

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

October 7, 2016

26-DR-2016

Jack McSweeney  
K. Hovnanian Homes  
20830 N Tatum Blvd Ste 250  
Phoenix, AZ 85050

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 26-DR-2016 Aire on McDowell

The Development Review Board approved the above referenced case on October 6, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- 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"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins

August 08, 2016



City of Scottsdale  
Planning and Development  
7447 E. Indian School Rd.  
Scottsdale, AZ 85251

RE: Design Review Board Resubmittal  
**Aire on McDowell Townhomes**

Dear Greg Bloemberg,

This letter is in response to your comments we received from first submittal/review for the following Design Review Board Case Number 26-DR-2016.

- 1) *Comment: Please revise the Project Narrative to include the case number for the "previous ORB application" (8-PP-2015) that is referred to in the response to criterion 3 of Section 1.904 of the Zoning Ordinance.*

Response: Revised Project Narrative to include case number for previous DRB application (8-PP-2015).

- 2) *Comment: Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.*

Response: Provided clarification of graphics and notation on the elevations regarding screening of roof top mechanical units by means of parapet walls that are cohesive to the elevation design and character.

- 3) *Comment: Please provide information related to the roof drainage system. Roof drainage systems shall be interior to the building, with the exception of necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated into the building design. Areas that are devoted to rooftop drainage shall be designed and constructed to direct water away from building foundations in order to minimize erosion and staining of nearby building walls. Refer to Section 7.105 of the Zoning Ordinance and Section 2-1.401.4 of the DSPM.*

Response: Provided Roof Plans to clearly show the roof drains which are internal to each individual unit. Elevations identify the location of the roof drain outlet/discharge at the front of each unit which.

- 4) *Please provide a site plan for reference so the Development Review Board and staff will be able to understand the relationship between the proposed*



theme wall, the townhouse buildings and the street frontage areas. Refer to the Plan and report Requirements for Development Applications.

Response: Provided Site Plan for reference.

- 5) Please provide a preliminary landscape plan for reference so that the Development Review Board and staff can understand the relationship between the proposed theme wall and the landscape plant palette and plant layout. Refer to Sensitive Design Principle #5.

Response: Provided Landscape/Hardscape Plans for reference.

- 6) Please provide a wall section and appropriate details regarding construction of the theme wall, slate veneer, metal art panel, wire mesh and gates.

Response: Provided revised details/elevations of the proposed theme wall. Refer to detail 2/L4.0 and sheet DR 1.0.

- 7) Please select an alternative, more durable wood material (such as Ipe or Teak) to replace the proposed cedar plans. Refer to Sensitive Design Principle 10.

Response: K. Hovnanian has chosen to use Ipe wood to replace the originally proposed cedar.

- 8) Notes on the building elevations appear to be 6-point font size or less. Please revise notes so they are minimum 12-point (1/6 inch) font size. Refer to the Plan and Report Requirements for Development Applications.

Response: Updated font size as noted.

- 9) The building elevation drawings indicate "stair bulkhead" elements as dashed lines. Please provide an explanation stating the purpose of the "stair bulkhead" elements and illustrate them as solid lines on the building elevations. Refer to the Plan and Report Requirements for Development Applications.

Response: Provided solid/colored line work of the optional roof deck stair bulkheads on the color elevations and clarified the notation to better represent the purpose and look of the stair bulkheads.

- 10) Please revise the proposed materials and colors so that they include textures and muted colors that are found in the surrounding desert context. Refer to Sensitive Design Principle 9.

Response: Revised the original proposed 'Greek Villa' body color to 'Accessible Beige'.

- 11) Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior

wall to face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9.

Response: Revised windows on elevations to meet recessed glazing requirements. Added a glazing legend that represents which windows meet the required recess requirements and lists a percentage of all windows on each elevation that do meet the requirement. Per previous meeting with Greg B. and Steve V. it was discussed that windows need to have a recessed condition OR a window shading device to satisfy this comment/requirement. With that we also added several 'eyebrow' cantilevered awnings to protect the windows/doors and create architectural interest on the elevations.

- 12) Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall depth. 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. Refer to Sensitive Design Principle 9.

Response: Please refer to Item 11 response above.

- 13) Several windows on the east, west and south elevations appear to be unprotected from solar exposure and heat gain. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies or other design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of at least 75%, in order to maximize the effectiveness of the shade device. Refer to Sensitive Design Principal 9 and the Architecture section of the Commercial Design Guidelines (Climatic Response)

Response: Please refer to Item 11 response above.

- 14) Please indicate and illustrate the locations of all building mounted light fixtures on the building elevation drawings. Refer to the Plan and Report Requirements for Development Applications.

Response: Added keynotes to elevations identifying/locating the building mounted light fixture locations.

- 15) Please indicate and illustrate the location of the electrical service entrance section (SES) or electrical meters and service panels for each unit (type). The SES or meters and panels shall be incorporated into the design of the building, either by way of a separate utility room, or with the face of the SES flush with the building wall; and shall not be located on the side of the building that is adjacent to a public right of way or private street. Refer to Section 2-1.402 of the DSPM.

Response: Refer to revised floor plan sheets. The SES panels for units 31 and 32 are located inside the covered porch element of each individual unit and not visible from the public/street. On the end unit plan 30, the

plan has been revised to create a recessed niche on the side elevation in order to pull the panel out of plane in order to de-emphasize the SES panel on the elevation which is visible from the interior public/streets. Note that these panels are all hidden behind site perimeter walls from the adjacent spaces/uses.

16) Please provide a floor plan or roof plan that indicates and illustrates the location of roof access ladders (if applicable). Refer to Section 2-1.401.3 of the DSPM.

Response: Notes and graphics have been added to both floor plans and roof plans.

17) In order to improve readability, please consider adding number notations (0.0, +1.5, -0.5) that indicate the differences between planer surfaces; or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view.

Response: Item corrected, added notation to the elevations calling out plane changes.

18) PLEASE NOTE: Any development on this property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 (Discoveries of archaeological resources during construction).

Response: Acknowledged.

Thank you and please feel free to contact me if you have any questions or comments.

Sincerely,

Mark Graminske  
Architectural Project Manager  
K. Hovnanian Homes  
(480) 824-4145 Direct  
(602) 881-1703 Mobile  
[mgraminske@khov.com](mailto:mgraminske@khov.com)



July 1, 2016

Jack McSweeney  
K. Hovnanian Homes  
20830 N Tatum Blvd Ste 250  
Phoenix, AZ 85050

RE: 26-DR-2016  
Aire on McDowell

Mr. McSweeney:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 6/7/16. The following **1<sup>st</sup> 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:

**Zoning:**

1. Please revise the Project Narrative to include the case number for the "previous DRB application" (8-PP-2015) that is referred to in the response to criterion 3 of Section 1.904 of the Zoning Ordinance.

**Building Elevation Design:**

2. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.
3. Please provide information related to the roof drainage system. Roof drainage systems shall be interior to the building, with the exception of necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated into the building design. Areas that are devoted to rooftop drainage shall be designed and constructed to direct water away from building foundations in order to minimize erosion and staining of nearby building walls. Refer to Section 7.105 of the Zoning Ordinance and Section 2-1.401.4 of the DSPM.

**26-DR-2016**  
**8/9/16**



### 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 Plan:

4. Please provide a site plan for reference so the Development Review Board and staff will be able to understand the relationship between the proposed theme wall, the townhouse buildings and the street frontage areas. Refer to the Plan and Report Requirements for Development Applications.

#### Landscape Design:

5. Please provide a preliminary landscape plan for reference so that the Development Review Board and staff can understand the relationship between the proposed theme wall and the landscape plant palette and plant layout. Refer to Sensitive Design Principle #5.
6. Please provide a wall section and appropriate details regarding construction of the theme wall, slate veneer, metal art panel, wire mesh and gates.
7. Please select an alternative, more durable wood material (such as Ipe or Teak) to replace the proposed cedar plans. Refer to Sensitive Design Principle 10.

#### Building Elevation Design:

8. Notes on the building elevations appear to be 6-point font size or less. Please revise notes so they are minimum 12-point (1/6 inch) font size. Refer to the Plan and Report Requirements for Development Applications.
9. The building elevation drawings indicate "stair bulkhead" elements as dashed lines. Please provide an explanation stating the purpose of the "stair bulkhead" elements and illustrate them as solid lines on the building elevations. Refer to the Plan and Report Requirements for Development Applications.
10. Please revise the proposed materials and colors so that they include textures and muted colors that are found in the surrounding desert context. Refer to Sensitive Design Principle 9.
11. Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall depth, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9.
12. Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall depth. 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. Refer to Sensitive Design Principle 9.
13. Several windows on the east, west and south elevations appear to be unprotected from solar exposure and heat gain. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies or other design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of at least 75%, in order to maximize the effectiveness of the

shade device. Refer to Sensitive Design Principle 9 and the Architecture section of the Commercial Design Guidelines (Climatic Response). Also refer to the following link:

<http://www.scottsdaleaz.gov/design/shading>

14. Please indicate and illustrate the locations of all building mounted light fixtures on the building elevation drawings. Refer to the Plan and Report Requirements for Development Applications.
15. Please indicate and illustrate the location of the electrical service entrance section (SES) or electrical meters and service panels for each unit (type). The SES or meters and panels shall be incorporated into the design of the building, either by way of a separate utility room, or with the face of the SES flush with the building wall; and shall not be located on the side of the building that is adjacent to a public right of way or private street. Refer to Section 2-1.402 of the DSPM.

**Floor Plan:**

16. Please provide a floor plan or roof plan that indicates and illustrates the location of roof access ladders (if applicable). Refer to Section 2-1.401.3 of the DSPM.

**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:

**Building Elevation Design:**

17. In order to improve readability, please consider adding number notations (0.0, +1.5, -0.5) that indicate the differences between planer surfaces; or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view.

**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:

**Other:**

18. PLEASE NOTE: Any development on this property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 (Discoveries of archaeological resources during construction).

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.

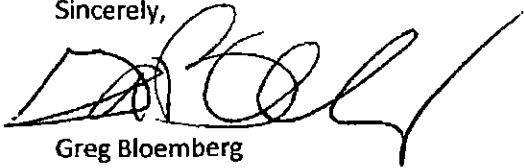
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL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

The Planning & Development Services Division has had this application in review for 19 Staff Review Days since the application was determined to be administratively complete.

These 1<sup>st</sup> 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](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Bloemberg', written over a horizontal line.

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **26-DR-2016**

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

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project

Site Plan (for reference):

	<u>1</u>	24" x 36"		<u>1</u>	11" x 17"		<u>1</u>	8 1/2" x 11"
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Elevations:

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

Perspective(s):

Color	<u>1</u>	24" x 36"		<u>1</u>	11" x 17"		<u>1</u>	8 1/2" x 11"
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Streetscape Elevation(s):

Color	<u>1</u>	24" x 36"		<u>1</u>	11" x 17"		<u>1</u>	8 1/2" x 11"
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Landscape Plan:

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

Floor Plan/Roof Plan (if applicable):

	<u>1</u>	24" x 36"		<u>1</u>	11" x 17"		<u>1</u>	8 1/2" x 11"
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Other Supplemental Materials:

Details and/or sections for windows, doors, shade devices, mechanical screening and roof drainage  
(one 24 X 36, one 11 X 17 and one 8.5 X 11)

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