

**Correspondence Between
Staff and Applicant**



STERLING
AT SILVERLEAF



28th May 2015

Received
MAY 29 2015

Keith Neiderer
City of Scottsdale
Planning & Development Services
7447 E Indian School Rd
Suite 105
Scottsdale, AZ 85251

Dear Keith,

As President of Sterling Collection LLC, which holds fee title to DC Ranch Parcel T4b lot 30A and 30B (formally lots 30 and 31), we hereby formally request to withdraw case number 37-DR-2012 submitted by PHX Architecture on 8/23/2012. We are proceeding with development based on the 78-DR-2005#2 approval. Thank you for your assistance with this project.

Sincerely,

Nathan Day
President

Fitzpatrick, Karen

From: Niederer, Keith
Sent: Wednesday, May 06, 2015 10:53 AM
To: Fitzpatrick, Karen
Subject: FW: 37-DR-2012 - Sterling Villas 18 unit project

From: Niederer, Keith
Sent: Friday, May 01, 2015 12:21 PM
To: 'Nathan Day'
Cc: 'Trevor Barger'
Subject: 37-DR-2012 - Sterling Villas 18 unit project

Hi Nathan,

The Planning Department still has case 37-DR-2012 open and active. This was the 18 units condo case that was submitted by PHX Architecture back on 8/23/2012.

We are going to need a letter of withdrawal to close this application out. Can you please send me one as the property owner?

Thanks,

Keith Niederer

Senior Planner

City of Scottsdale, AZ

480-312-2953

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September 27, 2012

Erik Peterson
PHX Architecture
7507 E McDonald Dr Ste B
Scottsdale, AZ 85250

RE: 37-DR-2012
Sterling Villas

Dear Mr. Peterson,

The Community & Economic Development Division has completed the review of the above referenced submittal dated 8/23/2012. The following **1st Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

Significant Ordinance Related Issues

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing. Please address the following:

Zoning:

1. The SKG Enterprises site plan shows several proposed lots that do not have their principal frontage along a street. This is not permitted by the Subdivision Ordinance as they do not meet the definition of lot. A condominium plat is feasible, but it cannot be platted as a single-family residential subdivision as currently indicated.
2. With the next submittal, please submit a site plan worksheet/open space plan that clearly identifies the location of all open space and frontage open space areas, and show calculations demonstrating that Section 5.2504 of the the Zoning Ordinance is being met.
3. With the next submittal, please submit a revised Project Narrative that addresses the DRB criteria set forth in Section 1.904 of the Scottsdale Zoning Ordinance.
4. Per Section 5.2503 of the Zoning Ordinance, the PCC zoning district only permits dwelling units which are physically integrated with commercial establishments. With the next submittal, please demonstrate in the narrative and on the site plan describing how the proposed development complies with this Zoning Ordinance requirement.

Legal:

5. Please submit an ALTA survey with the next submittal. The property line shown on the applicant's site plans are not consistent with City land maps. A minor subdivision process will likely be required to modify property line.

Circulation:

6. In conformance with Section 9.106 of the Zoning Ordinance, all internal driveways must be 24 feet in width; current site plan shows 18 feet. Please modify site plan accordingly.

Fire:

7. Hammerhead turn-around on the north end of the site will need to be completed with this application; this shall include pavement, curb and gutter.

Drainage:

8. Plan Check # 4333-12. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to the One-Stop Shop.
9. The submitted drainage report consists of a copy of the final drainage report for the original Parcel T4B development from 2006 and does not accurately reflect either the current area proposed for development or the current site layout or design for the area proposed to be developed as provided in case 37-DR-2012. In general, a case drainage report will need to be prepared to reflect the area proposed for development and the layout and design of the proposed development and meet current City requirements for the preparation of drainage reports. This project cannot proceed to DRB without a conceptually approved drainage report.
10. Case drainage report submitted for Development Review Board applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the propose project and an in-depth evaluation of the function and design of the stormwater management system.

Water and Waste Water:

11. Plan Check # 4333-12-1 & 4333-12-2. 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 the One-Stop Shop.

Design:

12. With the next submittal, please submit a revised landscape plan that contains all of the required information per Section 10.200 of the Zoning Ordinance, to communicate the landscape design concepts. There will likely be comments regarding the preliminary landscape plan after it has been received with the next submittal.
13. With the next submittal, please submit a narrative response that explains how this development proposal incorporates the Scottsdale Sensitive Design Principals.

Airport:

14. With the next submittal, please submit a signed and completed Airport Vicinity Development Guidelines and Checklist-Short Form.
<http://www.scottsdaleaz.gov/Assets/Public+Website/airport/Airport+Vicinity+Development+Guidelines+and+Checklist+Short+Form+Packet.pdf> The form submitted at first review is from 2005 and no longer current.

15. The subject property falls within the Scottsdale Airport AC-1 influence area. Please note that an Avigation Easement and Fair Disclosure notice will be required during the final plans process.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible. Please address the following:

Circulation:

16. All internal sidewalks need to be a minimum of 6 feet in width. Please modify site plan accordingly.
17. A 6 foot wide sidewalk need to be provided along the 101st Street and Desert Sage frontages to provide a pedestrian connection from the townhome project to the existing sidewalk at the 101st Street cul-de-sac. Please clearly identify on revised plan.
18. Please clarify what is proposed to happen with the existing parking and walls along the commercial drive in Canyon Village to the west, that are currently shown on the subject property.
19. Please clarify how will refuse collection be handled. Solid waste trucks cannot access the driveway layout as proposed. Individual contains would have to brought to N. 101st Street.
20. Please enhance proposed pedestrian connections from the site to the adjacent commercial parcels to the west. Please clearly identify on the site plan how the sidewalk will connect with the sidewalk on the adjacent property.

Site Design:

21. With the next submittal, please submit a revised landscape plan that follows the requirements of Section 10.200 of the Zoning Ordinance.
22. Please modify the site plan so that it shows off-site improvements that are on the west side of the site, including driveways, parking spaces, landscape areas, buildings, etc. This will communicate how the proposed development relates to the existing context of this project. Per aerial photography, it appears there are improvements, such as parking spaces and walls on the subject property.
23. On Sheet A1.1, adjacent to buildings #1 and #4, it appears that the west property line is inconsistent with the property line information that is in City records. Please provide information regarding any proposed property line adjustment through a land division process or modify the property line for the proposed development.
24. Please modify the site plan so that buildings #1- #4 are reconfigured on the site in order that building #1 will not be adjacent to several existing and future refuse enclosures which support the commercial buildings that are located to the west of this portion of the development.

Technical Corrections

The following technical 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 the final plans submittal (construction set) 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:

- 25. Please show all PCC development standards and calculations in the Site Plan data block.
- 26. Some submitted documents list the zoning as R1-10, while others indicate PCC. Please make sure all documents are consistent.

Other:

- 27. Actual zoning has not yet been adopted on this property. The City Council will need to adopt the zoning prior to the issuance of permits.

Please resubmit the revised legal requirements, Drainage Report, Storm Water Waiver, Water and Waste Water Design Report(s), plans, and a written summary response addressing the comments/corrections identified above as soon as possible for further review (**Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted**). The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to a Development Review Board hearing, City staff has identified the following potential schedules (read schedule left to right):

Track	Response/resubmittal by applicant (complete set of revisions)	City to provide status update	Potential DRB Hearing Date
25-12	No later than 10/12/2012	10/19/2012	12/20/2012
26-12	No later than 10/19/2012	11/2/2012	12/20/2012
1-13	No later than 10/22/2012	11/22/2012	12/20/2012

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 OR THE ABOVE MEETING SCHEDULE MAY BE AFFECTED. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter. Please be advised that the **1st Review Comments** are valid for a period of 45 days from the date on this letter. While the case will remain active, failure to resubmit within the 45 days will require the project to begin a new "First Review" track to refresh the review. Failure to resubmit within 190 days may cause the project to be considered inactive.

Technical Reports:

<input checked="" type="checkbox"/>	<u>2</u> copies of Revised Drainage Report:	Plan Check No.	<u>4333-12</u>
<input checked="" type="checkbox"/>	<u>3</u> copies of Revised Water Design Report:	Plan Check No.	<u>4333-12-1</u>
<input checked="" type="checkbox"/>	<u>3</u> copies of Revised Waste Water Design Report:	Plan Check No.	<u>4333-12-2</u>

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to the One-Stop Shop (Permit Services Counter) with any prior City mark-up documents; these are not to be submitted to the Project Coordinator, Planner or Engineer. The report(s) and/or waiver(s) must be logged in by our Permit Services Counter representatives at the One Stop Shop. The Project Coordinators, Planners and Engineers cannot accept the documents or log them into City's case review system.

Your Project Coordinator will verify that the applicable report(s) and/or waiver(s) have been resubmitted at the resubmittal meeting. If these report(s) and/or waiver(s) have not been resubmitted, your resubmittal of this application may be declined.

To assist City Staff, and to facilitate your resubmittal process, please have your engineer prepare the resubmittal of the Drainage Report, Water and Waste Water Reports and/or Storm Water Waiver application with the following information on the cover page:

Name of Project: _____

Contact: Applicant/Agent or Engineer-- (telephone number) and (email address)

Report Type: (Drainage Report, Water and Waste Water Reports and/or Storm Water Waiver application)

Case Number: _____

Plan Check Number: _____

If you do not print the information above on the corresponding report, please bring a copy of the information with you so that the Permit Services Representative can enter the correct data and accept your submittal for processing. Without the basic information identified, the resubmittal cannot accept for review.

If you have any questions, or need further assistance please contact me at 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,



Keith Niederer
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 37-DR-2012

Please provide the following documents, in the quantities indicated, with the first submittal (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 Project Data Sheet
- One copy: Revised Narrative for Project

Revised Open Space Plan:

_____ 1 _____ 24" x 36" _____ 5 _____ 11" x 17" _____ 8 ½" x 11"

Revised Site Plan:

_____ 1 _____ 24" x 36" _____ 5 _____ 11" x 17" _____ 8 ½" x 11"

Revised Elevations:

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

Revised Landscape Plan:

- Color _____ 1 _____ 24" x 36" _____ 5 _____ 11" x 17" _____ 8 ½" x 11"

Other Supplemental Materials:

ALTA Survey, Airport Vicinity Development Guidelines and Checklist-Short Form

Erik Peterson

From: Trevor Barger [trevor@espirituloci.com]
Sent: Friday, August 17, 2012 8:34 PM
To: Erik Peterson
Subject: RE: Sterling design guidelines

Erik,
There are not written guidelines for parcel projects. Parcel projects must go through the holist review and often propose guidelines for individual product. Parcel T4b is shaped by the zoning in the Development Agreement and by the Town Center Conceptual Development Plan. Hope that helps. Feel free to call 480.570.5790

-----Original Message-----

From: Erik Peterson [<mailto:erikp@phxarch.com>]
Sent: Wednesday, August 15, 2012 1:57 PM
To: Trevor Barger
Subject: Sterling design guidelines

Hi Trevor
Can you send me the design guidelines you created for sterling t4b at silverleaf? We are doing some work there for the owner and they dot have a copy. Thanks.

Sent from my iPhone

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If this email is spam, report it to
https://support.onlymyemail.com/view/report_spam/MTM3NDY4OjE0NTI0Mzk5NDc6ZXJpa3BAcGh4YXJjaC5jb206ZGVsaXZlcmVk

**MEMORANDUM
CURRENT PLANNING**

DATE: August 24, 2012

TO: The Review Team- Steve Venker, Jeri Pulkinen, Doug Mann, Don Gerkin, David Groves, Reed Kempton, Phil Kercher and Sarah Ferrara

FROM: Tim Curtis, AICP
Current Planning Director

RE: Track 25-12 – Development Review Board Cases

The following cases have been submitted the week ending **August 10, 2012**:

Case #	Project Name and Location	Coordinator	Engineer	Stormwater	Submitted
37-DR-2012	Sterling Villas/ 10068 E Legacy Bl	Keith Neiderer	Jeri Pulkinen	None yet	8-23-12

Please input your comments into the CDS Project Tracking Sheet (initial and date comments) by **September 10, 2012**. If you do not have access to CDS, please e-mail your comments to the appropriate project coordinator listed above.

Thank-You

CC: Dave Meinhart Tim Curtis Xavier Castro Ricky King
Don Hadder John Armstrong Joe Morris
Larry Tritz Richard Anderson David Groves



37 DR 2012

DATE: 8/30/2012

Sterling Villas

DC Ranch

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
5. PROVIDE A KNOX ACCESS SYSTEM:
A. KNOX BOX
B. PADLOCK
C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
6. SUBMIT PLANS FOR A CLASS FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
7. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360.
8. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
9. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
10. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
11. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF AT GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
12. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x TBD (NSHT)
15. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.



37 DR 2012

DATE: 8/30/2012

16. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2007 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2007 EDITION)
 - B. MODIFIED NFPA 13R SYSTEM (2007 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
 - C. NFPA 13 2007 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
 - D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
 - E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
 - F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
 - G. PROVIDE OWNER CERTIFICATE WITH SPRINKLER PLAN SUBMITTAL.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7080.