Road and creating a unified and distinct identity in terms of streetscape improvements.
5. Please revise the Project Narrative to respond to Goal 4, Bullets 3 and 7 of the Neighborhood Element. Please elaborate on how redevelopment of the site will be context-appropriate with the existing neighborhoods to the north; while enhancing the commercial environment that

exists to the east and west of the site. Furthermore, discuss any pedestrian linkages that will be created as a result of the proposal.

6. The project site is located within the McDowell/Scottsdale Road Growth Area. As such, please revise the Project Narrative to respond to the Growth Area Element of the 2001 General Plan.

Southern Scottsdale Character Area Plan

7. The project site falls within the SSCAP-designated Regional Corridor. Please revise the Project Narrative to respond to Land Use Policy LU 2.1. The policy includes language indicating this region consists of “vertical and horizontal mixed-use development” and includes “greater residential density” to meet the overall vision of this area. Since the proposal does not include a mix of uses, please describe how the intended development will better implement the vision of the SSCAP than that described in the policy.
8. Similar to #7 above, please respond to Land Use Policy 3.6 regarding the incorporation of vertical and/or horizontal mixed-use development along this SSCAP-designated Regional Corridor. Again, please describe how the intended development will better implement the vision of the SSCAP than that described in the policy.
9. Please revise the Project Narrative to respond to Character and Design Policies CD 2.1, CD 2.2, and CD 2.4. Please describe how the intended development will adhere to the SSCAP, which envisions the area as a pedestrian-oriented, cohesive, and providing a mix of uses.
10. The provided graphic on page 10 of the project Narrative is incorrect as to the location/labeling of the subject site. Please correct the graphic as part of the next submittal.

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:

Zoning:

11. Compliance with all applicable R-5 development standards must be demonstrated as part of the zoning application. Section 5.1004.C.2 of the Zoning Ordinance restricts building height to one story within 50 feet of an R1- district boundary line. At this location, the district boundary line to the north of the site is located at the centerline of the alley; which means lots 5, 6, 38, 50, 76 and 77 are restricted to single story, as they are approximately 40 feet from the district boundary line. Please confirm compliance on the site plan, or adjust site design accordingly to demonstrate compliance.
12. The conceptual landscape plan indicates a “private landscape zone”, which I presume is another term for private outdoor living space (POLS); however, it is unclear if each individual lot/unit type is able to meet its POLS requirement (0.5 X gross floor area of the unit). Please revise the landscape plan and site plan to correctly identify the required/provided POLS for each lot/unit type. Refer to Section 5.1004.1.b of the Zoning Ordinance.
13. Section 5.1004.E of the Zoning Ordinance allows for zero lot line development; however, if any yard/setback is maintained, it must be at least 10 feet. Please provide graphics/elevations confirming each of the lots in this subdivision can conform to this requirement. If units are to

be attached, provide graphics/elevations illustrating the proposed method of attachment for staff review.

14. Guest parking for this project must comply with the requirements for accessible parking, as specified in Section 9.105 of the Zoning Ordinance. In this case, 27 guest parking spaces are proposed. At a rate of 4% of provided spaces, a minimum of two guest parking spaces shall be accessible and meet the universal requirements for a van accessible space (27 X .04 = 1.08, rounded up to the nearest whole # = 2 spaces) . Please revise the site plan to call out the location of accessible guest parking.

Circulation:

15. As proposed, internal streets are not consistent with the City's design standards for streets providing access to single-family lots. Please revise site plan to demonstrate compliance with City street standards, including two-way access at the 68th Street and 69th Street access points. Refer to Section 48-7 of the Scottsdale Revised Code.

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:

Site Design:

16. Site design that includes lots at the perimeter of a residential development, with rear yards facing streets of any kind, is discouraged. Particular emphasis is placed on avoiding rear yards adjacent to Major Arterial and Collector streets. As such, please make the following revisions to the site design:
 - Revise the configuration of the lots on the site plan so the rear yards of the individual lots will not front onto the adjacent arterial and collector streets. Revise the streets, sidewalks, landscape areas, amenity area and orientation of refuse enclosures as necessary. Refer to Section 2-1.1003.A of the DS & PM.
 - Revise the site plan to show a landscape tract with a minimum width of 15 feet along the McDowell Road frontage, and a landscape tract with a minimum width of 10 feet along the 68th Street frontage. Refer to Section 2-1.1003.A of the DS & PM
 - There are concerns with a project design that includes a long continuous screen wall/barrier along an 800-foot long frontage on McDowell Road. The proposed 10-foot "breaks" between lots do not seem sufficient to mitigate the impact of such a long wall on the desired streetscape on McDowell Road. Additionally, for walls in excess of 200 feet in length, varied setbacks, alignments and/or heights should be utilized to provide visual interest. Please revise the site plan to indicate greater spacing between lots and/or design solutions specified above to break up the wall and provide visual interest. Refer to Section 2-1.301.5 of the DS & PM.
17. As proposed, circulation for service vehicles is challenging. Service vehicles will be forced to reverse course, make a risky turnaround movement, and/or exit the site and re-enter at the main entrance to complete refuse collection for the project. Please revise the site plan to

indicate refuse enclosure orientation that allows service vehicles to go one way through the site without backtracking. Refer to Section 2-1.704 of the DS & PM.

18. If 69th Street is not proposed to be abandoned, the street should at the very least be improved to provide a turnaround/cul-de-sac so the street does not dead-end into a block wall. Please revise the site plan to show a turnaround/cul-de-sac at the north end of 69th Street, consistent with City design guidelines; or provide a separate application for Abandonment of the 69th Street right of way. NOTE: this may require a cooperative effort with the property owner to the east. Refer to Sections 2-1.1001 and 5-3.1100 of the DS & PM.

Circulation:

19. A transit shelter and stop improvements will be required on McDowell Road just east of 68th Street. Additionally, the existing transit shelter and stop on 68th Street north of McDowell will need to be eliminated and replaced with pedestrian improvements. Please revise the site plan to call out the proposed location for the new transit shelter, as well as the location of the existing shelter that will need to be removed. Refer to the Transportation Master Plan, Policy 2.1.1 and Section 5-6.102 of the DS & PM.
20. Please revise the site plan to show pedestrian connections on both sides of the main entrance, minimum six feet in width. Refer to Section 5-3.100 of the DS & PM.
21. Please revise the site plan to show “street bubbles” at all 90-degree internal street intersections. Refer to Section 5-3.1100 and Fig. 5.3-51 of the DS & PM.
22. As part of the final improvement plans submittal, please indicate a minimum 25-foot turning radius at the 68th Street & McDowell Road intersection. Refer to Section 5-3.119D of the DS & PM.
23. Street cross-sections with proposed on-street parking require a minimum of 24 feet of paved width, excluding the parking width. Please revise the site plan and applicable cross-sections to demonstrate compliance. Refer to Sections 5-3.100 and 5-3.109 of the DS & PM.
24. Please revise the site plan to indicate a minimum six-foot wide sidewalk, separated from street curb, on 68th Street. Refer to Section 5-3.100 of the DS & PM.
25. Please revise the site plan to include safety triangles at all internal street intersections, as well as the intersections on both 68th Street and 69th Street. Refer to Section 5-3.199D and Fig. 5.3-27 of the DS & PM.
26. Please revise the site plan to show a five-foot right of way dedication along the northern half of the 68th Street frontage, to match the existing 45-foot half-street right of way along the southern half of the frontage. Revise any affected development standards as needed to account for the dedication.

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:

Site Design:

27. Site design that results in a sidewalk abutted on both sides by patio barriers would appear to create a space too long and narrow to allow for a comfortable and safe pedestrian experience. Please consider revising the site plan to show a minimum 12" landscape area on both sides of the sidewalk between lots 50-55 and 77-81 and the sidewalk between lots 1-5 and 33-38 to allow for minimal landscaping and/or pedestrian-scale lighting; or eliminate the sidewalk entirely so that the lots abut each other.

Historic Preservation

28. The proposed development abuts the Village Grove 1-6 Historic District, which is located north of the site. The Village Grove Historic District was listed on the Scottsdale Historic Register in 2005, and on the National Register of Historic Places in 2010. Between the existing development on the site and the Village Grove 1-6 Historic District, there is an 8-foot wide landscape buffer that extends across the north property line and provides a physical buffer for the historic district. Please consider preserving this landscape buffer as a method of protection for the Village Grove 1-6 Historic District. Refer to Section 6.111 of the Zoning Ordinance.

Circulation:

29. NOTE: The use of all-way stop signs at internal street intersections needs to be analyzed by Traffic Engineering staff before it can be implemented for this project. Private streets need to be designed the same as public streets. With public streets, the City analyzes intersections to determine if all-way stops are necessary. As such, any such design will require written approval from Traffic Engineering prior to submittal of final improvement plans. Side street stop signs are acceptable as proposed.

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:

29. As part of the final improvement plan submittal, please replace all existing driveways not needed for this project with curb, gutter and sidewalk to match the proposed street improvements on both street frontages.

Fire:

31. Please revise the site plan to demonstrate existing and proposed fire hydrant spacing. Refer to Fire Ordinance 4045, 507.5.1.2.
32. Please revise the site plan to designate all internal streets as fire lanes. Refer to Fire Ordinance 4045, 503.3.
33. Key switch/pre-emption sensor is required for gated communities. Please note on the site plan. Refer to Fire Ordinance 4045, 503.6.1.

34. Please revise the site plan to demonstrate commercial turning radii (49' and 55') for all internal streets. Additionally, confirm all internal streets will be designed to support 83,000 pounds gross vehicle weight. Refer to Section 2-1.802 of the DS & PM.

Circulation:

35. NOTE: a preliminary design for the modifications to the existing median on McDowell Road must be submitted to the Transportation Department for review and approval *prior* to submittal of final improvement plans. The westbound left-turn storage at the main entrance shall be extended to a minimum of 75 feet, and any extension of the median toward 69th Street shall be discussed with the property owner to the south.

Landscape Design:

36. Please revise the "conceptual landscape plan" to demonstrate how the landscape design will comply with the McDowell Road Streetscape Design Guidelines. Specifically, indicate proposed plant and tree species and materials/finishes for hardscape areas.

Other:

37. The ALTA Survey indicates parcel areas, but it is unclear if the areas provided are net or gross. Additionally, the ALTA Survey was not signed by the surveyor. Please provide a revised ALTA Survey that includes both the net and gross site area and is signed by the surveyor. Refer to the Plan and Report Requirements for Development Applications.

38. The preliminary water and sewer Basis of Design (BOD) Reports have been accepted by the Water Resources Division. The following issues must be resolved/responded to as part of the final BOD's, and submitted to Water Resources for approval prior to submittal of improvement plans:

- Address the sewer outfall in accordance with Sections 6-1.200 and 7-1.200 of the DS & PM.
- The water system shall be looped through the six-inch line in 69th Street at the northeast corner of the project. Refer to Section 6-1.402 of the DS & PM.
- Potholing of the utilities in McDowell Road will determine the sewer outfall location for this project. Water Resources prefers the McDowell Road sewer for conveyance directly to Scottsdale Road; however, it appears the sewer system along the north property line may also suffice if connection to McDowell Road line is not feasible.
- Each unit shall be separately metered and may utilize the service line for both domestic and fire protection provided a continuous firewall is provided between each unit per the International Fire Code (IFC) and City amendments thereof.

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

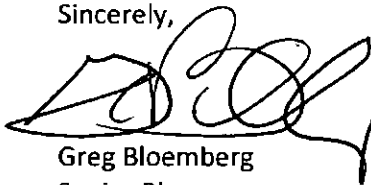
RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 17 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,

A handwritten signature in black ink, appearing to read 'Greg Bloemberg', with a long, sweeping flourish extending to the right.

Greg Bloemberg
Senior Planner

cc: file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **15-ZN-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 CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project
- One copy: Revised Results of Alta Survey

Context Aerial with the proposed Site Plan/Conceptual Plat superimposed

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

Site Plan/Conceptual Plat:

 7 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Landscape Plan:

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

Other Supplemental Materials:

Graphics and elevations depicting the proposed "attachment" between units on abutting lots, as discussed in our meeting (one 24 X 36, one 11 X 17, and one 8.5 X 11)
