

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

September 27, 2017

24-DR-2017
Jonathan Stelzer
Plaza Companies
9401 W Thunderbird Rd Ste 200
Peoria, AZ 85381

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 24-DR-2017 SkySong Hotel

The Development Review Board approved the above referenced case on September 21, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Grading & Drainage Plan
- ALTA
- Site Plan with Fire Dept. Requirements Notations
- 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



June 22, 2017

Jonathan Stelzer
Plaza Companies
9401 W Thunderbird Rd Ste 200
Peoria, AZ 85381

RE: 24-DR-2017
SkySong Hotel

Mr. Stelzer:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 5/23/17. 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. Please revise the project narrative to respond to all applicable criteria set forth in Section 1.904 of the Zoning Ordinance; which was revised in December of 2012. Also, revise narrative to identify all applicable design criteria specified in the Skysong Design Guidelines (26-ZN-2004#2), and provide responses to the guidelines. Identify each criterion with bold print and numbering; then follow with responses underneath each criterion in bullet format and regular print. Refer to Pages 39-42 of the Design Guidelines.

Building Elevation Design:

2. Please provide information and details related to screening devices to be utilized for screening of any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.
3. Please provide information and details related to the proposed roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

Landscape Design

4. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Sections 10.200 and 1.303 of the Zoning Ordinance.
5. Please revise the landscape plan so the legend includes quantities for all proposed plantings, and caliper sizes for all trees. Refer to Section 10.200 of the Zoning Ordinance.

Fire:

6. Please revise the site plan to demonstrate the following (either graphically or with additional notes):
 - Minimum drive aisle width of 24 feet (Fire Ordinance 4283, 503.2.1)
 - Unobstructed vertical clearance of 13 feet 6 inches (Fire Ordinance 4283, 503.2.1)
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 - Required FDC spacing (Fire Ordinance 4283, 912)

Significant Policy Related Issues

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7. Please revise the site plan and landscape plan to clearly indicate the property line(s). Refer to the Plan and Report Requirements for Development Applications (PRRDA).
8. Notes and dimensions on the site plan, density plan and site details appear to be 6-point font size or less. Please revise notes and dimensions so they are minimum 12-point font size (1/6 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
9. Please revise the site plan to eliminate the floor plan and only show the building footprint. Showing interior spaces on the site plan results in too much information, making the site plan difficult to read. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
10. Related to Comment #9 above, please revise the site plan to eliminate all landscape symbols.
11. Please revise the site plan (and landscape plan) to indicate a landscape area with a minimum width of six feet between the building and the sidewalk along Enterprise Drive. This is consistent with other buildings along that frontage. Refer to Sensitive Design Principle 5 and the Scottsdale Commercial Design Guidelines.
12. Please utilize a dashed or dotted line to show the location and dimension of space provided for required bicycle parking and rack design on the site plan. Per City of Scottsdale Supplement to MAG Detail #2285, this space should be a minimum of 6.5 feet X 9.5 feet. Also refer to the Plan and Report Requirements for Development Applications, Section 2-1.808.B of the Design Standards & Policies Manual (DSPM) and Section 1.303 of the Zoning Ordinance.

13. Please revise the site plan to indicate widths for all existing and proposed pedestrian pathways/sidewalks. Minimum six feet in width is recommended for all internal sidewalks. Refer to the PRRDA and Section 2-1.708 of the DSPM.
14. Please revise the site plan to shift the proposed north/south pedestrian connection at the NEC of the site slightly to the east so that it is more obvious to pedestrians looking to walk north to Skysong 4. As currently proposed, it is located in an area of the service entry that is not very visible (or inviting) from the main restaurant entrance or hotel entrance. Perhaps it can angle northwest to connect to the sidewalk for Skysong 4. Refer to Section 2-1.708 of the DSPM.

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15. Please revise the site plan to demonstrate the following:
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 - Minimum 20-foot width for any divided entrance or drive-thru bypass lanes (Section 2-1.802.2 of the DSPM)
 - Turn-around for emergency vehicles at the terminus of any dead-end in excess of 300 feet (Section 2-1.802.8 of the DSPM)
 - Fire lane surface that will support minimum 83,000 lbs. gross vehicle weight (Section 2-1.802.3 of the DSMP)
 - Location of Fire Riser room (Section 6-1.504.1 of the DSPM)

Drainage:

16. It appears that the proposed storm drain from the pool area goes underneath the building, which conflicts with the Scottsdale Building Code. Please revise the grading and drainage plan to indicate an alternative path for the storm drain, or provide justification for routing it underneath the building.
17. There is an existing eight-foot PUE on the west portion of the site. Please revise the grading and drainage plan to indicate the easement. Refer to Section 4-1.900 of the DSPM.

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18. Please revise the Color & Material Sample Boards so that all material manufacturer names and material identification names and numbers are keynoted on the individual materials and the building elevations. Refer to the Development Application Checklist, Part III - Samples and Models.
19. Notes and dimensions on the building elevations appear to be 6-point font size or less. As a result, it is difficult to read and understand the descriptions provided for each of the "Skin System Notes". Please revise notes and dimensions so they are minimum 12-point font size (1/6 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance. NOTE: there will likely be additional comments once the revised elevations have been received and reviewed by staff.
20. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences in planer surfaces; or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Refer to Section 1.303 of the Zoning Ordinance.

21. Please revise the proposed material and color scheme to include textures and muted colors that are found in the surrounding desert context. Refer to Sensitive Design Principle 9.
22. Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.
23. Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall thickness. 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 and the Commercial Design Guidelines.
24. Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure and heat gain; and do not appear 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 shading for these windows. 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 (Climatic Response) of the Commercial Design Guidelines.
25. Please revise the building elevations to indicate the locations for all building-mounted light fixtures. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
26. Please revise the building elevations to indicate and illustrate the location of the electrical service entrance. Service entrance sections (SES) shall be incorporated into the design of the building; either in a separate utility room or with the face of the SES flush with the face of the building. An SES that is incorporated into the building design shall not be located on the side of the building that faces a public right of way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.
27. Please provide streetscape elevations for Scottsdale Road that give a view of the building from a greater distance, and show existing buildings to the north and south for context. Also, revise the enlarged streetscape elevations for Scottsdale Road to clearly indicate where proposed barriers are to be located (and how high the barriers will be) so staff can understand how they may affect the pedestrian experience on Scottsdale Road. Refer to the PRRDA.

Landscape Design

28. Due to the large and long leaves, with terminal spines and teeth on the leaf edges, of the *Agave Americana* v. *marginata* Variegated Agave (Century Plant), please confirm on landscape plan that this species is located 10 feet on-center from the edge of any pedestrian pathways or areas and parking spaces. Refer to Section 2-1.1001.13 of the DSPM.

Lighting Design

29. Notes on the lighting plans and cut sheets appear to be 6-point font size or less. Please revise the notes so they are a minimum of 12-point font size (1/6 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
30. Please revise the site lighting plan to eliminate interior floor plans and show only the building footprint. Showing interior floor plans results in too much information and makes the plan difficult to read. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.

31. On the site lighting plan, there are several notes indicating "Bench detail required"; however, there is no "Bench detail" shown on the lighting plans or site details plan. Please provide information, illustrations and details related to the "Bench detail" on the site lighting plan. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
32. Please provide information, illustrations and details for the proposed KX2, KX5, KX6, KX7 and KX9 fixtures indicated on the site lighting plan, the building elevation lighting plans and fixture cut sheets. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.

Floor Plans

33. Please provide a floor plan and/or a roof plan that indicates and illustrates the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.
34. Please indicate and illustrate the location of the electrical service entrance. See Comment #23.

Open Space:

35. Please revise the open space plan so that the gray tones and cross-hatched patterns, denoting the different types of open space, will be lighter tones and less densely patterned. As shown, the gray tones and cross-hatched patterns are difficult to distinguish from each other and become too dark and blurry when reduced to 8.5 X 11 size paper. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Circulation:

36. Please revise the site plan to indicate a Corner Safety Triangle at the intersection of Scottsdale Road & Enterprise Drive. Refer to Section 5-3.119.D and Figure 5.3-27 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:

Circulation:

37. Please consider providing a raised crosswalk connection from the hotel entrance to the parking garage; rather than a grade-level crosswalk. Considering this is the main connection to the garage, it will likely get a high volume of use from hotel guests and should be more clearly delineated.

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:

38. Even if collection is through a private provider, refuse collection must be designed to City standards; or as closely as possible to City standards if there are extenuating circumstances. Please revise the site plan to show a more angled approach to the trash compactor. This will result in a more direct approach for service vehicles, rather than making vehicles turn in and straighten to collect refuse.

NOTE: typically a minimum 30-degree approach angle is required. Refer to Section 2-1.804 of the DSPM.

Drainage:

39. Please confirm the drainage report sealed on 6/21/06 is the approved report for Skysong. Refer to Section 4-1.900 of the DSPM.

Fire:

40. If available, please provide the following with the next submittal. If they are not available, all will be required as part of the final construction plan submittal:

- Fire & Life Safety Report
- Owner's Information Certificate

Circulation:

41. Please revise the site plan to indicate a Non-Motorized Public Access Easement over any portion of the street sidewalk on Scottsdale Road that encroaches on to the site.

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

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

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

Sincerely,

Greg Bloemberg
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **24-DR-2017**

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

- Five copies: 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)
- Five copies: Revised Narrative for Project

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Open Space Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

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

Perspective(s):

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Streetscape Elevation(s):

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

Lighting Site Plan(s):

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

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Grading & Drainage Plan (one - 24 X 36, one - 11 X 17 and one - 8.5 X 11)

Date: 5-23-17
Contact Name: Don Conillion
Firm Name: ASUF
Address: 1475 N. Scottsdale Rd #200
City, State, Zip: 85257

RE: Application Accepted for Review.

460 - PA - 2004

Dear Mr. Conillion:

It has been determined that your Development Application for Skysong Hotel 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 Blewberg
Title: Senior Planner
Phone Number: (480) 312-4306
Email Address: gblewberg @ScottsdaleAZ.gov

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

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

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

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

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

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Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov



June 22, 2017

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Plaza Companies
9401 W Thunderbird Rd Ste 200
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22. Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.
23. Please provide door sections that confirm all exterior doors will be recessed a minimum of 30% of the exterior wall thickness. 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 and the Commercial Design Guidelines.
24. Several windows on the east, south and west sides of the building appear to be unprotected from solar exposure and heat gain; and do not appear 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 shading for these windows. 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 (Climatic Response) of the Commercial Design Guidelines.
25. Please revise the building elevations to indicate the locations for all building-mounted light fixtures. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
26. Please revise the building elevations to indicate and illustrate the location of the electrical service entrance. Service entrance sections (SES) shall be incorporated into the design of the building; either in a separate utility room or with the face of the SES flush with the face of the building. An SES that is incorporated into the building design shall not be located on the side of the building that faces a public right of way, roadway easement or private street. Refer to Section 2-1.402 of the DSPM.
27. Please provide streetscape elevations for Scottsdale Road that give a view of the building from a greater distance, and show existing buildings to the north and south for context. Also, revise the enlarged streetscape elevations for Scottsdale Road to clearly indicate where proposed barriers are to be located (and how high the barriers will be) to staff can understand how they may affect the pedestrian experience on Scottsdale Road. Refer to the PRRDA.

Landscape Design

28. Due to the large and long leaves, with terminal spines and teeth on the leaf edges, of the *Agave Americana* v. *marginata* Variegated Agave (Century Plant), please confirm on landscape plan that this species is located 10 feet on-center from the edge of any pedestrian pathways or areas and parking spaces. Refer to Section 2-1.1001.13 of the DSPM.

Lighting Design

29. Notes on the lighting plans and cut sheets appear to be 6-point font size or less. Please revise the notes so they are a minimum of 12-point font size (1/6 of an inch). Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
30. Please revise the site lighting plan to eliminate interior floor plans and show only the building footprint. Showing interior floor plans results in too much information and makes the plan difficult to read. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.

31. On the site lighting plan, there are several notes indicating "Bench detail required"; however, there is no "Bench detail" shown on the lighting plans or site details plan. Please provide information, illustrations and details related to the "Bench detail" on the site lighting plan. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
32. Please provide information, illustrations and details for the proposed KX2, KX5, KX6, KX7 and KX9 fixtures indicated on the site lighting plan, the building elevation lighting plans and fixture cut sheets. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.

Floor Plans

33. Please provide a floor plan and/or a roof plan that indicates and illustrates the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.
34. Please indicate and illustrate the location of the electrical service entrance. See Comment #23.

Open Space:

35. Please revise the open space plan so that the gray tones and cross-hatched patterns, denoting the different types of open space, will be lighter tones and less densely patterned. As shown, the gray tones and cross-hatched patterns are difficult to distinguish from each other and become too dark and blurry when reduced to 8.5 X 11 size paper. Refer to the Plan and Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.

Circulation:

36. Please revise the site plan to indicate a Corner Safety Triangle at the intersection of Scottsdale Road & Enterprise Drive. Refer to Section 5-3.119.D and Figure 5:3-27 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:

Circulation:

37. Please consider providing a raised crosswalk connection from the hotel entrance to the parking garage; rather than a grade-level crosswalk. Considering this is the main connection to the garage, it will likely get a high volume of use from hotel guests and should be more clearly delineated.

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:

38. Even if collection is through a private provider, refuse collection must be designed to City standards; or as closely as possible to City standards if there are extenuating circumstances. Please revise the site plan to show a more angled approach to the trash compactor. This will result in a more direct approach for service vehicles, rather than making vehicles turn in and straighten to collect refuse.

NOTE: typically a minimum 30-degree approach angle is required. Refer to Section 2-1.804 of the DSPM.

Drainage:

39. Please confirm the drainage report sealed on 6/21/06 is the approved report for Skysong. Refer to Section 4-1.900 of the DSPM.

Fire:

40. If available, please provide the following with the next submittal. If they are not available, all will be required as part of the final construction plan submittal:

- Fire & Life Safety Report
- Owner's Information Certificate

Circulation:

41. Please revise the site plan to indicate a Non-Motorized Public Access Easement over any portion of the street sidewalk on Scottsdale Road that encroaches on to the site.

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

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

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

Sincerely,



Greg Bloemberg
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **24-DR-2017**

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

- Five copies: 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)
- Five copies: Revised Narrative for Project

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Open Space Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

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

Perspective(s):

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Streetscape Elevation(s):

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

Lighting Site Plan(s):

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

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Grading & Drainage Plan (one - 24 X 36, one - 11 X 17 and one - 8.5 X 11)

Date: 10/24/2016

Additional Address Assignment

Parcel Number: 131-17-014B

Quarter Section: 12-45

Subdivision: N/A

MCR Number:

This is to advise you that the following address has been assigned for this parcel.

Address Assignment: 1345 N Scottsdale Rd
Skysong Hotel

I have attached a copy of a map showing the additional assigned address. If you need further assistance, please feel free to contact me at (480) 312-4134.

Since municipal boundaries do not always coincide with postal boundaries, it is your responsibility to contact your local post office for correct city and ZIP Code mailing information to complete the assigned address.

Sincerely,

Tanya Hazlehurst
GIS Technician
City of Scottsdale
480-312-4134
thazlehurst@scottsdale.AZ.gov