


**Correspondence Between  
Staff and Applicant  
Approval Letter**



Community & Economic Development Division  
Planning and Development Services  
Current Planning Department  
7447 E. Indian School Rd.  
Scottsdale, AZ 85251

## Development Review Board Meeting Memorandum

**Item No.** 5  
**Topic:** 2-DR-2019 (Cabana on Hayden)  
**Action Requested:** Stipulation Modification  
**Meeting Date:** July 18, 2019  
**From:** Jeff Barnes, Senior Planner JB  
**Through:** Steve Venker, Development Review Board Coordinator 

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### Discussion

Following the publishing of the Staff Report, Planning staff has continued to work with the applicant team to seek resolutions to some of the stipulations provided. The following revisions are proposed to the staff recommended stipulations and are meant to reflect more practical solutions than the previous versions.

### Revised Stipulations

2. Revise the building elevations so that exterior shade devices will be added for the 2<sup>nd</sup> and 3<sup>rd</sup> story windows on ~~the East, South, and West~~ all sides of the buildings to provide protection from solar exposure, heat gain, and to minimize reflected heat. 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. Refer to Scottsdale Sensitive Design Principle 9, the Scottsdale Commercial Design Guidelines, and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
  
10. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - b. East Oak Street
    - ~~iii. Widen the street improvements to provide a minimum seventy-five (75) foot long eastbound left turn lane and separate seventy-five (75) foot long right turn lane (storage lengths) on Oak Street approaching Hayden Road. Dedicate additional right-of-way as determined by Transportation Department staff to extend over the pavement, curb and gutter, and sidewalk.~~
    - iii. The property owner shall provide the dedication of five (5) feet of additional Public Right-of-Way width and ten (10) feet of Public Non-Motorized Access Easement width for sidewalk and other associated improvements, along East Oak Street for a length of two-hundred (200) feet measured west from the existing North Hayden Road Right-of-Way line.

## Barnes, Jeff

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**From:** Joe Young <jyoung@youngdg.com>  
**Sent:** Thursday, July 11, 2019 5:33 PM  
**To:** Venker, Steve; Barnes, Jeff; Korte, Virginia  
**Subject:** Case #3 Cabana on Hayden

**⚠ EXTERNAL Email with links or attachments. Please use caution!**

Hello Steve –

As I mentioned last week, I'll be out of town for the DRB meeting on the 18<sup>th</sup>. I did however review the agenda and have some concerns about case #3 Cabana on Hayden. Not sure if you can read my comments in the meeting or not, but wanted you to at least have my observations of the project. If you can or have another board member read them, here they are below:

*As a project, I don't have issue with the MFR but I think that some attention needs to be given to the elevations. From the information that was sent, the architecture looks quite 1 dimensional with very little articulation to the elevations. Building planes are offset only a few inches with no apparent shadow lines or differentiation to the various masses. This was done on a few other MFR projects in South Scottsdale and the end result was not the best for the neighborhood character that exists today. I agree from the report that shading devices need to be incorporated at the windows to provide visual interest and shadows. This should not just be limited to the East, South and West as it is written, but should also include the North to complete the 4-sided architecture of the project. Additionally, I believe there needs to be more done to relate this with the SFR architecture surrounding the site. There are some elements of breeze block used in site walls, but it could help if this was used around the perimeter as decorative wall elements in the landscape areas or even first floor levels partially constructed out of CMU block. All the homes in the area are CMU and I think stucco as a primary exterior finish for the project might not fit in well with the context.*

*Traffic is also another concern with the added density. Hayden Road is quite busy and the added car traffic will impact the existing local streets. I didn't see anything in the report about traffic study, but assume that the City Engineer has evaluated this.*

*In sum, I think the applicant should take a bit of time to take the opportunity to use some creativity to make this a unique project that fits well with the neighborhood. I've seen some of the other projects that the project architect has done and they turned out quite well. Hopefully they can do the same here with a little more design effort.*

I'm copying Council Member Korte here as well since it looks like she will be the Board chair next week. Feel free to contact me tomorrow if you have any questions before I leave town on the 13<sup>th</sup>

Best,

Joe

*Please note that I will be out of town the week of July 15<sup>th</sup> – 19<sup>th</sup> and returning to the office on Monday July 22<sup>nd</sup>.*

**Joe Young, RLA**  
Principal

young design group

Landscape Architecture  
Land Planning

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7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312

[www.youngdg.com](http://www.youngdg.com)

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## **Barnes, Jeff**

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**From:** Grant, Randy  
**Sent:** Wednesday, July 17, 2019 9:16 PM  
**To:** Geoff  
**Cc:** Barnes, Jeff; Venker, Steve; Gleason, Teri  
**Subject:** Re: Concerned Resident over new Development in Neighborhood

Hi Geoff. We will make sure the DRB gets your input. I completely understand your concern, but the DRB does not have the authority to require that the applicant build condos instead of apartments.

Best wishes on your project in Prescott, and thank you for involvement and ongoing work in Scottsdale!

Randy

On Jul 17, 2019, at 8:26 PM, Geoff <[geoffedgelow@gmail.com](mailto:geoffedgelow@gmail.com)> wrote:

**⚠ EXTERNAL Email with links or attachments. Please use caution!**

Hi James and Randy.

I know this project is going before the DRB tomorrow. I never got a response from my email in March and it brings a lot of good information about what this project will entail to our neighborhood.

I never expected to stay here as long as I have, and saying that being in Construction and Real Estate, this neighborhood is an amazing pocket of south scottsdale.

A rental project like this will bring huge repercussions to our neighborhood. Being studios and lower rents, it wont bring the tenants that the project on McDowell road just south of us that Taylor homes did.

My family have removed projects like this from south Scottsdale and replaced with home ownership condo projects over the past 20yrs. Now seeing what has come because of our jobs and how the area has changed. To have a rental property in our neighborhood is a detriment. If they were for sale, I would have a different tune.

I am all for the project as long as it isn't rentals. South Scottsdale is saturated already with rental properties all throughout the downtown core and people would love to own down here but cant as home values are rising. I have alot of friends that wish they could live in this area and own, but have no choices. They cant afford the house, but could afford the condo. Instead they buy in the outskirts but would probably otherwise buy down here and own if they had the option.

I am pushing for this project to be condos and for an HOA no different than projects we have done in Scottsdale.

I am hoping to be able to be at this meeting, but am going to be in Prescott before the Planning Commission hearing tomorrow on the Castle Hot Spring Resort project I am currently building as the General Contractor for Phase 2.

-Geoff Edgelow  
Innes Construction LLC

Owner

602-410-9790

----- Forwarded message -----

From: **Geoff** <[geoffedgelow@gmail.com](mailto:geoffedgelow@gmail.com)>

Date: Mon, Feb 11, 2019, 1:30 PM

Subject: Concerned Resident over new Development in Neighborhood

To: <[JBarnes@scottsdaleaz.gov](mailto:JBarnes@scottsdaleaz.gov)>

Cc: <[cbrower2@cox.net](mailto:cbrower2@cox.net)>

Hi Jeff Barnes -

I have received a concerned letter on my door about the new development happening in my Neighborhood. It is the Cabana on Hayden 2-DR-2019, corner of Hayden and Oak. I must first say I am a believer in new development values it brings to a community, but what is being proposed will do the exact opposite to this wonderful Cox Heights neighborhood.

I purchased my home in Aug of 2006 and have worked very hard over the years to upgrade my home and pride myself in the community in which I live. I have seen many of my neighbors follow suit since I have upgrade my home, many have replaced their roofs, windows and even stucco'd their homes since. It would be a travesty if this proposed 89 unit apartment complex would be built on such a small piece of land. I share the concerns of my neighbors about the crime this will bring into our community that is otherwise free of crime.

I have attached screen shots of the City of Scottsdale Police Crime map of Apartment Complex Crime activity in the last 2 months close to our community. These crimes vary and include: Assault, Auto Theft, Auto Burglary, Criminal Damage, Graffiti, Domestic Violence, Residential Burglary, Theft. This accounts for 42 incidents of these natures, solely in Apartment Complexes.

I do not want to have these issues in my neighborhood or near any of the neighborhood children. Now if this was a proposed single family housing project, I would be all for it with the same footprint of lot as our neighborhood currently has. This is what this community would highly benefit from and increase the property values.

Please DO NOT allow this travesty of a project to pass through the City Planning.

Sincerely,

A Concerned Home Owner.

Geoffrey Edgelow

7807 E Hubbell Street, Scottsdale AZ 85257

602-410-9790

<Crime Map overview.png>

<Crime Map 1 of 3.png>

<Crime Map 2 of 3.png>

<Crime Map 3 of 3.png>

## Barnes, Jeff

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**From:** Grant, Randy  
**Sent:** Tuesday, July 16, 2019 9:56 AM  
**To:** CAROL DOERKSEN  
**Cc:** Venker, Steve; Barnes, Jeff  
**Subject:** RE: Cabana on Hayden Case #2-DR-2019

Hi, Ms. Doerksen! Thanks for your note. I understand your concerns, and recognize that change in and around an established neighborhood is difficult for area residents. The property is and has been zoned for multifamily development for many years. The property has direct access to Hayden Road, and most of the traffic to and from the project will utilize the main entrance on Hayden.

In my experience, significant reinvestment in an area will often result in higher property values. That certainly can't be guaranteed, but it is often the case. While there may be some additional traffic through the neighborhood, the only access onto a side street will be a right-turn only onto Oak, which will direct drivers to Hayden.

As with any new project, there will be dust, noise, and construction activity – whether it is an apartment project, a commercial development, an office project, or almost any other type of revitalization. We will do everything we can to see that construction activity complies with city codes and ordinances and that impacts on neighbors is minimized. Again, thanks for your interest!

**Randy Grant**  
Exec. Director  
Planning, Economic Development and Tourism  
7447 E. Indian School Road, Suite 105  
City of Scottsdale, Arizona 85251

480-312-2664



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**Checkout Our NEW Online Services:**

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:  
<https://eservices.scottsdaleaz.gov/bidresources/WaitTimes>  
<https://eservices.scottsdaleaz.gov/bidresources>

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**From:** CAROL DOERKSEN <1cdoerksen@cox.net>  
**Sent:** Tuesday, July 16, 2019 7:57 AM  
**To:** Grant, Randy <RGrant@Scottsdaleaz.gov>  
**Subject:** Cabana on Hayden Case #2-DR-2019

**⚠ EXTERNAL Email with links or attachments. Please use caution!**

Hello Mr. Grant,

I am writing to express my concerns regarding the Cabana on Hayden project. This project is not compatible with our neighborhood and will change the character of our neighborhood forever. I am concerned about several things.

I see this bringing down home values in the area as the transient nature of apartments is a concern. Apartment tenants have no "buy-in" for the neighborhood. It's just a temporary stop along the way.

Increased street parking is bound to happen. Offering enough parking spaces does not take into consideration visitors or parties.

Increased traffic in our neighborhood. We already have those who cut through without following posted speed limits. The added traffic from a large apartment complex will increase these incidents at all hours.

A main difference with this project compared to other recent projects in south Scottsdale, is the fact that this one sits directly in the middle of a neighborhood. Who thought this was a good idea?

Construction concerns are also huge! Dust, noise, street closures etc. All not a good thing for our quiet neighborhood.

Please reconsider this project.

Sincerely,

Jim & Carol Doerksen



**Barnes, Jeff**

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**From:** Brian Lukian <cuadodge2@gmail.com>  
**Sent:** Saturday, July 13, 2019 8:59 AM  
**To:** Grant, Randy; Barnes, Jeff; City Council; Lane, Jim  
**Subject:** Public Hearing Notice Cabana on Hayden (2-DR-2019)

**⚠ EXTERNAL Email with links or attachments. Please use caution!**

Mayor Jim Lane, Scottsdale City Council, Randy Grant, Jeff Barnes

I am writing you to inform you that my neighborhood has not been legally and properly notified or given the proper amount of time to prepare for the public hearing on the Cabana on Hayden application (2-DR-2019). The notification sign, attached only by plastic ties, had been cut off the posts it was attached to with the sign laying on the ground. I have the ties that were cut in my possession. The notification says it was posted on July 2nd 2019.

Today, July 13th 2019, is the first time that I saw the notification only because I wanted to see if a public hearing notice had been posted yet. This is the first time I saw the sign which was on the ground out of public sight. It should have been erected and secured properly and been large enough to be seen. Seeing the sign on the ground. I reattached it to the post and took a picture of it today.

My mother and I pass that point of the church everyday to get our house on Monte Vista which is directly in front of the proposed development. We see everything that is going on at the property and would have noticed anything going up. There has been somebody everyday at the property site. I do not know who cut the sign down. Why was it not reattached earlier by the developer or city? I do know it should have been reattached so the surrounding area would know of the public hearing. Also why was there only one public notice sign and it was posted on Hayden road? There should have been a public notice sign posted on Oak Street and Monte Vista Rd also informing the neighborhood residents II directly affected by the project? Wasn't the notice supposed to be posted on a large wooden sign instead of a small flimsy sign attached to two short iron posts?

Because the sign was cut off laying on the ground out of sight from the surrounding neighborhood should the public hearing on July 18th, 2019 be delayed until the affected surrounding area has had the proper time to gather their thoughts to properly address the development review board on this development?

Virginia and Brian Lukian

**Barnes, Jeff**

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**From:** Edward Tomaine <edwardtomaine@icloud.com>  
**Sent:** Thursday, July 18, 2019 5:55 AM  
**To:** Grant, Randy; Barnes, Jeff  
**Subject:** Project 2-DR-2019

⚠ EXTERNAL Email with links or attachments. Please use caution!

Mr. Grant and Mr. Barnes,

I am writing because of the impact that Project 2-DR-2019 (Hayden Apartments) will have on my community, property value and way of life.

Besides the fact that the area is already inundated with apartment buildings, this property will not only be another blight on this small community, but it will also wreak havoc on the daily life of the surrounding neighborhoods.

We did not choose this area to be overwhelmed by traffic and overcrowding, but to have a quiet suburban lifestyle. In addition, I am fearful about the potential crime that an apartment complex can bring in to a small neighborhood. Remember that once this is done there is no turning back and the people who call this home will be forever effected.

Respectfully,

Edward Tomaine

Sent from my iPhone



4/5/2019

Rob Gaspard  
Worksbureau  
2524 N 24Th St  
Phoenix, AZ 85008

RE: 2-DR-2019  
Cabana on Hayden

Dear Mr. Gaspard:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/4/2019. The following **2<sup>nd</sup> 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 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 clear indication that the bicycle parking locations will be in conformance with the minimum spacing and clearance dimensions outlined in COS Standard detail 2285.
  - a. Locations shown encroach into adjacent pedestrian ways. Revise rack locations so that the required 6-foot staging area does not conflict with sidewalks and pedestrian access to the buildings, per DSPM 2-1.308.C.
2. Provide information and details related to the internalization of the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
3. Please revise the Floor Plan Worksheet to clarify how the private outdoor living space is to be distinguished as being for the exclusive use of the unit occupant(s), as identified in the Zoning Ordinance Sec 5.1004.B.1.b.iii. Please also select private outdoor living space locations and configurations that complement and provide visual continuity with the architectural character of the project and the community. Please see the definition of Private outdoor living space in Sec. 3.100 of the Zoning Ordinance.

Landscape:

4. 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.

Drainage:

5. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Water and Waste Water:

6. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.

\*Review comments were not complete at the time of issuance of this letter. Marked BOD's will be provided as soon as they are available. \*

Engineering:

7. Per Scottsdale Revised Code Section 47-80, the existing power poles along the west property line shall be removed and the electric/communication facilities placed underground. Please revise the site plan to reflect this action.

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:

8. Please revise the site plan to dimension the minimum 6-foot wide sidewalks and pedestrian walkways connecting from the public rights-of-way along the primary pedestrian routes through the site, in accordance with DSPM 5-8.200.

Landscape Design:

9. 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.
10. Please revise the landscape plan to substitute a more evergreen species in place of the bougainvillea on the exterior building screen/lattice elements.

Building and Elevation Design:

11. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
  - a. Window details 1 & 5 on Sheet 41 appear to show the recess in the wrong direction compared to what is represented in section details 3 & 4 addressing the requirement above.

12. 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>.
  - a. Please revise the cabana shade element to comply with these shading requirements.
13. Please revise the proposed materials and color palette to align with The City of Scottsdale Sensitive Design Principals and Commercial Design Guidelines which speak to the use of muted desert tones of paint and materials that respond to the desert environment.
14. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to DSPM 2-1.402.
  - a. These have now been shown on the plans but are located on the visual ends of the buildings adjacent to public streets. The proposed screens around them do not appear to be incorporated into the building or flush mounted with the face of the building in accordance with the comment above.
15. Please provide a revised roof plan that identifies roof access locations and methods of access that are not visible from public view in accordance with DSPM 2-1.401.3. The revised plan submitted removes the visible roof ladders but is unclear on the details of the access points proposed.
16. 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 DSPM 2-1.401.4.

Lighting Design:

17. Please revise the photometric plan to accurately reflect the property boundaries and demonstrate compliance with the following:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation. (Planning) (City of Scottsdale Exterior Lighting Policy, and DSPM)
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-

candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)

Circulation:

18. Please revise the site plan to identify the improvement of the alley along the west side of the site, to remove the vegetation and add necessary pavement to City minimum standards.
19. Please revise the site plan to correctly show and identify the sight distance triangles at the site driveway on E. Oak Street. Identify the dedication of sight distance easements as necessary over the portions of the property within the triangles, see DSPM 5-3.123; Figs. 5-3.25 and 5-3.26.

Engineering:

20. Per DSPM 2-1.309, the refuse enclosure locations shall be placed for easy access for collection corresponding with the refuse truck routes for pick-up. Please revise the site plan to locate the enclosures within the site where they can be easily accessed for collection as the truck moves through the site.

Technical Corrections

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

Circulation:

21. Please revise the site plan to show the existing driveways on the north side of E. Oak Street to illustrate the offsets between the existing driveways and the proposed site driveway.
22. Please revise the site plan to modify the internal parking lot design to eliminate the Y intersection in the northern portion of the site and align parking aisles across the main east-west parking aisle.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

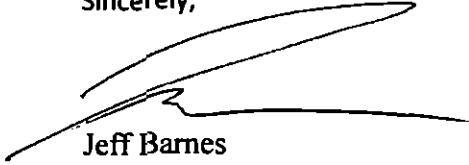
**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 48 Staff Review Days since the application was determined to be administratively complete.

These **2<sup>nd</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form the name 'Jeff Barnes'.

Jeff Barnes  
Senior Planner

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **2-DR-2019**

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 2nd Review Comment Letter
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Four copies: Revised Narrative for Project

Site Plan:

_____ 11 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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Landscape Plan:

_____ 2 _____	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"

Elevation Worksheet(s):

_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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Perspective(s):

Color	_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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Lighting Site Plan(s):

_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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Photometric Analysis Plan(s):

_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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**Manufacturer Cut Sheets of All Proposed Lighting:**

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

**Floor Plan(s):**

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

**Floor Plan worksheet(s):**

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

**Technical Reports:** Please submit one (1) digital copy of each report requested

- 2 copies of Revised Drainage Report:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

**Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.**



2/14/2019

Rob Gaspard  
Worksbureau  
2524 N 24Th St  
Phoenix, AZ 85008

RE: 2-DR-2019  
Cabana on Hayden

Dear Mr. Gaspard:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/14/2019. The following **1<sup>st</sup> 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 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 submit a copy of the Citizen Review Report summary to include details of the most recent public outreach efforts, including any additional public comments that may have been received. (Zoning Ordinance, Sec. 1.305.C.2.b.)
  - a. Please provide a copy of the notification letter(s) that was/were mailed to the surrounding property owners within 750 feet.
  - b. Based on the neighborhood feedback received so far, it would appear a neighborhood meeting and/or more outreach to the surrounding Cox Heights Four subdivision would be beneficial for receiving and responding to concerns and comments that could be addressed and/or reflected in the design prior to their identification at a Development Review Board hearing.
2. Please revise the application narrative, site plan, floor plans, etc. to identify the maximum number of units not to exceed 88, as the total gross land area and the minimum gross land area per unit calculations (per Sec. 5.1004.D) do not allow the 89 units proposed (in the category of 20 du/ac).
3. Please revise site plan to dimension all drive aisles, adjacent streets/future street right-of-way, secondary access, proposed dead-end streets, pedestrian walkway, ADA access, fire primary access/secondary access, proposed cul-de-sac length, and proposed trails in the next submittal.

4. Please provide clear indication that the bicycle parking locations will be in conformance with the minimum spacing and clearance dimensions outlined in COS Standard detail 2285.
5. Please revise the site plan open space calculations to include the private outdoor living space information demonstrating compliance with Sec. 5.1004.B.1.b.
6. Please revise the site plan to relocate the proposed refuse enclosures out of the 15-foot wide landscape buffer along the perimeter of the site, per Sec. 10.602.A.1.b. That required buffer area is to be maintained for landscape only.
  - a. Please select a location internal to the development site which is accessible from the public street access points, not the alley, in accordance with the related Engineering review comments.
7. Provide information and details related to the internalization of the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
8. Please revise the Floor Plan Worksheet to clarify how the private outdoor living space is to be distinguished as being for the exclusive use of the unit occupant(s), as identified in the Zoning Ordinance Sec 5.1004.B.1.b.iii. Please also select private outdoor living space locations and configurations that complement and provide visual continuity with the architectural character of the project and the community. Please see the definition of Private outdoor living space in Sec. 3.100 of the Zoning Ordinance.

**Landscape:**

9. Please revise the Landscape Plan to include minimum notes and information as identified on the Plan & Report Requirements for Development Applications. There may be comments regarding the landscape plans after that updated information has been received and reviewed by staff. Please refer to Zoning Ordinance Sections 1.305 and 10.200.
10. Please note that in accordance with Sec. 5.1004.D of the Zoning Ordinance, at least seventy percent (70%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance: 3-inch single trunk and/or 1.5-inch multi trunk.
11. Please revise the plans to clearly identify that a minimum 15-foot-wide buffer shall be planted and maintained wherever a Multiple-family Residential R-5 district development abuts a single-family residential district shown on Table 4.100.A. or abutting an alley between those districts, per Sec. 10.602.A.1.b.
12. 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.

**Drainage:**

13. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
14. Please develop and submit for review a proposed storm drain system analysis.
15. With the resubmittal, please include a proposed catch basin, surface overflow exhibit depicting emergency overflow locations and elevations in event of UST being at capacity.
16. Please revise the Preliminary Grading and Drainage plan to depict the following information:

- a. Required and proposed storage volumes. Add basin ID's to the two proposed underground facilities.
- b. Call out ultimate site outfall.
- c. Show existing contours.
- d. Add sections spanning the site.
- e. Identify the 3 existing groundwater inspection points at the south end of the property and the underground limits as they relate to the proposed UST location.

**Water and Waste Water:**

17. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD. Please also address the following specific items:

**Sewer BOD:**

- a. Title as Final not Preliminary
- b. Revise demand calcs and hydraulic analysis in section 5 and appendix. Multifamily persons per unit and pool backwash not accurately calculated. DSPM 7-1.202, part G
- c. Clean-outs and service lines must be per MAG 440-3 detail. DSPM 7-1.409, call out on utility plan
- d. Call out sewer as private on utility plan
- e. Call out building sewer pipe diameter on utility plan. 6-inch minimum service lateral may apply to connection to either public or private sewer. Confirm with City plan reviewers and revise if necessary

**Water BOD:**

- f. Title as Final not Preliminary
- g. Revise modeling to correspond with DSPM requirements
- h. Address markups on utility plan
- i. Confirm required fire flow per IFC and IBC code
- j. Address how on-site wells will be handled
- k. Conduct required hydrant flow test and provide results and incorporate into modeling
- l. Initial domestic water meter sizing must be completed per process in DSPM 6-1.416
- m. Tapping into ACP pipe require special considerations per DSPM 6-1.408
- n. Update utility plan with relevant details noted

**Engineering:**

18. Per Scottsdale Revised Code Section 47-80, the existing power poles along the west property line shall be removed and the electric/communication facilities placed underground. Please revise the site plan to reflect this action.

**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 revise the site plan to identify minimum 6-foot-wide sidewalks and pedestrian walkways connecting from the public rights-of-way along the primary pedestrian routes through the site, in accordance with DSPM 5-8.200.
20. Please revise the site plan to include the use of low height screen walls along the parking areas to block vehicle headlight trespass to adjacent roadways and residences and provide a visual separation between the perimeter landscaping and the parking areas.

Landscape Design:

21. The proposed design includes landscape islands that appear not to meet the minimum 7-foot width identified in Sec. 10.501.H.2.a of the Zoning Ordinance. Please revise the layout to increase the width of these area and consider a minimum 10-foot width so they may be counted as parking lot landscape area in accordance with Sec. 10.501.H.2.b.
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 2-1.501.L and revise the proposed planting locations on Landscape Plan accordingly.
24. Please revise the landscape plan to substitute a more evergreen species in place of the bougainvillea on the exterior building screen/lattice elements.

Building and Elevation Design:

25. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
26. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please 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. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
27. 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>.
  - a. Please revise the cabana shade element to comply with these shading requirements.

28. Please revise the proposed materials and color palette to align with The City of Scottsdale Sensitive Design Principals and Commercial Design Guidelines which speak to the use of muted desert tones of paint and materials that respond to the desert environment.
29. 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.
30. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to DSPM 2-1.402.
31. 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.
32. Please provide a revised roof plan that identifies roof access locations and methods of access that are not visible from public view in accordance with DSPM 2-1.401.3. Please also identify safety harness attachment locations or other fall protection mitigators that will be required for roof maintenance personnel in accordance with OSHA regulations.
33. Please provide a detail of the roof top mechanical screen. 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 DSPM 2-1.401.1.
  - a. Please verify that the screening covers all sides of mechanical areas visible from off property. It would appear that some of the proposed screens are linear without returns to block the other view angles.
34. 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 DSPM 2-1.401.4.

**Lighting Design:**

35. Please revise the Photometric Analysis Plan to include a table of the minimum, maximum, and average illuminance complying with the following:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation. (Planning) (City of Scottsdale Exterior Lighting Policy, and DSPM)
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All

exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)

**Circulation:**

36. Please revise the site plan to identify widening the sidewalk along the Hayden Road frontage to a min. 8-foot width, separated from the back of curb, in accordance with DSPM 5-3.110.
37. Please revise the site plan to identify the improvement of the alley along the west side of the site, to remove the vegetation and add necessary pavement to City minimum standards.
38. Dedicate a safety triangle at the site driveway on Hayden Road. DSPM 5-3.123; Figs. 5-3.25 and 5-3.26.
39. Please revise the site plan to show and identify the sight distance triangles at the site driveways on E. Oak Street and E. Monte Vista Road. Identify the dedication of sight distance easements as necessary over the portions of the property within the triangles, see DSPM 5-3.123; Figs. 5-3.25 and 5-3.26.
40. Please revise the site plan to show the extension of a sidewalk into the site along at least one side of the proposed driveway on E. Monte Vista Road, per DSPM 2-1.312.

**Engineering:**

41. Per DSPM 2-1.309, the minimum number of refuse enclosures shall be 1 per every 20 units. The proposal of 89 units requires 4 to 5, four-yard refuse bins and enclosures. Please also identify if recycling will be offered to the residents and account for those collection locations accordingly.
42. Per DSPM 2-1.309, the refuse enclosure locations shall be placed for easy access for collection corresponding with the refuse truck routes for pick-up. Please revise the site plan to locate the enclosures within the site, along the internal circulation route, where they can be accessed for collection from the public street and not from the adjacent alley.
43. Please revise the site plan to identify the sidewalk ramp at the intersection of N. Hayden Road and E. Monte Vista Road to be replaced to comply with current ADA standards.

**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:**

44. Please revise the site plan to identify and label the 3 existing groundwater inspection points at the south end of the property.
45. Please provide material and color specification information for the various non-standard hardscape materials proposed.
46. Please provide a detail of the "recycled concrete" pathways identifying how it is able to be done to meet ADA surface requirements. Please consider an alternative material with less complications in creating flat surfaces.

Circulation:

47. Please revise the site plan to extend the existing bus bay on N. Hayden Road to also serve as a deceleration lane for the site driveway. With that extension, please provide a barrier or object marker for the existing power pole at the end of the bus bay.
48. Please revise the site plan to clarify whether or not the existing power poles in the alley on the west side of the site are proposed to be removed. As currently shown, they appear to be in conflict with the proposed perimeter walls in those locations.
49. Please revise the site plan to show the existing driveways on the north side of E. Oak Street to illustrate the offsets between the existing driveways and the proposed site driveway.
50. Please revise the site plan to modify the internal parking lot design to eliminate the Y intersection in the northern portion of the site and align parking aisles across the main east-west parking aisle.
51. Please revise the site plan to clearly identify the removal of the existing site driveways on E. Oak Street and N. Hayden Road and their replacement with curb, gutter, and sidewalk.
52. Access to E. Monte Vista Road does not appear necessary for site access or internal circulation. Please consider the deletion of that driveway and the use of that area for additional parking spaces.

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.

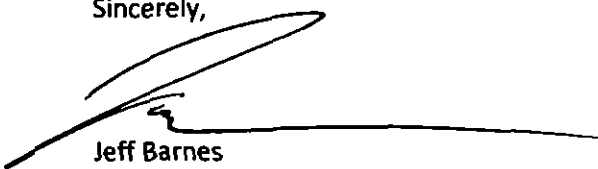
**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL 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 23 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner



**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **2-DR-2019**

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:

_____	11	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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Landscape Plan:

_____	2	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"

Elevation Worksheet(s):

_____	2	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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Perspective(s):

Color	_____	2	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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Lighting Site Plan(s):

_____	2	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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Photometric Analysis Plan(s):

_____	2	24" x 36"	_____	1	11" x 17"	_____	1	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

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

Floor Plan(s):

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

Floor Plan worksheet(s):

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

Technical Reports: Please submit one (1) digital copy of each report requested

- 2 copies of Revised Drainage Report:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

Date: 1-14-2018  
Contact Name: DAN RICHARD  
Firm Name: DECO ACQUISITIONS, LLC  
Address: 8135 E. INDIAN BEND STE 101  
City, State, Zip: SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

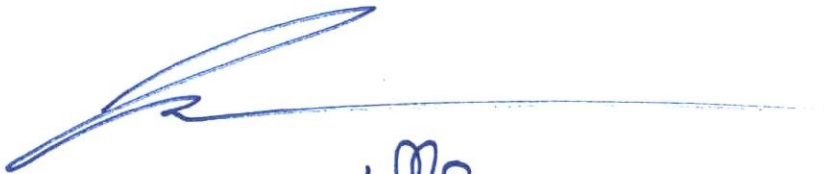
817 - PA - 2018

Dear DAN RICHARDS :

It has been determined that your Development Application for CABANDON HAYDEN 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: Jeff Barnes  
Title: Sr. Planner  
Phone Number: (480) 312 - 2376  
Email Address: jbarnes @ScottsdaleAZ.gov

## Dan Richards

---

**From:** Cindy Brower <cindybrower@cox.net>  
**Sent:** Tuesday, June 11, 2019 1:50 PM  
**To:** Dan Richards  
**Subject:** Re: Meeting

Hi Dan,

Thank you for your attention and for the changes. I think it's going to make a big difference. I do appreciate you and Rob revisiting the plans after our last visit. I know you put a lot of work into this.

I think the new ideas are great!

Thank you

Cindy

Sent from my iPhone

> On Jun 11, 2019, at 9:42 AM, Dan Richards <dan@livegreenlight.com> wrote:

>

> Cindy,

>

> Thanks for the follow up thoughts. Rob and I reviewed your requests with our latest site plan, and we'll agree to incorporate these items. As a result, we'll revise the following items:

>

> 1. Integrate breeze block into the main monument signage along Hayden Road

> 2. Create breeze block pedestrian entry walls at the Oak entry (to compliment the Monte Vista breeze block and new Hayden monument signage breeze block)

> 3. Install a "right only" turn onto Oak when exiting our project

>

> Thanks for your continued communication throughout our design process. Please let me know if you have any questions.

>

> Dan

>

> -----Original Message-----

> From: Cindy Brower <cindybrower@cox.net>

> Sent: Saturday, June 8, 2019 10:06 AM

> To: Dan Richards <dan@livegreenlight.com>

> Subject: Re: Meeting

>

> Hi Dan thank you for your note back and I will say hello to Myron- he's working very hard this weekend. It was brought up by Solange the idea of making the exit on Oak a right turn only so they could only go to the light. I think most of the cut through traffic from the complex through the neighborhood would really be people going to the Fry's grocery store. This way they would have to go down Hayden to McDowell and it would be convenient for them and we could keep the traffic out of the neighborhood. I had never thought of that idea and it seems like a good option. And if the fire department needed access perhaps crash gates could be put in. I feel like we're coming really close to having a win-win for everybody and I do appreciate your and Rob's continued interest in working with us. When you have a moment could you send me Rob's email I do not have it and would like to send him a note.

> Again thank you Dan for your attention.

> Cindy Brower

> Sent from my iPhone

>

>> On Jun 7, 2019, at 1:25 PM, Dan Richards <dan@livegreenlight.com> wrote:

>>

>> Cindy,

>>

>> Thank you for meeting today. We appreciate your assistance coordinating with the neighborhood and discussing our project design. We'll look at the inclusion of breeze block at the Hayden & Oak entrances. Thanks for your continued dialogue throughout the DRB process. Have a great weekend, and say hi to Myron.

>>

>> Dan

>>

>> -----Original Message-----

>> From: Cindy Brower <cindybrower@cox.net>

>> Sent: Friday, June 7, 2019 12:30 PM

>> To: Dan Richards <dan@Livegreenlight.com>

>> Cc: JBarnes@scottsdaleaz.gov

>> Subject: Meeting

>>

>> Hi Dan,

>> Thank you for meeting with us today and for taking the time to walk us through the plans and the changes you have made. I'm glad we had a conversation about the wall and that has been clarified.

>> I do appreciate you considering some changes to the front of the building and the entrance with the breeze block and some elements to give the development a human scale that will fit into a residential area. I feel it's a good idea also to revisit the entrance on Oak. We want to keep our residential feel along Oak and and give the feeling of inclusion with the church.

>> I know it's been a long process.

>> Thank you

>> Cindy Brower

>>

>> Sent from my iPhone

>

## Dan Richards

---

**From:** Jeffrey Faulkner <jafaulkner77@gmail.com>  
**Sent:** Tuesday, June 11, 2019 10:03 AM  
**To:** Dan Richards  
**Cc:** Rob Lyles  
**Subject:** Thank you

Dan and Rob,

I apologize I was unable to make the meeting last week but I did want to follow up with you to personally thank you for accommodating much of our requests.

The project looks much improved and I don't know what the tone of the meeting was but at least behind the scenes I think we all feel this way.

This isn't an easy process for any of us so thank you again.



6/11/2019

Rob Gaspard  
Worksbureau  
2524 N 24Th St  
Phoenix, AZ 85008

RE: 2-DR-2019  
Cabana on Hayden

Dear Mr. Gaspard:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/21/2019. The following **3<sup>rd</sup> 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 Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the third 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:

**Lighting:**

1. Under-carport fixture "SG", with curved drop lens, does not comply with the shielding, direction, and cutoff requirements of the Outdoor Lighting Section 7.600 of the Zoning Ordinance. Please propose an alternative fixture with a flat cut-off lens or shield that maintains downward direction of light and a shielding of the light source.

**Drainage:**

2. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

**Significant Policy Related Issues**

The following policy related issues have been identified in the third 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:**

3. Please revise the site plan to eliminate the pedestrian pathway connecting from the refuse enclosures westward to the sidewalk along Oak Street at the northwest corner of the site. Based on feedback from the surrounding neighbors and further review of the contribution to the overall site circulation, this connection no longer appears necessary to the site layout.
  - a. Although there was consideration of the potential elimination of the connection from the south end of Building 2 to Monte Vista Road, the second egress point for Building 2 will likely be required by the building code. There may be opportunity to identify the pedestrian gate as exit only and address some of the concerns expressed related to having an entrance from Monte Vista Road.

**Building and Elevation Design:**

4. Please revise the building massing of Building 2 to stepdown from 3-stories to 2-stories north to south instead of west to east. This step back from the neighborhood will provide more integration benefit to the neighborhood along Monte Vista Road than the Hayden Road frontage.
5. For the benefit of the Development Review Board, staff, and citizens reviewing this application information, please provide a plan that gives an overall street view for the Hayden Road frontage including elevations for both buildings and the entry drive between.
6. Please provide information pertaining to the parking canopies represented on the site plan. There are proposed locations that will be in visually predominant locations along street frontages and entry drives. The City's Design Guidelines identify that where parking and pedestrian areas adjoin, the exterior edge of the parking related structures should exhibit a higher level of architectural detail, pedestrian scaled lighting, and the application of materials and textures that establish a comfortable and well-proportioned human scale.
  - a. Please look at the use of boxed steel framing instead of open I or C channel framing, trim elements along the roof to hide the exposed ends of materials, and the potential for decorative screening elements at the points closest to the perimeter of the project. (This may provide an opportunity to utilize more of the breezeblock)

**Circulation:**

7. Please revise the site plan to identify the widening Oak Street to provide a minimum 75-foot-long eastbound left-turn lane and separate 75-foot-long right-turn lane (storage lengths) on Oak Street approaching Hayden Road. The addition of the turn lane is expected to reduce queuing lengths and corresponding vehicle delays for both the intersection and ingress/egress at the Oak Street site driveway.
8. Please revise the site plan to correctly show and identify the sight distance triangles at the site driveway on Oak Street. Identify the dedication of sight distance easements as necessary over the portions of the property within the triangles, see DSPM 5-3.123; Figs. 5-3.25 and 5-3.26.

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 RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 63 Staff Review Days since the application was determined to be administratively complete.

These 3<sup>rd</sup> **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes  
Senior Planner

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **2-DR-2019**

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 2nd Review  
Comment Letter

One copy: Revised CD of submittal (CD/DVD, PDF format)

Site Plan:

\_\_\_\_\_ 6 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Landscape Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Open Space Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

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"

Perspective(s):

Color \_\_\_\_\_ 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 Plan(s):

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

Floor Plan worksheet(s):

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

Technical Reports: Please submit one (1) digital copy of each report requested

2 copies of Revised Drainage Report:



April 18, 2019

Dan Richards  
Greenlight Communities, LLC  
8135 E. Indian Bend Road, Suite #101  
Scottsdale, AZ 85250

P. (480) 850-2030  
E. [dan@livegreenlight.com](mailto:dan@livegreenlight.com)



Subject: Cabana on Hayden Traffic Impact Statement – Scottsdale, Arizona

Dear Mr. Richards:

Y2K Engineering, LLC. (Y2K) has been retained to prepare a traffic impact statement for the proposed Cabana on Hayden development located on the southwest side of Hayden Road and Oak Street in Scottsdale, Arizona. The proposed multi-family residential development will consist of approximately 89 units. Two driveways are proposed: one full access on Oak Street and one right-in and right-out only access on Hayden Road. The existing zoning of the site is R-5. Figure 1 depicts the site location.

## EXISTING CONDITIONS

### SURROUNDING LAND USE

The proposed site for the Cabana on Hayden residential development is an existing Baptist Convention Center located in Scottsdale, Arizona. North of the site is a Grace Baptist Church. The remaining surrounding area is comprised of low-density residential development. One mile east of the site is the Pima Freeway (Loop-101) which can be accessed by Thomas Road or McDowell Road.

### ROADWAY NETWORK

Two driveways are proposed for the site. One will provide full access to Oak Street, located approximately 400 feet (inside curb to inside curb) west of Hayden Road. The second access is a right-in, right-out only access to Hayden Road located approximately 250 feet south of Oak Street. The right-in right-out only access will be restricted by an existing raised median on Hayden Road.

An aerial of the surrounding roadway network and existing conditions is depicted in Figure 2.

*Hayden Road* is a six-lane major Arterial street divided by a raised center median. The roadway travels north/ south and provides a sidewalk on both sides of the street. The posted speed limit on Hayden Road is 45 miles per hour (MPH). According to the City of Scottsdale's website, the average daily traffic on Hayden Road is 27,600 vehicles per day based on 2016 data.

*Oak Street* is a two-lane minor collector with no median. The roadway travels east /west and provides a sidewalk on both sides of the street; a bike lane in each direction is provided east of Hayden Road. The posted speed limit on Oak Street is 25 MPH. According to the City of Scottsdale's website, the average daily traffic on Oak Street is 2,200 vehicles per day based on 2016 data.



**Monte Vista Road** is a local street west of Hayden Road which provides access to the nearby single-family residential lots. The roadway is unstriped with one lane in each direction.

The intersection of **Hayden Road and Oak Street** is a four-legged intersection controlled by a traffic signal with permitted left turn control. The northbound and southbound approaches each offer a dedicated left turn lane, two through lanes and a shared through/ right turn lane. The eastbound approach provides a dedicated left turn lane and a shared through/ right turn lane. The westbound approach provides a dedicated left turn lane, a through lane, and a right turn lane.

The intersection of **Hayden Road and Monte Vista Road** is a four-legged intersection controlled by a STOP sign on the east and west approaches. Traffic on Hayden Road is free flow. The eastbound and westbound approaches consist of one unstriped shared lane. The northeast corner has an auxiliary lane providing access for traffic coming from Cypress Street, which is a cul-de-sac to go southbound on Hayden Road.

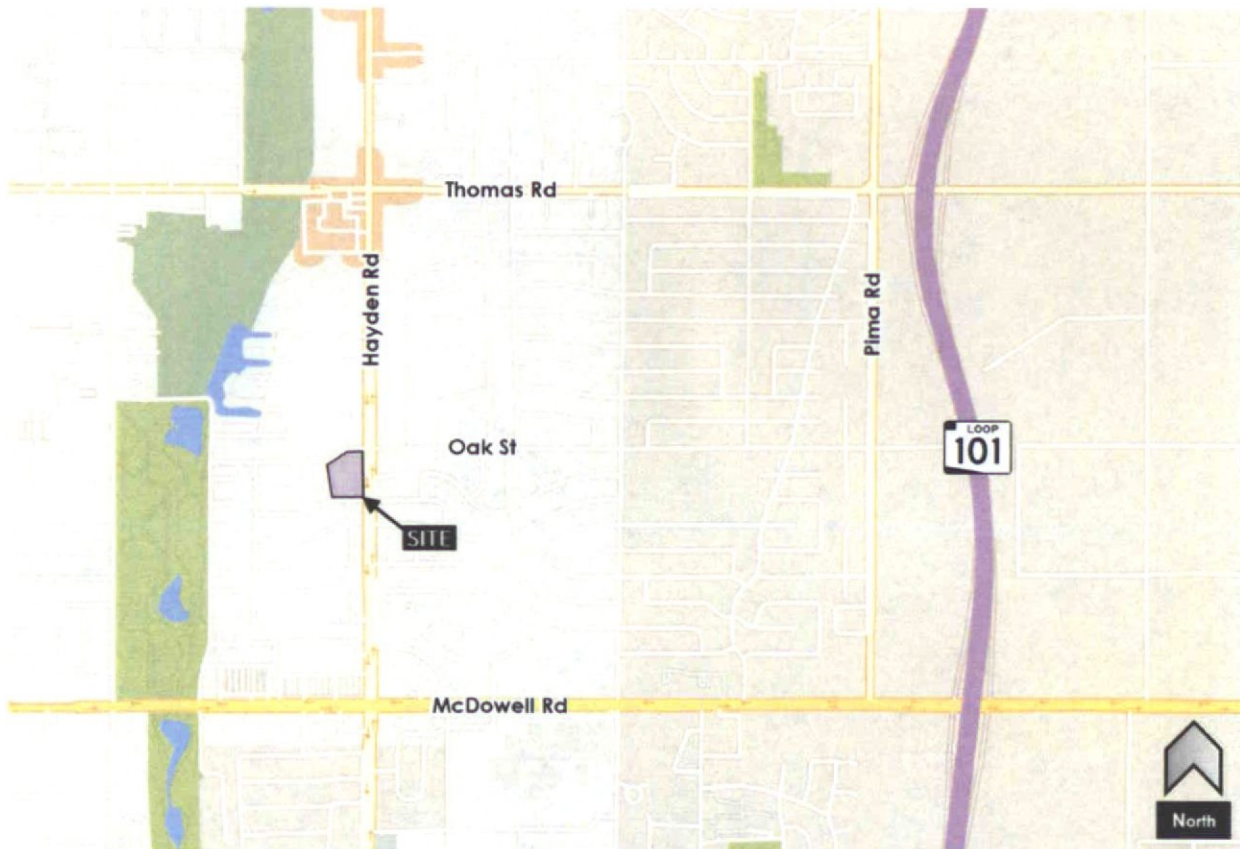


Figure 1: Project Location





Figure 2: Existing Lane Configuration and Traffic Control

## PROPOSED DEVELOPMENT

### SITE LOCATION, LAND USE, AND ACCESS

The proposed Cabana on Hayden multi-family residential development will be located on an existing church lot on the southwest corner of Hayden Road and Oak Street in Scottsdale, Arizona. Cabana on Hayden will consist of 89 dwelling units. Two driveways are proposed for the site. Driveway A is the primary entrance, which provides right-in, right-out only access from the site to Hayden Road. Driveway B is located on the north side of the development providing access to Oak Street. The site plan is attached to this traffic impact statement and is depicted in Figure 3.

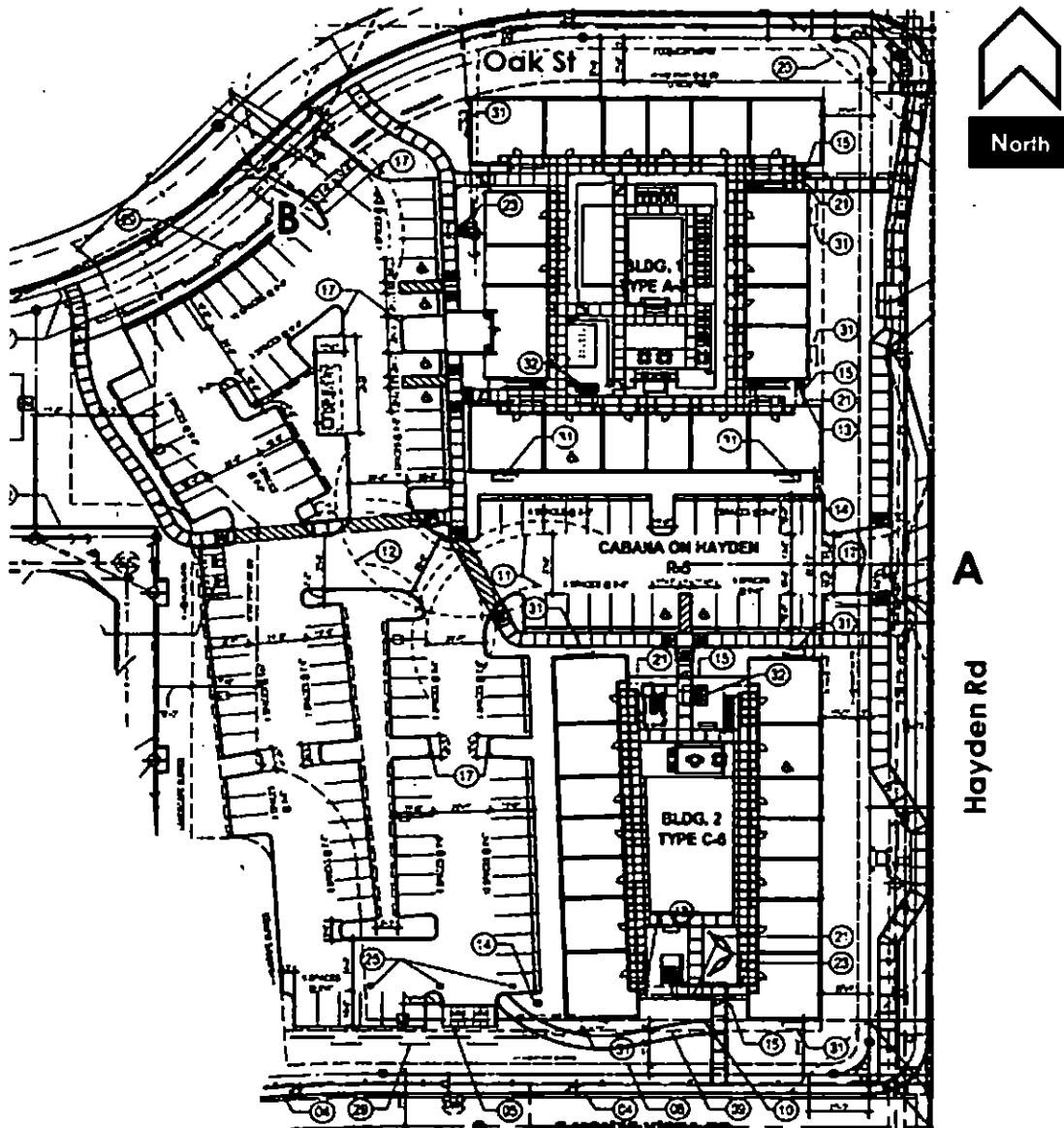


Figure 3: Site Plan

### TRIP GENERATION

The trip generation for the project was estimated utilizing the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition*. ITE's *Trip Generation Manual, 10<sup>th</sup> Edition* contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the manual includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The manual provides information for daily and peak hour trips. Land Use Category (LUC) 220, Multi-family, best fits the proposed development.



The weekday generated trips for the proposed development are summarized in Table 1. The peak hour projections are based on the peak hour generator. ITE average rates were utilized to calculate the trip generation based on the number of dwelling units in the proposed development building.

Table 1: Trip Generation – Weekday

ID	DESCRIPTION OF LAND USE			VEHICLE GENERATED TRIPS							
				Daily		AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter
1	Multi-family Residential	ITE LUC 220	SIZE 89 DU	651	14	36	50	35	25	60	

Source: ITE's Trip Generation Manual, 10<sup>th</sup> Edition

As summarized in Table 1, the proposed Cabana on Hayden development is expected to generate 651 daily trips (entering and exiting) with 50 trips during the AM peak hour and 60 trips during the PM peak hour.

The existing site was previously occupied by Gateway Seminary and Arizona Southern Baptist Convention for commercial and office use. On-site operations consist of education, general office activities, and routine property maintenance. A one-story building consisting of 11,066 square feet of building are exists on site. A small worship service was also previous conducted on Sundays at the site. For trip generation comparison purposes, land use code 520, "Church", was assumed as the existing use. Table 2 summarized the trip generation comparison both a weekday and Sunday.

Table 2: Trip Generation Comparison

DESCRIPTION OF LAND USE			WEEKDAY GENERATED TRIPS						SUNDAY GENERATED TRIPS					
			Daily		AM Peak Hour			PM Peak Hour			Daily		Peak Hour of Generator	
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total		
Previous Use: Church	560	11,066 SF	77	2	2	4	2	3	5	307	53	58	111	
Proposed Use: Multi-family Residential	220	89 DU	651	14	36	50	35	25	60	559	37	23	60	
<b>Difference</b>			<b>574</b>	<b>12</b>	<b>34</b>	<b>46</b>	<b>33</b>	<b>22</b>	<b>55</b>	<b>252</b>	<b>-16</b>	<b>-35</b>	<b>-51</b>	

When compared to the existing Church use, the proposed development is expected to generate 574 more weekday daily trips (entering and exiting) with 46 more trips (entering and exiting) during a weekday AM peak hour and 55 more trips during a weekday PM peak hour (entering and exiting). On a Sunday, the proposed development is expected to generate 252 more daily trips (entering and exiting) and 51 less trips during a Sunday peak hour.

### TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Trip distribution for this site is based on the nearby arterial network and the provided site plan. Utilizing the trip distribution, new trips from the proposed Cabana on Hayden project have been assigned for two scenarios. The first scenario includes two site driveways, one on Oak Street and one on Hayden Road. The second scenario assumes Driveway A only on Hayden Road. Per the site plan, Driveway A is the primary entrance on Hayden Road, and Driveway B is proposed on Oak Street. Figure 4 depicts the traffic assignment for the first scenario, and Figure 5 depicts the traffic assignment for the second scenario.





Figure 4: Trip Distribution First Scenario



Figure 5: Trip Distribution for Second Scenario

Utilizing the site distribution and anticipated vehicle generated trips, the hourly volumes for both driveways were assigned and are shown in Figure 6 and Figure 7.

Per the traffic assignment of the first scenario, the proposed development is expected to generate approximately 327 vehicles per day (vpd) adjacent to the site on Oak Street and 292 vpd adjacent to the site on Hayden Road with a maximum of 423 vpd on Hayden Road south of the site. For the second scenario, minimal traffic is expected to be added to Oak Street, and a maximum of 423 vpd are expected to be added to Hayden Road.



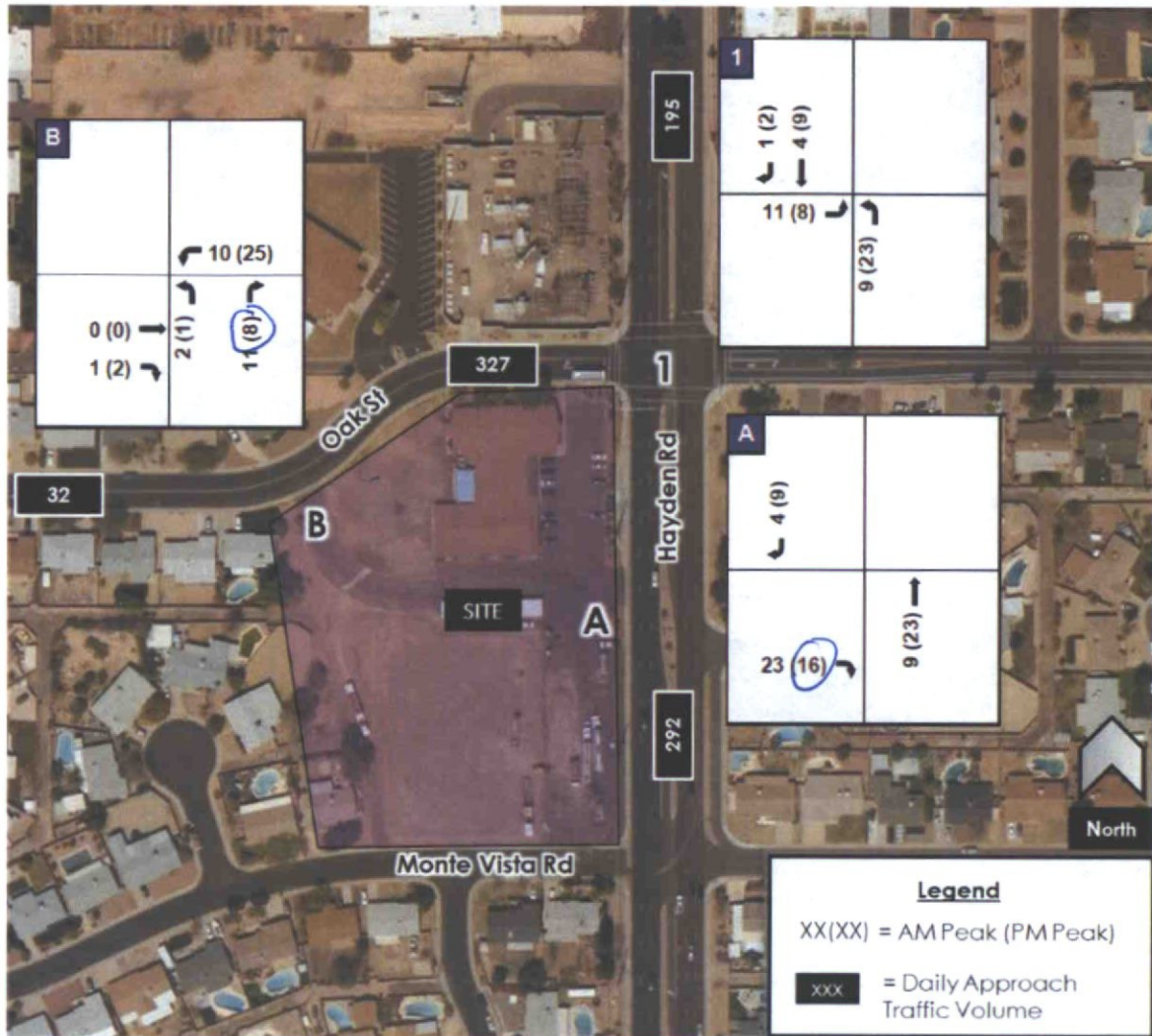


Figure 6: Site Volumes for First Scenario



Figure 7: Site Volumes for Second Scenario

#### RIGHT-TURN DECELERATION LANE CRITERIA AT DRIVEWAYS

According to City of Scottsdale Design Standards & Policies Manual, right-turn deceleration lanes are required at all new driveways on major arterials and at new commercial/retail driveways on minor arterials. Deceleration lanes for driveways may also required on collector streets and for non-commercial/retail driveways on minor arterials. For these locations, the right-turn deceleration lane criteria is the following:

- At least 5,000 vpd are expected to use the street;
- The 85th percentile traffic speed on the street is at least 35 mph;
- At least 30 vehicles will make right turns into the driveway during a 1-hour period.



The following two driveways are proposed with the site:

- Driveway A at Hayden Road
- Driveway B at Oak Street

Hayden Road is a major arterial and will require a deceleration lane for the southbound right turn into the site. According to the site plan, the deceleration lane will provide 80 feet after the bus bay on Hayden Road. The right-turn lane will be a continuum of the existing bus bay. With a peak hour right-turn volume less than 30 vph, a right-turn deceleration lane is not warranted per the City of Scottsdale criteria at Access B on Oak Street. **Figure 8** illustrates the proposed lane configuration and traffic control with the development.

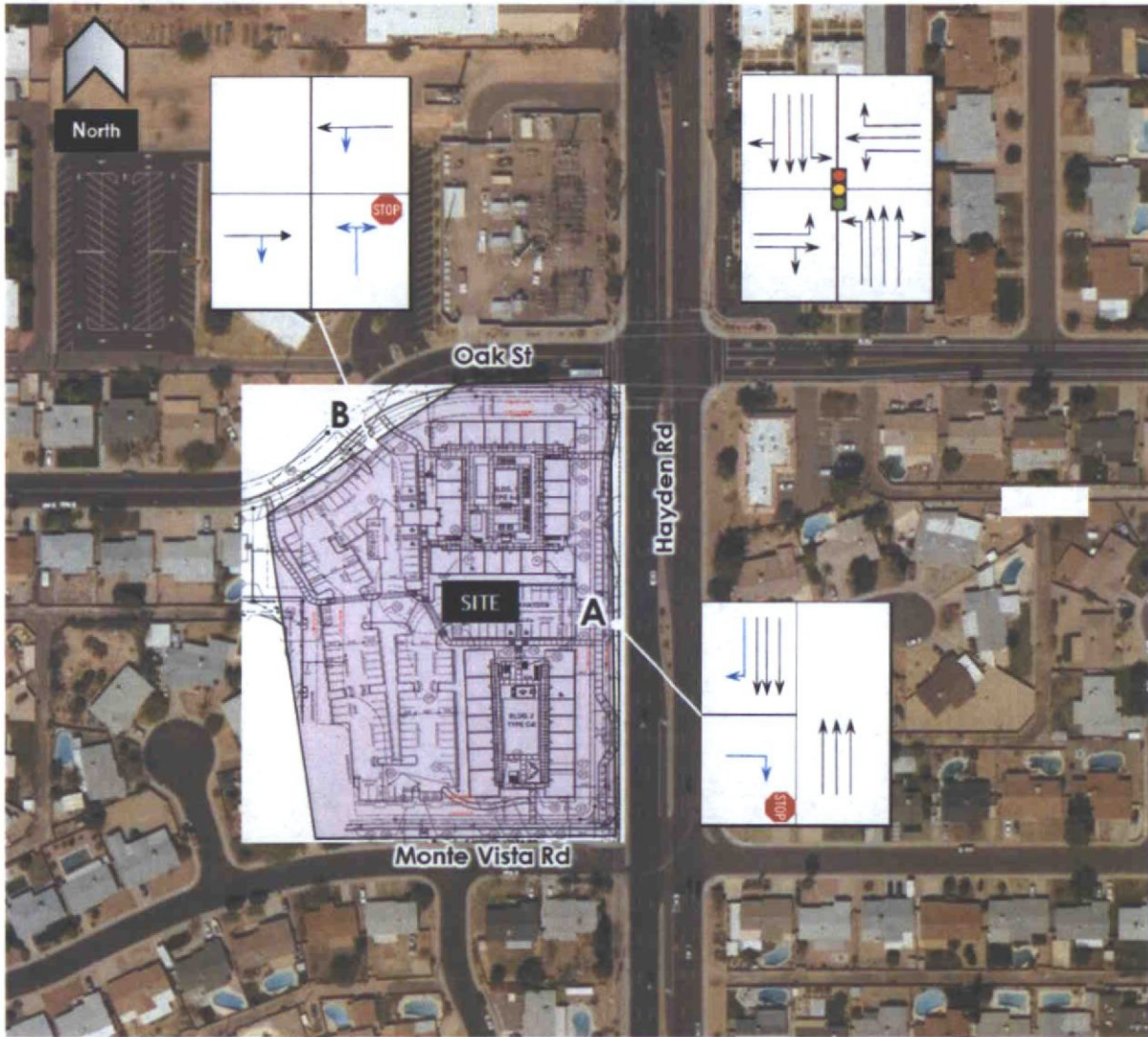


Figure 8: Proposed Lane Configuration and Traffic Control

## CONCLUSIONS

- The proposed Cabana on Hayden residential development is anticipated to generate minimal trips with 50 trips (entering and exiting) during the AM peak hour and 60 trips (entering and exiting) during the PM peak hour.
- When compared to the existing Church use, the proposed development is expected to generate 574 more weekday daily trips (entering and exiting) with 46 more trips (entering and exiting) during a weekday AM peak hour and 55 more trips during a weekday PM peak hour (entering and exiting). On a Sunday, the proposed development is expected to generate 252 more daily trips (entering and exiting) and 51 less trips during a Sunday peak hour.
- It is recommended to have two site accesses for the development, one full access on Oak Street and one right-in and right-out only access on Hayden Road. The two driveways are recommended to minimize U-turns on Hayden Road for traffic heading north.
- Per the site plan, a southbound right-turn deceleration lane will be provided as a continuum of the existing bus bay with approximately 80 feet of storage. A right-turn deceleration lane is not required on Oak Street per the City of Scottsdale's right-turn deceleration criteria.

Sincerely,



Kelly S. Fletcher, P.E.  
Senior Traffic Engineer

ATTACHMENT A:  
REVIEW COMMENTS

## COMMENT RESPONSES

### 1st Submittal

<b>Project:</b>	<b>Cabana on Hayden Traffic Impact Statement</b>		
<b>Project Location:</b>	SWC Hayden Road & Oak Street	<b>Prepared by:</b>	Y2K Engineering
<b>Agency:</b>	City of Scottsdale (COS)	<b>Date of Report:</b>	4/17/2019
<b>Reviewed By:</b>	Doug Ostler	<b>Responses by:</b>	Kelly Fletcher
<b>Date:</b>	4/17/2019	<b>Date of Responses:</b>	4/18/2019

A = WILL COMPLY

C = AGENCY TO EVALUATE

B = CONSULTANT / DESIGNER / APPLICANT TO EVALUATE

D = REVIEW TEAM RECOMMENDS NO FURTHER ACTION

No	Agency	Original No.	Item* / Dgn / Sht / Pg. #	Comment By	Comment	Disposition		Comment Addressed By	Response / Comment
						Initial	Final		
1	COS		General	D. Ostler	Please provide a trip generation estimate for the existing land use and comparison with the proposed development. If the site is not used on all or most weekdays, this may be concisely discussed. Please also state projected and change in ADT on Hayden Road and on Oak Street.	A	A	K. Fletcher	Trip Generation Comparison table has been added to the TIS
2	COS		Page 2	D. Ostler	Oak Street – the second statement states that bike lanes are provided in both directions, though it does not adjacent to the site. Consider replacing "...provides a sidewalk and a bike lane in each direction." with "... provides a sidewalk on both sides of the street; a bike lane in each direction is provided east of Hayden Road."	A	A	K. Fletcher	Text has been edited.
3	COS		Page 6, Figure 5	D. Ostler	Should the red "65%" be "100%"? Should a black "65%" be shown making a U-turn at the intersection of Hayden Road & Oak Street? Verify arrows with percentages shown at the limits of the study area.	A	A	K. Fletcher	Corrected to be more clear.
4	COS		Page 7, Figure 7	D. Ostler	– The site traffic volumes do not appear to be consistent with Table 1 and Figure 5. Verify eastbound, northbound through and southbound right turn volumes at Driveway A. Verify northbound U-turn and southbound through volumes at Hayden Road and Oak Street.	A	A	K. Fletcher	Corrected to reflect driveway volume.
5	COS		Page 8, 1st Paragraph	D. Ostler	For future studies, please clarify when the stated criteria applies. See <i>Design Standards and Policies Manual</i> Section 5-3.206.	A	A	K. Fletcher	Will do. Language added to TIS



**ATTACHMENT B:**

**SITE PLAN**



**ATTACHMENT C:  
TRIP GENERATION**