



11/8/2021

George Pasquel III
George Pasquel III - Withey Morris, PLC
2525 E Arizona Biltmore Cir, S
Phoenix, AZ 85016

RE: **37-DR-2021**
Hazel & Azure - Camelback
79P54 (Key Code)

Dear Mr. Pasquel:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/17/2021. 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 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 Note: Per Zoning Ordinance stipulation #40 (Ord. 3909), after Development Review Board review and approval of the development proposal, City Council approval is required of the final design, prior to submission of construction documents.
2. The amended development standards approved under Ord. 3909 establish the maximum allowed building heights, and also define how the building height shall be measured. Please revise the building elevations to establish the appropriate benchmark for measuring building height, and clearly identify the building height measurements to the highest part of the building, and the highest part of any roof top appurtenances.
3. Zoning Ordinance stipulation #11 (Ord. 3909) states "There shall be no parking with direct access to East Fashion Square Drive". This includes drop-off areas. The location of the drop-off area adjacent to Building A is too close the signalized intersection and will create safety issues with vehicles attempting U-turns too close to vehicles entering and exiting the site. The location of the drop-off area proposed for Building B conflicts with the garage entrance for Building A and does not provide enough room for U-turns into and out of the bay. Please relocate these drop-off areas from this drive.

4. Zoning Ordinance stipulation #13 (Ord. 3909) requires that as part of this development, the owner provide specified canal bank improvements. There is reference to previous Development Review Board case 18-DR-2007, which set the standard of improvements along the canal bank, with certain portions, as specified in the stipulation, to exceed this standard. Please revise the project narrative and plans accordingly to provide the canal bank improvements. Additionally, preliminary approval of these improvements by SRP & Maricopa County Flood Control District is required prior to the Development Review Board hearing.
5. Zoning Ordinance stipulation #16 & 17 (Ord. 3909) require as part of the Development Review Board submittal, an analysis of the solar reflectivity of the west building elevation fronting on Scottsdale Road to address the impacts to pedestrian and vehicular traffic. Additionally, these stipulations require enhanced pedestrian amenities along this frontage and a maximum transparency of the façade of 80%. Please update the plans and provide additional information as necessary to address these stipulations.
6. Zoning Ordinance stipulation #18 (Ord. 3909) requires conformance with LEED green building standards. Please update the project narrative accordingly and provide an update as to the status of the project in this process.
7. Please add building setback dimensions on the site plan to confirm compliance with the amended development standards.
8. For both buildings, please provide a 3-dimensional building envelop model to confirm compliance with the building setback and building envelop requirements of the amended development standards. This exhibit should also provide calculations for encroachments, in accordance with the amended development standards.
9. Please submit a floor plan worksheet that identifies the private open space areas, with dimensions per Ordinance requirements and amended development standards, with the next submittal.
10. Please correctly provide the total allowable square feet of water intensive plant material (any non-ADWR-PHX plant) in accordance with the City of Scottsdale's Revised Code 49-241 – 49-252, and the total provided water intensive plant material.
11. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.A.
12. Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.

Circulation:

13. In accordance with Zoning Ordinance stipulation #27 (Ord. 3909), a pedestrian access and multi-use path with a minimum width of 8 feet is required to provide access through the site from N. Scottsdale Road to the 72nd Place alignment, and to the Arizona Canal. The location of this access point was originally planned to bisect the building closest to Scottsdale Road, providing a more direct point of access. As other projects to the east of the site have developed, the planned access alignment has changed to better align with a path that follows the Fashion Square drive alignment wrapping around the south side of the building and connecting with the already constructed public access way on the south side of the Gramercy development. Please revise the circulation plan and site plan to demonstrate how the proposed on-site pedestrian circulation will connect to existing off-site pedestrian improvements at the Gramercy site. New pedestrian connections to the existing

pedestrian improvements at the Gramercy site should incorporate enhanced pavement at vehicle pathway crossings and maintain a similar width as the improvements at the Gramercy site.

14. In accordance with Zoning Ordinance stipulation #26 (Ord. 3909) the driveway for the parcel on the southeast corner of the Scottsdale Road and Fashion Square Drive intersection is required to be realigned to be perpendicular to Fashion Square Drive. The owner shall dedicate an access easement over this realigned driveway. Please work with the adjacent property owner and update the site plan accordingly.
15. There is an existing right-turn deceleration lane on Scottsdale Road approaching Coolidge Street (northern site driveway). The site plan and landscape plans do not show the deceleration lane. The right-turn lane is to remain in place but may be shortened as shown in the site plan for 65-ZN-1992 #7. Please revise the plans accordingly.
16. In accordance with Zoning Ordinance stipulation #26 (Ord. 3909), the developer is responsible for extending the southbound left-turn lane on Scottsdale Road approaching Fashion Square Drive as recommended in the traffic impact study provided with Zoning Case 65-ZN-1992 #7. Please revise the plans accordingly.
17. Please provide more detail on the site plan for the lane configuration at the Scottsdale Road and Fashion Square Drive intersection, especially how lanes line up across Scottsdale Road. Dual-left westbound left-turn lanes are required unless additional traffic study shows that they are not needed as determined by the Zoning Administrator (stipulation #26 (Ord. 3909)).
18. In accordance with Zoning Ordinance stipulation #26 (Ord. 3909), please construct a minimum 10-foot-wide clear sidewalk along the Scottsdale Road site frontage; identify the width on the site plan. This sidewalk should be separated from back of curb where possible and should be greater than 10 feet in width in areas where it is not feasible to separate from the curb. There appear to be discrepancies between the site plan, landscape plan, and civil plans, specifically regarding the deceleration lane and sidewalk location. Please Note: Stipulation 26, A18 require these improvements to match the sidewalk improvements on the west side of Scottsdale Road, adjacent to Fashion Square. This includes compliance with the Scottsdale Road Streetscape Design Guidelines.
19. In accordance with Zoning Ordinance stipulation #26 (Ord. 3909), the owner shall obtain, provide, and record perpetual cross access easements at the Fashion Square Drive intersection east leg through coordination with the property owner to the south for a minimum of 140 feet east of the western property line. Please revise the site plan to show this easement.
20. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance. The bicycle parking spaces shall be located on private property, not within the City's right-of-way.

Drainage:

21. The drainage review has not yet been completed and will be sent to the applicant team directly from the Stormwater Management reviewer once the review has been completed.

Water and Wastewater:

22. Redlined reports for the water and wastewater BOD's are available on the internet file exchange for this case. Please submit the revised Water and Wastewater Design Report(s) with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.

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:

23. The amended development standards allow encroachments into the building setback area at grade for canopies and other structural shade features for pedestrians along public sidewalks. Additionally, the City's Old Town Urban Design and Architectural Guidelines, Zoning Ordinance, and Old Town Plan all encourage shaded sidewalk uses architectural/structural shading. Please revise plans and building elevations to provide shade over the public sidewalk along N. Scottsdale Road. The shade structures could be attached to the building and/or a separate detached shade structure similar to the structure recently installed on the property directly south of the subject site.
24. Please identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers on more appropriate locations and paint colors to mitigate the visual impacts of those equipment on the site.

Landscape Design:

25. 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.

Building Elevation Design:

26. The City's design guidelines promote the use of muted earth tones in building colors and materials. Large sections of the buildings utilize cool gray colors that conflict with the guidelines. Please revise the project plans and material boards to meet the design guidelines.
27. Please revise the project plans to incorporate additional building setbacks for the Azure building along the building's frontage with the Arizona Canal, in accordance with the City's Downtown Urban Design and Architectural Guidelines.
28. The City's design guidelines promote appropriate environmental response to the unique climate of the desert southwest. The building designs leave large portions of glazing on the south, east, and west sides of the buildings without solar shading. Please revise the project plans to incorporate appropriate solar responses that for these exposures.
29. The landscape plan indicates the use of decorative block to screen utility and other features on the site. The decorative block is described as a "white" color. The City's design guidelines promote the use of muted earth tones for paints and other materials. Please revise the project plans to meet the guidelines.

30. Please 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 OTSUDAG.
31. 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 OTSUDAG.
32. Please provide section drawings of the proposed exterior shade devices. Please 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>.
33. Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. (Zoning Ordinance, Sec. 1.305.A.).
34. Please 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 the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Lighting Design:

35. Please provide additional information regarding the Well Lights and Directional Up lights that are on the proposed lighting plans. Please note, in accordance with zoning ordinance section 7.600. any light fixture with more than 1600 lumens must be shielded, and any fixture greater than 3050 lumens must be shielded and directed downward.
36. Please provide additional detail and specify the location and mounting methods for the proposed strip light fixture. If used, this fixture must be shielded from view, so the light source is not visible, in accordance with the City's lighting design guidelines.
37. Please provide lighting photometric plans for all exterior lighting to confirm compliance with the average and maximum lighting levels per the City of Scottsdale Lighting Design Guidelines.

TIMA:

38. The submitted study utilizes outdated land use not included in more recent versions of the Trip Generation Manual. Please review the most recent edition for an alternative land use, in accordance with the DSPM Section 5-1.502.
39. On Page 22 of the study – Please provide left and right turn lane warrants and queuing analysis at the existing and proposed study intersections, in accordance with DSPM Section 5-3.206.
 - a. Technical:
 - (1) Remove DRAFT label/watermark from sealed study.

- (2) Page 1 – Fashion Drive should read Fashion Square Drive.
- (3) Page 9 – Identify Section 0.
- (4) Page 9 – Please consistently identify Fashion Square Drive (roadway) to avoid confusion with similarly named locations (i.e. Fashion Square Mall).
- (5) Page 11 – Provide discussion of pedestrian connectivity. Will this site be accessible from the Arizona Canal path?
- (6) Page 24 – Analyze the westbound approach at Fashion Square Drive/Scottsdale Road as a left-turn lane and a shared through/right-turn lane for the Year 2023 Build Capacity Analysis. Note that previous stipulations required dual westbound left-turn lanes.
- (7) Page 31 – Monitor and adjust signal timing is a maintenance activity and shall not be included in the TIMA. Please provide mitigation analysis to identify impact of protected/permissive left-turn phasing at the intersection of Fashion Square Drive/Scottsdale Road for eastbound and westbound traffic. Will existing southbound left-turn lane provide sufficient storage in the build condition? Extension of southbound left-turn lane was previously stipulated.

Engineering:

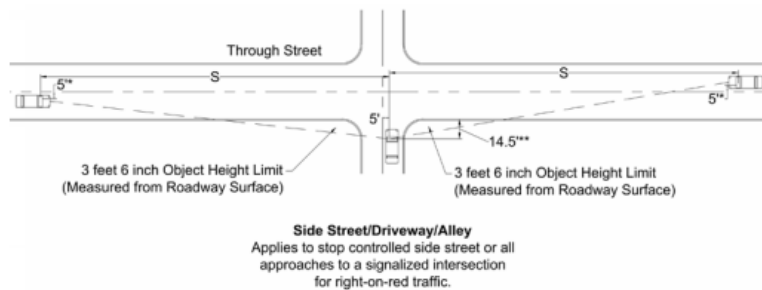
40. DSPM. 2-1.305 F. Provide loading and unloading areas, minimum length of 45’ and width of 12’, in accordance with below tables, update site plan accordingly. Alleys, fire lanes and streets shall not be used for loading and unloading.

MULTI-FAMILY OFF-STREET LOADING & UNLOADING AREAS	
NO. OF DWELLING UNITS	NO. OF LOADING & UNLOADING AREAS
0 -50	1*
51 - 150	1
151 - 450	2
OVER 450	3**
* The DRB may approve designating one on-lot parking space for loading and unloading that is 10 feet wide by 18 feet long. Designated spaces shall be signed and striped as loading and unloading areas.	
** Plus, any additional loading areas required by the DRB.	
NON-RESIDENTIAL OFF-STREET LOADING & UNLOADING AREAS	
GROSS FLOOR AREA (FT ²)	NO. OF LOADING & UNLOADING AREAS
LESS THAN 30,000	1*
30,001 TO 100,000	1
100,001 TO 200,000	2
OVER 200,000	3**
* For each 10,000 square feet of gross floor area of a development project, the DRB may approve designating one on-lot parking space for loading and unloading that is 10 feet wide by 18 feet long. Designated spaces shall be signed and striped as loading and unloading areas.	
** Plus, any additional loading areas required by the DRB.	

41. DSPM 2-1.309: Update case plans to comply with following refuse requirements:

- a. Building A
 - (1) 60’ horizontal clearance in from of horizontal compactor

- (2) Add East Coolidge northern curb line and call out truck turning template into and out of horizontal compactor locations with 40' long truck and 45' turning radius.
 - (3) Make and model of compactors used for site design.
 - (4) 25' vertical clearance @ compactor + truck servicing location.
 - (5) Compactor capacity calculations accommodating 1 commercial container per 20 units and 1 container per 20, 000SF of commercial/retail/office.
 - (6) Is recycle being provided? If so, please further define.
 - (7) Provide refuse plan for SE building, per all DSPM requirements.
 - b. Building B
 - (8) Maximum number of vertical compactor containers allowed is (4) – containers. Revise refuse from vertical to horizontal compactor meeting DSPM requirements.
 - (9) Compactor capacity calculations accommodating 1 commercial container per 20 units and 1 container per 20, 000SF of commercial/retail/office.
 - (10) Is recycle being provided? If so, please further define.
42. DSPM 5: Manholes may not be placed in curbs or sidewalks. Adjust stormwater design accordingly and update civil plan accordingly.
43. DSPM 5-3.123 D.: Update site plan with required site distance triangles meeting the requirements of these intersection sight distance requirements and:



- * 5 feet measured to nearest lane line or centerline.
 - ** 14.5 feet measured from face-of-curb or edge-of-travel way.
- S = Intersection sight distance in feet on driver's left and right for right turns, left turns and through traffic.
(See AASHTO Geometric Design of Highways and Streets for additional sight distance requirements)
(See, Appendix 5-3B for distance S)

FIGURE 5-3.26 INTERSECTION DEPARTURE SIGHT DISTANCE REQUIREMENTS

Fire:

44. Please show access roads extending to within 300' of all portions of the building (Fire Ord 4283 503.1.1).
45. Please demonstrate minimum drive width of 24' (Fire Ord 4283 503.2.1).
46. Please Note "Unobstructed vertical clearance minimum 13'6" (Fire Ord. 4283, 503.2.1)" on site plan.
47. Please designate Fire Lanes for all Commercial / Multi-Family (24' min.) (Fire Ord. 4283, 503.3).
48. Please Note on site plan "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1).
49. Please demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2).
50. Please demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912).

51. Please show divided entrances and drive thru by pass lanes be 20' wide min. (DS&PM 2-1.303(2)).
52. Please Note on site plan "fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DS&PM, 2-1.303(3))".
53. Please demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.303(5)).
54. Please provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8)).
55. Please demonstrate the location of the Fire Riser room (DS&PM 6-1.504(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:

56. Please revise the site plan to label and dimension all easements on plan.
57. Please revise the site plan and Circulation Plan to label all sidewalk widths.
58. SRC 48: The following existing easements are in conflict with the proposed development. Please provide explanation regarding each conflict as to how the conflict will be addressed, either through release of easements and/or relocation of improvements:
 - a. 15' Public Trail Easement: south of 24', Coolidge Street, Emergency and Services Access Easement.
 - b. 25' Sight Distance Easement: SE corner of Coolidge + Scottsdale Road
 - c. 25' Sight Distance Easement: NE corner of Fashion Square + Scottsdale Road
 - d. 13' Public Non-motorized Easement: East of Scottsdale Road ROW, south side of project
 - e. 5.5' Public Non-motorized Easement: Running on a diagonal at SE corner of project, north of Fashion Square
 - f. Emergency and Services Access Easement encompassing Fashion Square, southside of Fashion Square easement
 - g. 6' Public Non-motorized Easement: NE corner of proposed building, south of Fashion Square

Building Elevations:

59. For purposes of confirming compliance with the building envelop requirements, please add the property lines to the building elevations and confirm the building stepback plane is starting at the property lines on the sides and rear of the building and at the back of curb along public streets.

Other:

60. The project narrative states the development includes 536 units; however, the site plan identifies 532. Please revise the documents accordingly to address this discrepancy.
61. Please revise the open space plan to identify open space areas that are open to the public separate from open space areas that are private.

62. Please revise the language in the project narrative to include the proposed roof top appurtenances when referencing the “Topped Out” building height.

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.

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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff
Principal Planner

ATTACHMENT A
Resubmittal Checklist

RE: **37-DR-2021**

Hazel & Azure - Camelback
79P54 (Key Code)

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
 - Revised Narrative for Project
 - Revised Traffic Impact Mitigation Analysis (TIMA)
 - Site Plan:
 - Open Space Plan:
 - Elevations:
 - Elevation Worksheet(s):
 - Perspective(s)
 - Streetscape Elevation(s):
 - Landscape Plan:
 - Lighting Site Plan(s):
 - Photometric Analysis Plan(s):
 - Manufacturer Cut Sheets of All Proposed Lighting:
 - Floor Plan(s):
 - Floor Plan worksheet(s):
-
-

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

- Revised Drainage Report:
- Revised Water Design Report:
- Revised Wastewater Design Report:

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