

**Correspondence Between
Staff and Applicant
Approval Letter**

November 03, 2016



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

RE: Design Review Board Resubmittal
Skye on McDowell

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 39-DR-2016.

- 1) *Comment: Per the stipulations from case 18-ZN-2015, the project design is to include an "Art Wall Element", with final design subject to Development Review Board (ORB) approval. On 4/21/16, the preliminary plat was considered by the ORB. At the hearing, the Board discussed the theme wall and inquired about the "wave" element; expressing some concern that this project would somehow be compared to or tied to the Las Aguas project nearby. Additionally, questions were asked about how the materials would be maintained and/or applied; particularly the rain slats.*

However, no one on the Board implied that the design was unacceptable; or expressed a negative opinion about the design, other than the use of the wave element. The direction was simply for the art wall design to return for separate review and approval along with the building elevations. Staff has concerns that the proposed design is not in keeping with the intent of the zoning stipulation; which was for a unique artistic statement in the form of a theme wall. Please provide information and illustrations that demonstrate how the proposed design of the perimeter wall complies with Stipulation #3 of the Zoning case. In the meantime, staff recommends a delay in resubmitting this case until the Aire project goes before the ORB on 10/6. That way the applicant will be able to consider any suggestions or comments the Board may have about the proposed wall design prior to resubmitting.

Response: The design of the theme wall along McDowell Rd was approved by the DRB on 10/16/2016 for the Aire on McDowell project (26-DR-2016) located just north of the Skye site across McDowell Rd. Skye will incorporate the same wall/gate design as Aire.

- 2) *Comment: Please provide information and details related to the roof drainage system. NOTE: external downspouts are prohibited. Refer to Section 7.105 of the Zoning Ordinance.*

Response: This project contains roof drains which are internal to each individual unit. Discharge locations of the roof drain will be on the side

elevation within the 6'-0" side yard of each lot and will direct water away from building/foundation.

- 3) *Comment: Please provide information and details related to screening devices to be utilized to screen any mechanical equipment. Refer to Section 1.904.A.4 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.

- 4) *Comment: Please revise the design of the interior zero lot line building elevations so that the height and size of the building will be subdivided in order to lessen the visual impact of tall, blank wall surfaces. Refer to Sensitive Design Principles 8 and 9.*

Response: The zero lot line side elevations have been updated/enhanced at end unit conditions. The updated designs have added recessed windows, massing projections, and additional trim color appropriate to the design of each plan and elevation.

- 5) *Comment: Window section drawing "2-32-1212 Rear Windows" includes a keynote "Decorative Metal Trellis beyond". Please clarify the intent of this trellis. Is there a window behind the trellis? Is it movable so that it can be located in front of the adjacent window? Refer to Sensitive Design Principle 9.*

Response: The drawing referenced in the comment is from the resubmittal of the Aire on McDowell DRB package in which we were asked to provide sections of the windows. This detail does not occur on the Skye on McDowell product / elevations.

- 6) *Comment: Notes on the building elevations appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6 inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.*

Response: Updated font size as noted.

- 7) *Comment: Please provide door sections indicating 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: All doors are designed so that they are located within a covered porch or covered patio element that are deeply recessed from the face of the elevation. Also revised windows on end unit elevations to provide recessed glazing and added notation to the color elevations that identify offset/recess distances to clarify recessed glazing locations on all sides of plan/elevation. Per previous

meeting with Greg B. and Steve V. it was reviewed that our revised design approach to satisfy this requirement was within compliance of the requirement. Note that the end unit side elevations are located on a property line (depending the handing of the building) so no overhangs or projections would be allowed to project over the property line.

- 8) *Comment: Several windows on the east, south and west sides of the buildings appear to be unprotected from solar exposure and heat gain to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies or other exterior design elements provide shade for these windows. All shade devices should be designed with a shade material density of at least 75% in order to maximize the effectiveness of the shade devices. Refer to Sensitive Design Principle 9 and the following link: <http://www.scottsdaleaz.gov/design/shading>.*

Response: See response from item 7 above.

- 9) *Comment: Please indicate and illustrate the location of electrical service entrance sections or electrical meters/panels for each group of dwelling units. Service entrance sections (SES) or electrical meters/panels shall be incorporated into the building design; either in a separate utility room or with the face of the SES flush with the building face. An SES that is incorporated into the building design, with the face of the SES flush with the building, shall not be located on the side of the building that is adjacent to a public right of way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.*

Response: The SES panel locations are located on the side of the house, opposite garage, on the 6' side yard of the lot. These would not be visible from the street except for a very limited number of lots within the interior of the site. These would not be seen from the public way as they would all be located behind the theme walls at the perimeter of the community. This was also reviewed in our previous meeting with Greg B. and Steve V. and was found acceptable.

- 10) *Comment: Roof drainage systems shall be internal to the building, except where overflow scuppers are provided. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls; and direct water away from building foundations. Refer to Section 2-1.401.4 of the DSPM.*

Response: See response from item 2 above.

- 11) *Comment: Please revise the building elevations to indicate the location of all wall-mounted lighting fixtures. Refer to the Plan and Report Requirements and Section 1.303 of the Zoning Ordinance.*

Response: There will be no exterior building mounted light fixtures that will be included as a standard feature on any of the plans/elevations. We will however offer coach lights as an option if the buyer chooses

to select. The light will be Progress P5644-20. This light would be installed at lower than 8'-0" and its light source is pointed down. See attached cut sheet provided with DRB resubmittal materials.

- 12) *Comment: Please provide manufacturer's cut-sheets for the building mounted light fixtures so staff will be able to understand the lighting concept. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.*

Response: Provided cut sheet of optional coach lights with DRB resubmittal materials. Note these will not be included as standard features to the plans/elevations.

- 13) *Comment: Please revise the site plan to indicate a location for utility equipment that does not conflict with frontage open space, pedestrian amenities, resident amenities, landscape features or on-site circulation. Refer to Section 1.303 of the Zoning Ordinance.*

Response: The site is being designed so that there will be no utility equipment within the frontage open space / pedestrian paths along McDowell, 68th or 70th streets. The utilities all feed in the lot from the alley to the south of the site.

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



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

January 6, 2017

39-DR-2016

Mark Graminske

K Hovnanian Companies LLC

20830 N Tatum Blvd Ste 250

Phoenix, AZ 85050

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 39-DR-2016 Skye on McDowell

The Development Review Board approved the above referenced case on January 5, 2017. 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

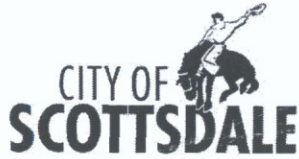
Senior Planner

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



September 13, 2016

Mark Graminske
K Hovanian Companies, LLC
20830 N. Tatum Blvd. #250
Phoenix, AZ 85050

RE: 39-DR-2016
Skye on McDowell

Mr. Graminske:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 8/10/16. The following **1st Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Per the stipulations from case 18-ZN-2015, the project design is to include an "Art Wall Element", with final design subject to Development Review Board (DRB) approval. On 4/21/16, the preliminary plat was considered by the DRB. At the hearing, the Board discussed the theme wall and inquired about the "wave" element; expressing some concern that this project would somehow be compared to or tied to the Las Aguas project nearby. Additionally, questions were asked about how the materials would be maintained and/or applied; particularly the rain slats.

However, no one on the Board implied that the design was unacceptable; or expressed a negative opinion about the design, other than the use of the wave element. The direction was simply for the art wall design to return for separate review and approval along with the building elevations. Staff has concerns that the proposed design is not in keeping with the intent of the zoning stipulation; which was for a unique artistic statement in the form of a theme wall. Please provide information and illustrations that demonstrate how the proposed design of the perimeter wall complies with Stipulation #3 of the Zoning case. In the meantime, staff recommends a delay in resubmitting this case until the Aire project goes before the DRB on 10/6. That way the applicant will be able to consider any suggestions or comments the Board may have about the proposed wall design prior to resubmitting.

Building Elevation Design:

2. Please provide information and details related to the roof drainage system. NOTE: external downspouts are prohibited. Refer to Section 7.105 of the Zoning Ordinance.
3. Please provide information and details related to screening devices to be utilized to screen any mechanical equipment. Refer to Section 1.904.A.4 of the Zoning Ordinance.

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:

Building Elevation Design:

4. Please revise the design of the interior zero lot line building elevations so that the height and size of the building will be subdivided in order to lessen the visual impact of tall, blank wall surfaces. Refer to Sensitive Design Principles 8 and 9.
5. Window section drawing "2-32-1212 Rear Windows" includes a keynote "Decorative Metal Trellis beyond". Please clarify the intent of this trellis. Is there a window behind the trellis? Is it movable so that it can be located in front of the adjacent window? Refer to Sensitive Design Principle 9.
6. Notes on the building elevations appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6 inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
7. Please provide door sections indicating 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.
8. Several windows on the east, south and west sides of the buildings appear to be unprotected from solar exposure and heat gain to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies or other exterior design elements provide shade for these windows. All shade devices should be designed with a shade material density of at least 75% in order to maximize the effectiveness of the shade devices. Refer to Sensitive Design Principle 9 and the following link: <http://www.scottsdaleaz.gov/design/shading>.
9. Please indicate and illustrate the location of electrical service entrance sections or electrical meters/panels for each group of dwelling units. Service entrance sections (SES) or electrical meters/panels shall be incorporated into the building design; either in a separate utility room or with the face of the SES flush with the building face. An SES that is incorporated into the building design, with the face of the SES flush with the building, shall not be located on the side of the building that is adjacent to a public right of way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.
10. Roof drainage systems shall be internal to the building, except where overflow scuppers are provided. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls; and direct water away from building foundations. Refer to Section 2-1.401.4 of the DSPM.

11. Please revise the building elevations to indicate the location of all wall-mounted lighting fixtures. Refer to the Plan and Report Requirements and Section 1.303 of the Zoning Ordinance.

Lighting Design:

12. Please provide manufacturer's cut-sheets for the building mounted light fixtures so staff will be able to understand the lighting concept. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

13. Please revise the site plan to indicate a location for utility equipment that does not conflict with frontage open space, pedestrian amenities, resident amenities, landscape features or on-site circulation. Refer to Section 1.303 of the Zoning Ordinance.

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 24 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **39-DR-2016**

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 1st Review Comment Letter
- One copy: Revised Narrative for Project (if necessary to justify the wall design)

Elevations:

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

Lighting Site Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Other Supplemental Materials:

Refer to Comment #1



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-9-16
Contact Name: Mark Gramiskee
Firm name: K Hovarian
Address: 20830 N Tatum Blvd #250
City, State Zip: Phoenix, AZ 85050

RE: Application Accepted for Review.

897 - PA- 15

Dear Mr. Gramiskee:

It has been determined that your Development Application for Skye 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 Moenbergs
Title: Senior Planner
Phone number: 480-312-4306
Email address: gmoenbergs@scottsdaleaz.gov