

**Correspondence Between
Staff and Applicant
Approval Letter**



February 21, 2019

Berry & Riddell
John Berry / Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

Re: 520-PA-2018
65-ZN-1992#10
Safari - Phase II

Dear John Berry,

This is to advise you that the case referenced above was approved at the February 19, 2019 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7713.

Sincerely,

Brad Carr
Principal Planner



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

12/17/2018

John Berry
Berry Riddell, LLC
6750 E Camelback Road Suite 1
Scottsdale, AZ 85251

RE Determination of a Planning Commission hearing

Dear Mr Berry

Your Development Application 65-ZN-1992#10, Safari - Phase II, is scheduled on the 1/9/2019 Planning Commission hearing agenda

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, January 7, 2019. 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 Planning and Development Services Division has had this application in review for 73 Staff Review Days.

Thank you,

Brad Carr, AICP
Principal Planner

C Case File

10/8/2018

To: Brad Carr w/ Resubmittal

RE: 65-ZN-1992#10
Safari - Phase II
86T20 (Key Code)

Dear Brad:

Please see the following applicant responses to the City's 1st Review Letter dated 9/26/2018.

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 provide analysis demonstrating how the project will meet the stipulations set forth in the prior zoning approval for the site with case # 65-ZN-1992#8.

RESPONSE: An analysis of the stipulations from case 65-ZN-1992#8 is provided with the resubmittal.

2. Please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Old Town Scottsdale Character Area Plan, Character and Design Chapter: Goal CD 3 - Policies 3.4, and 3.5; Goal CD 4 - Policies 4.2 and 4.4; Goal CD 5 - Policy 5.1; Goal CD 9 - Policy 9.4; Goal CD 10 - Policies 10.6 and 10.9.

RESPONSE: The project narrative has been updated to address the additional goals and policies noted above.

3. Please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Downtown Plan Urban Design & Architectural Guidelines: A3; B1 and B2; C3 Color and Texture; and D2.

RESPONSE: The project narrative has been revised to address the additional Downtown Plan UD & AG noted above. Guidelines B1, B2 and C3 were already included with the first submittal.

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

RESPONSE: Please refer to sheet A.y.1.

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

RESPONSE: Please refer to sheets A.x.1 and A.y.1.

Circulation:

6. Please revise the project plans to show a minimum width of 24 feet, excluding any curb and gutter, for the private driveway. (65-ZN-1992#8; DSPM, Sec. 2-1.303)

RESPONSE: Please refer to revised Civil plan(s).

7. Please revise the project plans to remove the time restrictions for use of the multi-use path through the site. (65-ZN-1992#8)

RESPONSE: Per discussions with Safari I, we elect to keep the timing stipulation in place.

Fire:

8. Please revise the project plans to note the location of the Fire Department Connection (Fire Ord. 4283, 912)

RESPONSE: Please refer to revised sheet A.f.1 for the location of the Fire Department Connection.

Drainage:

9. The Preliminary Drainage Report has been accepted. The drainage reports submitted for the Development Review Board (DRB) application will need to address the following comments:

- a. The Preliminary Drainage Report submitted with the DRB application is expected to have a minimum of 75% information of the Final Drainage Report for the project. Therefore, the Engineer must prepare the Preliminary Drainage Report to accompany the DR case to the expected level. (DSPM, Sec. 4-1A)

RESPONSE: Acknowledged. The project will use the latest available plumbing and site design to create a 75% final drainage report with DRB submittal

- b. The project site must address the "first flush" volume requirements even if this site is historically waived from storing onsite stormwater volume based on an approved Stormwater Storage Waiver. In addition to documenting in the report why a pre- vs. post-stormwater storage volume does not have to be provided for this site, the Engineer must address the "first flush" volume requirements. (DSPM, Sec. 4-1A)

RESPONSE: We will address first flush requirements by stating that the site will be mostly covered by roofing, which is considered clean water. A section will be added to the final drainage report.

- c. The project site is located in the non-ESL area. Any storm drain pipe carrying 2" 25 cfs must be located within dedicated Drainage Easements (D.E.) or drainage tracts. Please show and label these D.E.(s) or drainage tracts on the folded 24"X36" Preliminary Grading & Drainage Plan to be included in the report. (DSPM, Sec. 4-1A)

RESPONSE: Any easements required will be shown on the grading and drainage plan.

- d. Any storm drain pipe carrying offsite flows between multiple private properties must also be located within dedicated D.E.s or drainage tracts irrespective of how much flow it carries (i.e. if it carries < 25 cfs). (DSPM, Sec. 4-1A)

RESPONSE: Cross drainage agreements already exist between property owners, but if required, will be shown on the grading and drainage plan.

Site Design:

10. Please revise the project plans to ensure all waste is placed in suitable containers to facilitate waste removal in a sanitary condition. (SRC, Sec. 24-13)

RESPONSE: Comment acknowledged. Please refer to City of Scottsdale compliance note added to revised sheet A.gg.1.

11. Please revise the project plans to indicate the undergrounding of existing overhead wire facilities along and within project boundaries. (SRC, Sec. 47-80)

RESPONSE: N/A; there are no existing overhead utilities in our site frontage.

12. Please revise the project plans to indicate the locations of required dedications for off-site transportation, stormwater, and water resources improvements along property frontages to support new and existing infrastructure. (SRC, Sec. 48-7, 47-10, 49-219)

RESPONSE: Please refer to revised Civil plan(s).

Landscape Design:

13. Based on the mature size of the proposed plants, modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.

RESPONSE: Comment acknowledged. Planting intensity, density and layout altered. Please refer to revised Landscape Plan.

14. Coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.

RESPONSE: Comment acknowledged. Please refer to revised Landscape Plan.

15. Coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Zoning Ordinance Section 7.600

RESPONSE: Comment acknowledged. Please refer to revised Lighting Plan.

Archaeology:

16. Please provide an archaeology survey and report that is prepared by a qualified

archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI. – Protection of Archaeological Resources.

RESPONSE: N/A; comment to be removed per Steve Venker, 10/2/18.

17. Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the 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.

18. Any development on the 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: N/A; comment to be removed per Steve Venker, 10/2/18.

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:

19. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305. Steve V. 09/20/18
- a. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or smaller. Please revise the notes so that they are 12-point font size.
RESPONSE: Please refer to revised sheets A.d.1, A.e.1, A.f.1, etc.
 - b. Darken the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.
RESPONSE: Please refer to revised sheet A.f.1.
 - c. Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.
RESPONSE: Please refer to revised sheet A.f.1.
 - d. Provide a bar scale on the site plan.
RESPONSE: Please refer to revised sheet A.f.1.

- e. Revise the vicinity map to a blackline diagram and enlarge to show vicinity (Scottsdale-Camelback- 73rd Street-Highland) more clearly.

RESPONSE: Please refer to revised Vicinity Map on sheet A.f.1.

- f. Revise the project data to indicate the gross and net lot area in square feet.

RESPONSE: Please refer to additional information provided under the Project Data Summary on sheet A.f.1.

- g. Revise the project data to indicate private outdoor living space per unit type - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 6.1308.C.

RESPONSE: Please refer to additional information provided under the Project Data Summary on sheet A.f.1.

- h. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.

RESPONSE: Please refer to additional information provided under the Project Data Summary on sheet A.f.1.

- i. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.

RESPONSE: Please refer to additional notes on revised sheets A.f.1 and A.w.1.

- j. Revise the site plan to indicate the dimension between each building/structure.

RESPONSE: Please refer to additional dimensions on revised sheet A.f.1.

- k. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.

RESPONSE: Additional notes have been provided on revised sheet A.f.1.

- l. Revise the site plan to indicate the location of the fire department connection (FDC). It appears on the landscape plan adjacent to the north stairway and in the sidewalk.

RESPONSE: Correct. Please refer to revised sheet A.f.1 for the location of the Fire Department Connection.

- 20. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. A bicycle rack for two parking spaces requires 4.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.308. Please refer to Zoning Ordinance Section 1.305.

RESPONSE: Please refer to revised sheet A.f.1.

- 21. Please revise the project plans to address refuse site layout, capacity and servicing as follows:

- a. Please demonstrate the path of travel for the refuse truck, to and from site. Minimum vehicle turning radius of 45 feet and vehicle length of 40 feet required.

RESPONSE: Please refer to revised sheet A.f.1.

- b. Please demonstrate compliance with the requirement of 1 enclosure for every 20

units, or if utilizing compactors, please provide type and capacity.

RESPONSE: Please refer to notes on revised sheet A.gg.1.

- c. Service area of Coolidge Street will require smoother transition into and out of current designated pull-off area. Relocation of newly proposed fire hydrant will be required.

RESPONSE: Please refer to revised sheet A.f.1.

- d. Please provide the vertical clearance between second level and service area. Please indicate if there is any horizontal distance between the two. Notate on plan accordingly.

RESPONSE: Please refer to revised A.f.1 for clearance notes.

Landscape Design:

22. Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.

RESPONSE: Comment acknowledged. Please refer to revised Landscape Plan.

23. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.501.L.

RESPONSE: Comment acknowledged. Please refer to revised Landscape Plan.

Building Elevation Design:

24. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

RESPONSE: Please refer to sheet A.y.1.

25. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

RESPONSE: Please refer to revised sheets A.s.1 and A.s.2 for light fixture notes.

26. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.205.H.

RESPONSE: Please refer to sheet A.y.1.

27. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.201C.

RESPONSE: Please refer to sheet A.y.1.

28. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) 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. Please refer to Zoning Ordinance Section 1.305.

RESPONSE: Please refer to revised sheets A.s.1 and A.s.2 for these additional notes.

Lighting Design:

29. Please provide a lighting plan that indicates the building footprint and does not indicate the interior spaces within each building, because this results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

RESPONSE: Please refer to revised lighting plans.

30. Proposed light fixtures L6 and L8 are unacceptable due to exposed light source which will result in excessive glare. Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.208.

RESPONSE: Please refer to revised fixtures provided with revised lighting plans.

Circulation:

31. Please review the project plans to increase the width of the sidewalk along the south side of N. 72nd Way from 5 feet wide to 6 feet wide. (DSPM, Sec. 2-1.808)

RESPONSE: The sidewalk width has been increased. Please refer to sheet A.f.1.

Fire:

32. Please revise the project plans to note the location of the Fire Riser room. (DSPM, Sec. 6-1.504(1))

RESPONSE: Please refer to sheet A.w.1.

Floor Plans:

33. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan in conformance with Zoning Ordinance Section 9.106.A.

RESPONSE: Please refer to revised sheets A.f.1 and A.w.1.

Technical Corrections

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

Site Design:

34. Proposed sidewalks adjacent to loop road access (72nd Place) appear to be located outside of existing easements. Additional easements for public access will be required similar to Coolidge Street. (Zoning Ordinance, Sec. 1.204.)

RESPONSE: Comment acknowledged. To be addressed with final plan review.

Circulation:

35. Please revise the project plans to remove references to access easement dedications and disturbances over the underground parking structure. (Zoning Ordinance, Sec. 1.204.)

RESPONSE: Comment acknowledged. The pedestrian paseo is being relocated from the center of the site to the southern edge with the proposed application for Safari Phase 2.

If you have any questions regarding the responses above, please do not hesitate to contact me.

Respectfully,



Michele Hammond
Principal Planner

**ATTACHMENT A
Resubmittal
Checklist**

Case Number **65-ZN-1992#10**

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

Digital submittals shall include one copy of each identified below

- One copy COVER LETTER – Respond to all the issues identified in this 1st Review Comment
- Letter One copy Revised CD of submittal (CD/DVD, PDF format)
- Four copies Revised Narrative for Project

Site Plan

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

Elevations

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

Perspectives

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

x 11" Landscape Plan

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"

Photometric Analysis Plan(s)

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

Manufacturer Cut Sheets of All Proposed Lighting

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

Floor Plans

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded

Color 1 11" x 17" 3 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing)



9/26/2018

John Berry
Berry Riddell
6750 E Camelback Road Suite 1
Scottsdale, AZ 85251

RE 65-ZN-1992#10
Safari - Phase II
86T20 (Key Code)

Dear Mr Berry

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/20/2018. 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.

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:

Zoning

- 1 Please provide analysis demonstrating how the project will meet the stipulations set forth in the prior zoning approval for the site with case # 65-ZN-1992#8
- 2 Please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Old Town Scottsdale Character Area Plan, Character and Design Chapter Goal CD 3 - Policies 3.4, and 3.5, Goal CD 4 - Policies 4.2 and 4.4, Goal CD 5 - Policy 5.1, Goal CD 9 - Policy 9.4, Goal CD 10 - Policies 10.6 and 10.9
- 3 Please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Downtown Plan Urban Design & Architectural Guidelines A3, B1 and B2, C3 Color and Texture, and D2
- 4 Provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec 1.904 A.4 and Sec 7.105
- 5 Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105

Circulation

- 6 Please revise the project plans to show a minimum width of 24 feet, excluding any curb and gutter, for the private driveway (65-ZN-1992#8, DSPM, Sec 2-1.303)

- 7 Please revise the project plans to remove the time restrictions for use of the multi-use path through the site (65-ZN-1992#8)

Fire

- 8 Please revise the project plans to note the location of the Fire Department Connection (Fire Ord 4283, 912)

Drainage

- 9 The Preliminary Drainage Report has been accepted. The drainage reports submitted for the Development Review Board (DRB) application will need to address the following comments
 - a The Preliminary Drainage Report submitted with the DRB application is expected to have a minimum of 75% information of the Final Drainage Report for the project. Therefore, the Engineer must prepare the Preliminary Drainage Report to accompany the DR case to the expected level (DSPM, Sec 4-1A)
 - b The project site must address the "first flush" volume requirements even if this site is historically waived from storing onsite stormwater volume based on an approved Stormwater Storage Waiver. In addition to documenting in the report why a pre- vs post- stormwater storage volume does not have to be provided for this site, the Engineer must address the "first flush" volume requirements (DSPM, Sec 4-1A)
 - c The project site is located in the non-ESL area. Any storm drain pipe carrying ≥ 25 cfs must be located within dedicated Drainage Easements (D E) or drainage tracts. Please show and label these D E (s) or drainage tracts on the folded 24"X36" Preliminary Grading & Drainage Plan to be included in the report (DSPM, Sec 4-1A)
 - d Any storm drain pipe carrying offsite flows between multiple private properties must also be located within dedicated D E s or drainage tracts irrespective of how much flow it carries (i.e. if it carries < 25 cfs) (DSPM, Sec 4-1A)

Site Design

- 10 Please revise the project plans to ensure all waste is placed in suitable containers to facilitate waste removal in a sanitary condition (SRC, Sec 24-13)
- 11 Please revise the project plans to indicate the undergrounding of existing overhead wire facilities along and within project boundaries (SRC, Sec 47-80)
- 12 Please revise the project plans to indicate the locations of required dedications for off-site transportation, stormwater, and water resources improvements along property frontages to support new and existing infrastructure (SRC, Sec 48-7, 47-10, 49-219)

Landscape Design

- 13 Based on the mature size of the proposed plants, modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10 100 and 10 700
- 14 Coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec 7 600 of the Zoning Ordinance
- 15 Coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Zoning Ordinance Section 7 600

Archaeology

- 16 Please provide an archaeology survey and report that is prepared by a qualified archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI – Protection of Archaeological Resources
- 17 Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the 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
- 18 Any development on the 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

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

- 19 Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1 305 Steve V 09/20/18
 - a Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or smaller. Please revise the notes so that they are 12-point font size.
 - b Darken the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.
 - c Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.
 - d Provide a bar scale on the site plan.
 - e Revise the vicinity map to a blackline diagram and enlarge to show vicinity (Scottsdale-Camelback-73rd Street-Highland) more clearly.
 - f Revise the project data to indicate the gross and net lot area in square feet.
 - g Revise the project data to indicate private outdoor living space per unit type - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 6 1308 C.
 - h Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9 103.
 - i Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
 - j Revise the site plan to indicate the dimension between each building/structure.
 - k Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
 - l Revise the site plan to indicate the location of the fire department connection (FDC). It appears on the landscape plan adjacent to the north stairway and in the sidewalk.

- 20 Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No 2285, on the site plan Detail No 2285 is for 4 bicycle parking spaces and requires 6 5 feet by 9 5 feet of site area A bicycle rack for two parking spaces requires 4 5 feet by 9 5 feet of site area Please refer to the Plan & Report Requirements for Development Applications Please refer to DSPM Sec 2-1 308 Please refer to Zoning Ordinance Section 1 305
- 21 Please revise the project plans to address refuse site layout, capacity and servicing as follows
- Please demonstrate the path of travel for the refuse truck, to and from site Minimum vehicle turning radius of 45 feet and vehicle length of 40 feet required
 - Please demonstrate compliance with the requirement of 1 enclosure for every 20 units, or if utilizing compactors, please provide type and capacity
 - Service area of Coolidge Street will require smoother transition into and out of current designated pull-off area Relocation of newly proposed fire hydrant will be required
 - Please provide the vertical clearance between second level and service area Please indicate if there is any horizontal distance between the two Notate on plan accordingly

Landscape Design

- 22 Avoid conflicts between the size of mature trees and light fixtures Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures Please refer to Scottsdale Sensitive Design Principle 13
- 23 Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing Please refer to DSPM Sec 2-1 501 L

Building Elevation Design

- 24 Provide section drawings of the proposed exterior shade devices Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices Please refer to Scottsdale Sensitive Design Principle 9 Please refer to the following internet link <http://www.scottsdaleaz.gov/design/Shading>
- 25 Indicate the locations of all building mounted lighting fixtures on the building elevation drawings Please refer to the Plan & Report Requirements for Development Applications Please refer to Zoning Ordinance Section 1 305
- 26 All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit Please refer to Design Standards & Policies Manual, Section 2-1 205 H
- 27 Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted If overflow scuppers are provided, they shall be integrated with the architectural design Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations Please refer to Design Standards & Policies Manual, Section 2-1 201C
- 28 In order to improve readability of the building elevations, add number notations (0 0, +1 5, -0 5, etc) 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 Please refer to Zoning Ordinance Section 1 305

Lighting Design

- 29 Please provide a lighting plan that indicates the building footprint and does not indicate the interior spaces within each building, because this results in too much information on the plan, making it difficult to read Please refer to the Plan & Report Requirements for Development Applications Please refer to Zoning Ordinance Section 1 305
- 30 Proposed light fixtures L6 and L8 are unacceptable due to exposed light source which will result in excessive glare Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated Please refer to DSPM Sec 2-1 208

Circulation

- 31 Please review the project plans to increase the width of the sidewalk along the south side of N 72nd Way from 5 feet wide to 6 feet wide (DSPM, Sec 2-1 808)

Fire

- 32 Please revise the project plans to note the location of the Fire Riser room (DSPM, Sec 6-1 504(1))

Floor Plans

- 33 Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan in conformance with Zoning Ordinance Section 9 106 A

Technical Corrections

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

Site Design

- 34 Proposed sidewalks adjacent to loop road access (72nd Place) appear to be located outside of existing easements Additional easements for public access will be required similar to Coolidge Street (Zoning Ordinance, Sec 1 204)

Circulation

- 35 Please revise the project plans to remove references to access easement dedications and disturbances over the underground parking structure (Zoning Ordinance, Sec 1 204)

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 480-312-7767 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 28 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr". The signature is fluid and cursive, with the first name "Brad" and last name "Carr" clearly distinguishable.

Brad Carr, AICP
Principal Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number **65-ZN-1992#10**

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

Digital submittals shall include one copy of each identified below

- One copy COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy Revised CD of submittal (CD/DVD, PDF format)
- Four copies Revised Narrative for Project

Site Plan

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

Perspectives

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

B/W	<u>1</u>	24" x 36"		<u>1</u>	11" x 17"		<u>1</u>	8 ½" x 11"
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Lighting Site Plan(s)

	<u>1</u>	24" x 36"		<u>1</u>	11" x 17"		<u>1</u>	8 ½" x 11"
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Photometric Analysis 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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Floor Plans

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded

Color 1 11" x 17" 3 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing)



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-17-18
Contact Name: Michele Hammond
Firm Name: Berry Riddell
Address: 6750 E. Camelback Rd. Ste 1
City, State, Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.
520 - PA - 2018

Dear Michele :

It has been determined that your Development Application for Safari phase II 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: BRYAN CLUFF FOR DEAN CARL
Title: SR PLANNER
Phone Number: (480) 312 - 2258
Email Address: bcluff @ScottsdaleAZ.gov

17-ZN-2018
08/17/18