

**Correspondence Between  
Staff and Applicant**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 12/11/2013  
Contact Name: ALEX STEDMAN  
Firm name: LVA  
Address: 120 S. ASH  
City, State Zip: TEMPE AZ 85281

RE: Application Accepted for Review.

149 - PA-2013

Dear MR. STEDMAN:

It has been determined that your Development Application for SERENO CANYON 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: JESUS MURILLO  
Title: SENIOR PLANNER  
Phone number: 480.312.7849  
Email address: JMURILLO@SCOTTSDALEAZ.GOV

19-PP-2013  
12/11/2013



January 14, 2014

Alex Stedman  
Lva Urban Design Studio  
120 S Ash Ave  
Tempe, AZ 85281

RE: 19-PP-2013  
Sereno Canyon

Dear Mr. Stedman:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 12/11/2013. The following **1<sup>st</sup> Review Comments** represent the review performed on 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. Update narrative and preliminary plat cover page to include a site data table and a Natural Area Open Space (NAOS) data table. Site data table shall include zoning categories, lands area for each category, number of lots within each category, and density. NAOS data table shall include zoning categories, square footage and percentage of disturbed and undisturbed NAOS, and NAOS being dedicated as per this application and future phases.
2. Please revise the Project Narrative to clearly identify the existing parcels that shall not be a part of this proposed application. Provide a supplementary graphic to clearly show and identify the same parcels.

**Legal/Process:**

3. The applicant's current proposal boundary includes several Sereno Canyon final plats. The applicant should submit a preliminary re-plat application to only include the Sereno Canyon Phase I properties; and clearly identify and exclude the parcels that are not under the applicant's ownership. The current application (19-PP-2013) should be updated to include the remaining phase of the Sereno Canyon plats that are under the same ownership.

4. Update the proposed preliminary plat to identify and include the correct approved density as per 16-ZN-2011/Ord. 4001 and 10-GP-2011 / Res.9248.

Circulation:

5. The owner shall complete the E. Ranch Gate Road construction, from the existing site access on located on E. Ranch Gate Road to N. 128<sup>th</sup> Street, as stipulated in case 22-PP-2005 and 16-ZN-2011 before any certificate of occupancy is issued for the site.
6. Update the proposed preliminary plat to follow standard Rural/ESL local residential street cross section for new cul-de-sac streets with a 40-foot -wide tract width and a 6-foot wide shoulders (not 24' tract and 4' shoulder as shown). DSPM Sec. 5-3.100; DSPM Fig. 5.3-19.
7. Update the proposed preliminary plat to provide a note stating that: the provided E. Alameda Road entrance shall not be utilized for construction access, to and from, the future Resort/Spa (16-ZN-2011).
8. Update the proposed preliminary plat to provide a note stating that: Access to the site' to or from N. 128<sup>th</sup> Street, shall not be open to the public or for construction access until N. 128<sup>th</sup> Street is improved to a maximum 24-ft wide paved standard. The City may agree to allow construction access to a paving and maintenance agreement approved by the City Manager or Designee (16-ZN-201).
9. Update the proposed preliminary plat to provide a note stating that: the owner/developer shall install gates, internal to the proposed subdivision plat, as depicted on Exhibit "B" to Exhibit "1", to remain in place until those property owners, whose access is limited by the gates, vote to remove the gates by majority vote (16-ZN-2011).
10. Update the proposed preliminary plat to provide a note stating that: N. 128<sup>th</sup> Street access, to the Resort/Spa from N. 128<sup>th</sup> Street, shall not be open to the public until N. 128<sup>th</sup> Street is improved to a minimum 24-foot-wide paved standard, from E. Ranch Gate Road to the Resort/Spa entrance on N. 128<sup>th</sup> Street (16-ZN-2011).
11. Update the proposed preliminary plat to provide a note stating that: the owner/developer shall have each Master Infrastructure Plan, specified in case 16-ZN-2011, be prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to city staff approval before any further Development Review Board submittal. Each Master Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction (Circulation Master Plan and 16-ZN-2011).
12. Update the proposed preliminary plat to provide a note stating that:
13. Before any certificate of occupancy is issued for the site, the developer shall dedicate and construct the following trails:
  - a. A minimum 4-foot wide multi-use trail along the west side of 128<sup>th</sup> Street within the required right-of-way and/or the scenic easement.
  - b. A minimum 4-foot wide public multi-use trail within a 25-foot wide easement connecting the main development gate on the west side of the property to 128<sup>th</sup> Street.
  - c. A minimum 4-foot wide multi-use trail along the south side of Ranch Gate Road as noted in the 22-PP-2005 transportation requirements table.

- d. The alignment of these trails shall be subject to approval by the city's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks section.

Drainage:

14. The provided drainage report reference two separate drainage reports (Wood-Patel and JEFuller). As discussed with the applicant engineer, the Wood-Patel Drainage Report shall apply to: the existing drainage easements, constructed drainage infrastructure, and constructed retention/detention ponds. For proposed areas:
  - a. A supplement to the Wood-Patel report shall be provided with the resubmittal.
  - b. The supplemental data shall be presented under the signature of the LD-Team without reference to the JEFuller Drainage Report.
15. An engineer's seal and signature needs to be updated to reflect an "active" status.
16. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
17. Please submit one (1) copy of the revised Storm Water Waiver with the original red-lined copy of the waiver to me with the rest of the resubmittal material identified in Attachment A

Landscape:

18. Landscape plant does not provide a landscape plant legend that identifies the proposed plant material to the areas where the material will be used. Legend shall provide: plant botanical name, common, name, quantity, caliper, etc. Resubmit landscape plans to provide plant material palette and legend.
19. Plants that are not found within the ESLO Plant List shall still meet the City of Scottsdale Native Plant Ordinance requirements. If the landscape plan proposes plant material that is not found on the ESLO plant list, the plans are limited to private common areas not viewed from any street or adjacent property.
20. Landscape plan shall include 100-ft scenic corridor easement located along N. 128<sup>th</sup> Street.

Water and Waste Water:

21. The Facilities Payback Agreements will be required to be administratively amended along with the Sereno Canyon Credit Agreement.
22. 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 me 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 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:

Water and Waste Water:

23. Revised master reports are substantially acceptable for hearing. Minor corrections will be necessary and must be accepted by Water Resources prior to submittal of improvement plans to the 1-Stop Shop (DS+PM Sec. 6-1.200 and 7-1.200.

### 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:

#### Preliminary Plat:

24. Provide lot numbers in a sequential format. There shall not be two lots with the same lot number. Keep existing lot numbers wherever possible, and have additional lots continue the number sequence.
25. Please provide lot numbers that have the same line weight instead of having several lot numbers have a lighter tone than others.
26. Please provide the phasing information on each sheet instead of having it only on the cover sheet.
27. Please provide clarification regarding the different lines and symbols that are on the plat instead of having several overlap without clarification.
28. The Phase "4" areas shown on the proposed preliminary plat shall be the last sequential parcel number shown on the proposed plat.

#### NAOS PLAN:

29. Update NAOS exhibit to include NAOS requirements for each individual Phase. Previously approved case 16-ZN-2011 required a minimal amount of NAOS for Phase I and other phases.
30. Update NAOS plan to identify revegetated areas.

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

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

The Community & Economic Development Division has had this application in review for 30 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 480-312-7849 or at [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov).

Sincerely,



Jesus Murillo  
Senior Planner

cc: CROWN COMMUNITY DEVELOPMENT  
1751-A W DIEHL RD  
NAPERVILLE, IL 60563  
Marvin Bailey  
630-851-5490 (PHONE)  
630-898-0480 (FAX)

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **19-PP-2013**

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

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project

Preliminary Plat:

<u>1</u>	24" x 36"	<u>10</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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NAOS Plan:

<u>1</u>	24" x 36"	<u>3</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Landscape Plan:

Color	<u>1</u>	24" x 36"	<u>3</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>3</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Lighting Site Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Photometric Analysis Plan(s):

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

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Phasing Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Revegetation Site Plan & Techniques

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Scenic or Vista Corridor Plan

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

Development Plan Booklets (current pages only)

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

Color      3 11" x 17"      8 ½" x 11"

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

## McDowell Mountain/Back Bowl, LLC

1751A West Diehl Rd.  
Naperville, IL 60563  
Phone: 630-851-5490  
Fax: 630-898-0480

July 10, 2013

City of Scottsdale  
Planning, Neighborhood & Transportation  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

RE: Sereno Canyon Preliminary Plat Application

To Whom It May Concern:

McDowell Mountain/Back Bowl, LLC (Crown Community Development) is the owner of the Sereno Canyon property (excluding previously sold lots) located south of Ranch Gate Road and 124<sup>th</sup> Street in the City of Scottsdale (see Exhibit A - legal description). This Letter of Authorization grants LVA Urban Design Studio and LD Team authority to submit a Preliminary Plat Application on behalf of McDowell Mountain/Back Bowl, LLC.

If you should have any questions or concerns, I may be reached at 630-851-5490.

Sincerely,



Marvin Bailey  
Senior Vice President and General Manager

MB/es

Attachment: Exhibit A - legal description

19-PP-2013  
12/11/2013