

**Correspondence Between  
Staff and Applicant**

MEMORANDUM

To: Keith Niederer, City of Scottsdale

From: Alex Stedman, LVA

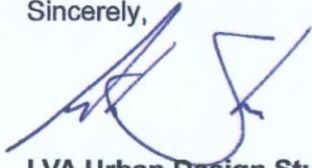
Date: June 25, 2015

RE: Withdrawal request for #3-ZN-2015 (SWC of Ranch Gate & 128<sup>th</sup> Street)

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As a designated representative of the applicant for City of Scottsdale case #3-ZN-2015 (Southwest Corner of Ranch Gate & 128th Street), I hereby request the formal withdrawal of the zoning case. If you should have any questions regarding this request or the case in general, please do not hesitate to contact me at (480) 994-0994. Thank you.

Sincerely,



**LVA Urban Design Studio, L.L.C.**  
Alex Stedman  
Planning Manager

CC: HR

## Case review comments pick up for:

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Case 3-ZN-2015

Picked up by Ari Us

Firm LVA

Date 3-11-15

Staff Keith Hudson

Date 3-11-2014

*Once packet is picked up and signed for this document to be scanned in case folder.*



March 5, 2015

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

RE: 3-ZN-2015  
Southwest Corner of Ranch Gate & 128th Street

Dear Mr. Stedman,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/2/2015. 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.

**2001 General Plan Analysis:**

The following General Plan and Character Area Plan related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application materials. Please address the following:

1. Page 1 of the first submittal notes a requested density of 0.85 dwelling units per acre, but page 6 of the first submittal contains a chart that lists the site's maximum density as 1.04 dwelling units per acre. It is unclear as to which number is intended by the applicant; with the next submittal please ensure consistency between narrative, charts, and graphics.
2. The Project Narrative provided with the first submittal does not address how the proposal conforms to the 2001 General Plan. With the next submittal, please identify and respond to General Plan Goals and Approaches that relate to the proposal.
  - a. To better serve the community openly and transparently, please identify each Goal and Approach citation in its entirety. Please number goals and approaches (bullets) so they are easily identifiable. Please number approaches similar to the numbered references below.
  - b. Please respond to the *Preserve Meaningful Open Space* Guiding Principle as defined in the 2001 General Plan, page 5.

- c. Please respond to the *Enhance Neighborhoods* Guiding Principle as defined in the 2001 General Plan, page 5
- d. Please respond to the *Value Scottsdale's Unique Lifestyle and Character* Principle as defined in the 2001 General Plan, Page 6.
- e. Please respond to the General Plan definition of Rural Neighborhoods, noting how the requested zoning better implements the definition of Rural neighborhoods beyond just the density.
- f. Please respond to Goal #1 of the Character and Design Element –address Bullet 1 Dashes 1, 3, 4, and 6 and Bullets 2, 3, and 4. In the discussion recognize that the subject site is within the Rural/Rural Desert Character Type (Page 45 in the 2001 General Plan).
- g. Please respond to Goal #2 of the Character and Design Element - primarily Bullets 2 and 5.
- h. Please respond to Goal #4 of the Character and Design Element - primarily Bullets 5, 9, 11, and 17.
- i. Please respond to Goal #6 and #7 of the Character and Design Element.
- j. Please respond to Goal #3 of the Land Use Element – particularly bullets 1, 5, and 6.
- k. Please respond to Goal #5 of the Land Use Element. Please address Bullet 6 and remark on the 'natural surface trail' dedications mentioned on page 3 of the applicant's 1st submittal. Prior approvals with case 11-PP-2008#2 stipulated that a minimum 8' wide multi-use trail along both Ranch Gate road and 128<sup>th</sup> Street frontages would be provided.
- l. Please respond to Goal #7 of the Land Use Element addressing the proposed site plan and circulation patterns that will maintain the integrity of natural systems and be appropriate with surrounding neighborhoods – Bullets 1, 2, 4, and 5.
- m. Please respond to Goal #8 of the Land Use Element – primarily Bullet 3.
- n. Please submit an updated Citizen Involvement Report on resident conversations that may have occurred since the application submittal. Staff did receive a call from Hugh Smeed, who represents the interests of Crown Community Development/Sereno Canyon subdivision who wanted more information on the approval process
- o. Please respond to Goal #5 of the Neighborhoods Element. Specifically state why this location is appropriate in light of bullets 1, 2, and 3.



- p. Please respond to the Open Space and Recreation Element, Goal #1. Please discuss what this proposal is providing in terms of buffering adjacent to the subject property's neighbors and planned roadways. Please discuss the method of application in providing these open spaces. Consider the provisions of Desert Scenic Roadways in the response. Please address bullets 1, 2, 8, 9, 14 through 16, 18, and 20.

Furthermore, please consider lots 1, 2, and 23 in this discussion as they look to be encroaching on the openness envisioned on the north and east edges of the proposal. (SEE SCENIC CORRIDOR DISCUSSION BELOW)

Please also provide descriptions and purpose to the Tracts shown on the proposed site plan – and expand on any physical built improvements that are to occur in these areas of the site.

- q. Please respond to Goal #2 of the Open Space and Recreation Element – specifically bullet 11.
- r. Please respond to the Preservation and Environmental Planning Element, specifically Goals 2, 3, and 9 along with the associated approaches.
- s. With the next submittal, please submit a revised Project Narrative responding to the Community Mobility Element, goals and applicable for approaches #7, #9, and #10.
3. Upon resubmittal please update the graphics provided with the 1st submittal narrative as noted below:
- a. The Dynamite Foothills Character Area inset map on page 1 looks like it shows the incorrect location of the subject site. Please submit a full-page map with the next submittal, noting the correct location of the subject site.

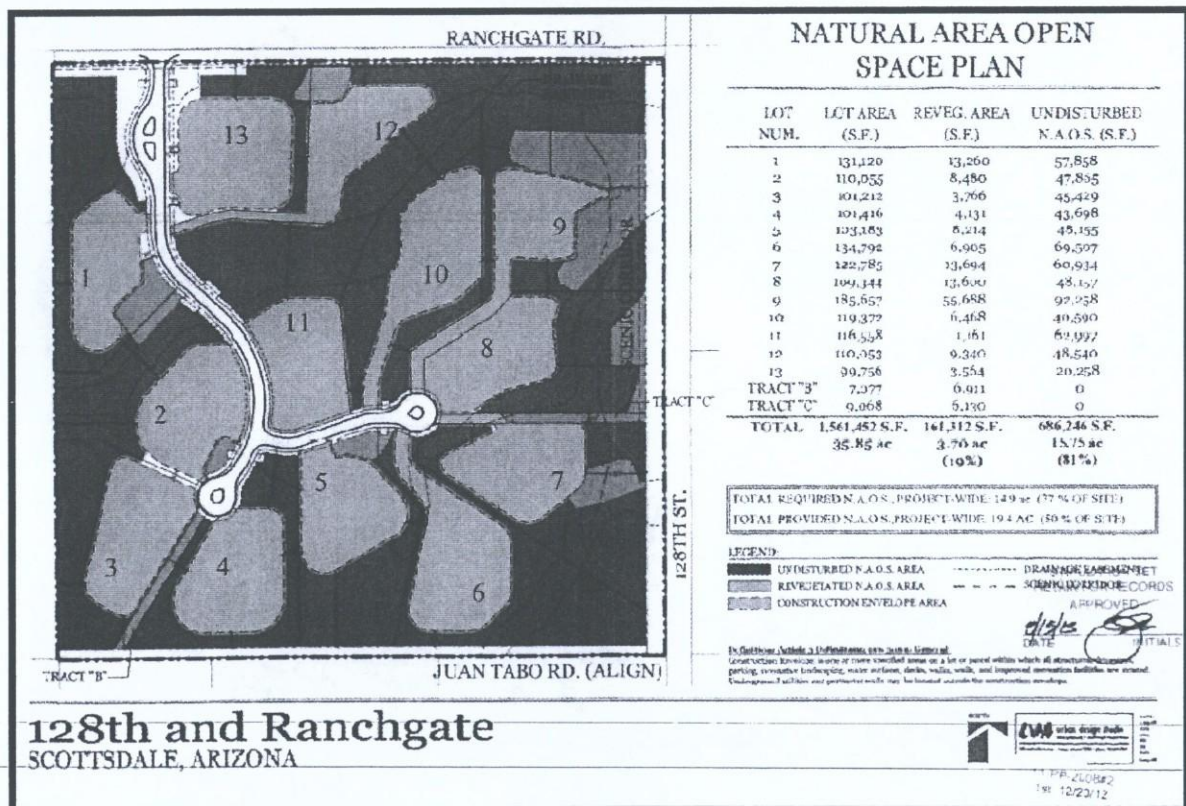
#### **Dynamite Foothills Character Area Analysis**

4. The subject property is within the boundary of the Dynamite Foothills Character Area Plan. This plan can be located at:  
<http://www.scottsdaleaz.gov/Assets/Public+Website/Planning/Plan.pdf>.

Please provide a revised Project Narrative that includes an explanation on how the proposed rezoning is consistent with the Dynamite Foothills Character Area Plans (DFCAP) with the next submittal, as requested below.

The Dynamite Foothills Character Area Plan was developed considering the context of the plan's boundary relative to its location in Scottsdale (particularly its proximity to the McDowell Sonoran Preserve), and the vision to maintain the Rural Desert Character of this area. Please describe in greater detail how the rezoning density proposed is consistent with Rural Desert Character expected by the Dynamite Foothills Character Area Plan. Consider the requested zoning district category as compared to established zoning districts that surround the subject property – recognizing the following:

- Although Sereno Canyon was developed with a Resort/Tourism Land Use Designation which along with the approved entitlements brought forward by 1-ZN-2005#2, 10-GP-2001, and 16-ZN-201, it accommodated a specialty resort as part of the approved site plan that exhibited methods of clustered development within the site, along with the resort villas, casitas, and main resort areas which based on the approved lot layout, buffered and transitioned from the resort community to the surrounding single family neighborhood – in all total, netting 1.1 dwelling units per acre.
- Although Cavalliere Ranch, approved by case 13-ZN-2014 netted 1 dwelling unit per acre, it was developed under the Planned Community District which is designed and intended to enable and encourage the development of large tracts of land through master-planning with scenic corridors, significant open space, offsite improvements, and regional master planning.
- Therefore, please remark on how the requested rezoning improves upon the goals and approaches set forth by the 2001 General Plan, Dynamite Foothills Character Area Plan and the previously approved preliminary plat 11-PP-2008#2, which envisioned a third (13) of the current applicant's requested lots, but provided the same amount of Natural Area Open Space (NAOS) on the first submittal.





### 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:

5. Narrative states proposing amended development standards. The application thus far is only a rezoning request. Applicant will have to submit a preliminary plat application to request amended development standards. Update narrative to clarify that if the applicant proposes amended development standards, they shall do so in a future preliminary plat application, based on the provisions of the Environmentally Sensitive Lands Ordinance.
6. This property currently contains a 55 foot wide roadway easement along 128<sup>th</sup> Street, and a 15 foot wide public utility easement and roadway easement along the west property line (126<sup>th</sup> Street alignment). Some of these rights-of-ways/easements may not be needed and were part of subject Abandonment case 18-AB-2008, which was approved by Planning Commission on 3/11/2009, but never proceeded to City Council. To count these areas towards provided NAOS, a new Abandonment application shall be filed with the 2<sup>nd</sup> submittal of this rezoning application, and the Abandonment shall be approved by City Council and recorded prior to the recordation of the Final Plat. The 126<sup>th</sup> Street right-of-way, if not abandoned, will also create a double frontage lot situation on lots 30 through 34. Please submit a pre-application request to begin the abandonment application process discussion.
7. Only those areas not to be impacted by grading can qualify as undisturbed Natural Area Open Space. The grading lines shown on the Preliminary Plat by Hoskin/Ryan Consultants dated 1/12/2015 do not match revegetated NAOS areas shown on the NAOS exhibit by LVA dated 12/30/2014. Please coordinate plans with the next submittal.
8. Per Section 6.1071.6 of the Zoning Ordinance, no grading permits shall be issued on lots with R1-35 ESL zoning or larger, unless they are submitted in conjunction with building plans for on-site structures, except for drainage facilities, driveways or utilities required with the approved subdivision plans to serve the subdivision or adjacent properties.
9. Per Section 6.1071.4 of the Zoning Ordinance, on single-family residential parcels containing 35,000 sf or larger, individual lot or site walls, shall be setback a minimum of 15 feet from a side or rear property line. With the next submittal, please submit a wall plan that clearly identifies the location of all walls, fences, retaining walls, etc on the plan.

#### Archaeology:

10. Please revise the archaeological survey based on the following comments:

- a. Please use the term "cultural resources" instead of "archaeological sites".
- b. At appropriate locations within the report please provide reference to City of Scottsdale Ordinance 3242 and/or 3243.
- c. In the Abstract please provide UTM coordinates.
- d. Please provide discussion related to the Assessment of Effect.
- e. In the Introduction please provide the name of client.



- f. Please provide clarification regarding the United States Army Corps of Engineers as an agency that is involved with this project.
- g. In the Environmental Setting section please provide discussion related to vegetation, both historically and currently, in the project area.
- h. Please provide discussion regarding ground disturbances that have occurred in project area.
- i. Please provide discussion in the Cultural History section regarding the history of the City of Scottsdale.
- j. In the Previous Research section please provide reference to the GLO plat number.
- k. Please provide discussion regarding the findings and the adequacy of the one previous survey which intersects the current survey area because the previous survey is more than 10 years old
- l. Please add sections regarding Historic Context and Survey Expectations.
- m. Please provide information regarding the professional qualifications of the archaeologist and crew members that conducted the survey and prepared the report.
- n. In the Field Methods section please provide an estimate of ground surface visibility.
- o. Please provide appropriate citations for artifact identification.
- p. Please provide evaluation in terms of COS Ordinance 3242 regarding the significance of the isolated artifact discoveries within the project area.
- q. Please relocate the UTM coordinates for the IOs to an appendix instead of the report.
- r. Please provide a recommendation in the Arizona SHPO Abstract and Recommendations section.
- s. Please verify that Figure 1 and Figure A.1 are at 1:24,000 at scale. Both figures appear to be reduced in scale.

#### Drainage:

11. The first review of the drainage report appears to indicate that a wash modification application may be required based on proposed changes to the existing 100-year inundation limits. It appears that portions of 50 cfs washes encroach onto the building envelopes of lots 3, 11, 12 and 24. Per Section 6.1070.G.I of the Zoning Ordinance, washes shall be left in place and in natural conditions where practical. Requests to modify, redirect, or divert watercourses of 50 cfs or greater flow in a one hundred year event shall require a wash modification process. Please adjust site plan accordingly to stay out of the Wash Modification process, or submit a Pre-application request to begin the wash modification approval process.

(Reference: COS Zoning Ordinance Sec. 6.1070.G.I and COS Design Standards and Policies Manual Section 4-1.407)

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#### Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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:

12. A minimum width of 100' foot wide Scenic Corridor easement, measured edge of ultimate right-of-way, will likely be required to be dedicated along the 128th Street frontage. This scenic corridor shall be dedicated as an easement to the City and left in a natural condition. The 100' wide scenic corridor along 128<sup>th</sup> Street was also provided with the Tiara Estates subdivision (9-PP-2007) located to the south. The Cavalliere Ranch rezoning case, (13-ZN-2014) also stipulated a 100 foot wide scenic corridor easement along 128<sup>th</sup> Street. This desert roadway is an important connection between the Gateway to the Preserve/Toms Thumb Trailhead and Ranch Gate Road. (Reference: Dynamite Foothills Character Area Plan, previous case history)
13. Please revise the proposed construction envelope for Lot 22 and lot 23, so that they will not encroach into the Scenic Corridor Easement described in the comment above that will reach across the eastern portion of Lot 22.
14. Please revise the proposed construction envelope for Lot 3 so that its north-south dimension will be reduced and its east-west dimension will be elongated, resulting in no encroachment into the Large Wash that crosses the southern portion of Lot 3.

Fire:

15. With the next submittal, please revise the site plan showing the divided entrance and drive thru bypass lane lanes to be a minimum of 20 feet wide. (Reference: Design Standards and Policies Manual 2-1.802(2)).
16. With the next submittal, please revise plans to demonstrate a residential turning radius of 40'-6". (Reference Design Standards and Policies Manual Sec. 2-1.802)

Drainage:

17. 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.
  18. 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.
  19. With the next submittal, to determine if the lot layout and density can work, please submit a preliminary grading and drainage plan for the subject development. This will also be important to verify that areas being shown as undisturbed NAOS are not being graded, and to determine if a Wash Modification process is required.  
(Reference: City of Scottsdale Design Standards and Policies Manual Section 4-1.1000)
  20. With the next submittal, please identify major drainage infrastructure crossing for roadways.  
(Reference: City of Scottsdale Design Standards and Policies Manual Section 4-1.804)
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21. With the next submittal, please provide a soils map, land use map and HEC-1 schematic to support hydrologic parameters.  
(Reference: City of Scottsdale Design Standards and Policies Manual Section 4-1.806)



22. With the next submittal, on figure 3, please show contour layer to support watershed delineation. Also submit electronic files for watershed boundaries.  
(Reference: City of Scottsdale Design Standards and Policies Manual Appendix 4-1A)
23. With the next submittal, on figure 5, please show and callout sizes for all proposed culverts. Show drainage easements, lateral migration setback limits per SS5-96, slope stability setback limits, callout proposed storage volumes, and add lot drainage direction arrows.  
(Reference: City of Scottsdale Design Standards and Policies Manual Appendix 4-1A)

Circulation:

24. There will likely be a requirement to construct an 8-foot unpaved trail along the west frontage of 128th Street within the right-of-way. Please revise the site plan and vehicular and pedestrian circulation plan showing this trail (Scottsdale Trails Master Plan (Trail Network), February 2004. Planned trail segment (#170) between Pinnacle Peak Road and the McDowell Sonoran Preserve boundary (north of Ranch Gate Rd.), Design Standards and Policies Manual, January 2010, Section 8-3.202, Secondary Trails)
25. There will likely be a requirement to dedicate a 10-foot wide non-motorized public access easement along the Ranch Gate road frontage, to accommodate a 6 foot wide sidewalk separated from the street by a minimum of 4 feet. With the next submittal, please submit a revised site plan showing this easement. (Reference: Design Standards and Policies Manual)
26. There will likely be a requirement to dedicate 20-feet of right-of-way along the southern property line (Juan Tabo alignment), for a Local Residential street, Rural/ESL character. With the next submittal, please submit a revised plan showing this proposed right-of-way. Also, the right-of-way area cannot be counted towards provided Natural Area Open Space.  
(Reference: Scottsdale Revised Code Sec. 47-36; Design Standards and Policies Manual Fig. 5.3-19. Design Standards and Policies Manual Sec. 5-3.100.)
27. There will likely be a requirement to dedicate 40-feet of right-of-way along the N. 128<sup>th</sup> Street frontage for a Minor Collector, Rural/ESL Character with Trail. (Reference: Scottsdale Revised Code Sec. 47-36; Design Standards and Policies Manual Fig. 5.3-11 and Design Standards and Policies Manual Sec. 5-3.100.) A 55 foot wide roadway easement exists along the 128<sup>th</sup> Street. An Abandonment application will need to be submitted to abandon the excess 15 feet of roadway easement if there is a desire to count this 15 foot wide area towards provided Natural Area Open Space. Please show and dimension all existing rights-of-way and easements on a revised site plan.
28. There will likely be a requirement to construct Ranch Gate Road to a Rural/ESL Minor collector cross section along the site frontage, matching and aligning with the existing improvements to the west. (Reference: Scottsdale Revised Code Sec. 47-36; Design Standards and Policies Manual Fig. 5.3-16, 2008 Transportation Master Plan Ch. 7, Sec. 8; and Design Standards and Policies Manual 5-3.100)
29. There will likely be a requirement to construct N. 128<sup>th</sup> Street along the site frontage to the Minor Collector, Rural/ESL character with trail cross section. (Reference: Scottsdale Revised Code Sec. 47-36; Design Standards and Policies Manual Fig. 5.3-11; and Design Standards and Policies Manual Sec. 5-3.100.)
30. There will likely be a requirement to construct the internal streets to the Local Residential, Rural/ESL character cross section. (Reference: Scottsdale Revised Code Sec. 47-36; Design



Standards and Policies Manual Fig. 5.3-19, Design Standards and Policies Manual Sec. 5-3.100.)

31. There will likely be a requirement to dedicate a minimum 30 foot by 30 foot right-of-way triangle at the Ranch Gate Road and 128<sup>th</sup> Street intersection to accommodate a future roundabout (measured along the right-of-way lines for Ranch Gate and 128<sup>th</sup> Street). (Reference: Design Standards and Policies Manual Sec. 5-3.110)
32. There will likely be a requirement to construct a minimum 6 foot wide sidewalk along E. Ranch Gate Road frontage separated from the street by a minimum of 4 feet. Please revise the site plan and pedestrian and vehicular circulation plan accordingly. (Reference: Scottsdale Revised Code 47-36 - Street Improvements; 2008 Transportation Master Plan Ch. 7, Sec. 8; DSPM 5-3.100; DSPM 5-8.3.00.)
33. There will likely be a requirement to dedicate a one foot wide Vehicular Non-Access Easement along Ranch Gate Road and 128<sup>th</sup> Street frontages except at the approved site entrance on Ranch Gate Road.
34. There will likely be a requirement to dedicate an 8 foot wide public utility easement along the Ranch Gate Road frontage. Provided Natural Area Open Space within a public utility easement shall only count as revegetated NAOS.
35. There will likely be a requirement to dedicate an 8 foot wide public utility easement along both sides of all internal streets. Provided Natural Area Open Space within a public utility easement shall only count as revegetated NAOS.
36. The Pedestrian & Vehicular Circulation Plan does not indicate any pedestrian circulation areas within the proposed development. Please revise the Pedestrian & Vehicular Circulation Plan so that a pedestrian circulation path will be provided at the 'enhanced entry monument' and 'gate', and on all private streets that are within the proposed development.

#### **Considerations**

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

#### **Site Design:**

37. Please consider placing more of the provided Natural Area Open Space in tracts throughout the site, rather than on-site, for a higher level of protection. Northern and southern wash areas should be placed within common tracts.

#### **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:

NAOS Plan:

38. With the next submittal, please submit a revised NAOS exhibit that utilizes a stronger color distinction between the undisturbed and revegetated NAOS areas. This plan shall also shows existing/proposed rights-of-ways and easements.
39. Please submit a revised NAOS exhibit removing the restored NAOS line in the data table. No scarred NAOS credit is being sought with this application.

Site:

40. With the next submittal, please submit a lot data table that indicates all of the proposed lot sizes.
41. With the next submittal, please revise all plans to contain the minimum information required by the Plan and Report Requirement for Development Applications, which has been attached to this letter for your convenience.

Fire:

42. With the next submittal, please revise plans to demonstrate a minimum street width of 24 feet. (Reference: Ordinance 4045, 503.2.1)
43. With the next submittal, please revise plans to showing existing and proposed fire hydrants (Reference: Ordinance 4045, 507.5.1.2)
44. "Key switch/pre-emption sensor" required for commercial/R-2 gates (Reference: Ordinance 4045, 503.6.1)
45. Demonstrate fire lane surface will support 83,000 pound gross vehicle weight to include any bridge/culvert crossing. (Reference: Ordinance 4045, 2-1.802(3))

Water and Waste Water:

46. Prior to the issuance of any permits, the developer shall satisfy the terms of the outstanding water and sewer facility payback agreement.
47. Water and sewer lines must be extended across the 128<sup>th</sup> Street frontage. (Reference: City of Scottsdale Revised Code Sec. 49-210)
48. Water and sewer points of connection must be provided to each of the three parcels located to the south of this project. (Reference: City of Scottsdale Design Standards and Policies Manual Sec. 6-1.400 and 7-1.400)
49. Water and sewer basis of design reports must be accepted by the Water Resources Department prior to the submittal of improvement plans to the One Stop Shop. (Reference: City of Scottsdale Design Standards and Policies Manual Sec. 6-1.200 and 7-1.200)

Landscaping:

50. Please verify that the plants that are proposed to be installed in Detention Basin #1 and Detention Basin #2 will be in conformance with Design Standards and Policies Manual Section 2-1.903 Native Plants in Detention Basins and Drainage Channels.

51. The conceptual landscape plan indicates an 'enhanced entry monument' and a 'conceptual entry – enlarged' planting area. Please provide enlarged landscape plans and details for these two components of the proposed development. Please refer to the Plan & Report Requirements for Development Applications.

Drainage:

52. Please review HEC-RAS flows and check for consistency with the flows depicted on Figure 5. (Reference: City of Scottsdale Design Standards and Policies Manual Appendix 4-1A)
53. Existing condition HEC-RAS models 2-24" CMP culverts under Ranch Gate Road, Figure 5 callous out 2-48" CMP, please review and revise. (Reference: City of Scottsdale Design Standards and Policies Manual Appendix 4-1A)
54. Case drainage reports submitted in support of general plan amendments and zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. In general, case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an in-depth evaluation of the proposed project and the associated stormwater management system by City staff. If this project progresses to the development review or preliminary plat level, the case drainage report will need to be updated to meet these requirements. (Reference: City of Scottsdale Design Standards and Policies Manual Section 4-1.804)

Please resubmit the revised application requirements and additional/supplemental 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/supplemental 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.**

In an effort to get this Zoning District Map Amendment request to a Planning Commission hearing, City staff has identified the following potential schedules (read schedule left to right):

Response/resubmittal by applicant (complete set of revisions)	Approximate Date the City to provide status update	Potential PC Hearing Date
No later than 3/23/2015	4/9/2015	5/27/2015
No later than 3/30/2015	4/16/2015	5/27/2015
No later than 4/6/2015	4/23/2015	6/10/2015



The Planning & Development Services Division has had this application in review for 22 STAFF REVIEW DAYS Staff Review Days since the application was determined to have the minimal information to be reviewed.

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 480-312-2953 or at [kniederer@ScottsdaleAZ.gov](mailto:kniederer@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Niederer", written in a cursive style.

Keith Niederer  
Senior Planner

cc: HHL Land LLC  
3003 N. Central Ave Ste. 2600  
Phoenix, AZ 85012

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **3-ZN-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 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
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

- ☒ Context Aerial with the proposed Site Plan superimposed

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

- ☒ Site Plan:

                    10                      24" x 36"                      1                      11" x 17"                      1                      8 ½" x 11"

- ☒ NAOS Plan:

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

- ☒ Landscape Plan:

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

- ☒ Construction Envelope Exhibit

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

- ☒ Preliminary Grading and Drainage Plan:

                    3                      24" x 36"                      1                      11" x 17"                      1                      8 ½" x 11"

- ☒ Vehicular and Pedestrian Circulation Plan:

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

☒ Revegetation Site Plan & Techniques

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

☒ Other Supplemental Materials:

Revised Archeological Survey

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Technical Reports:

- ☒ 2 copies of Revised Drainage Report
- ☒ 1 copies of Revised Storm Water Waiver

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.





Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 2.2.15  
Contact Name: Alex Stedman  
Firm name: LVA  
Address: 1205 Ash  
City, State Zip: Tempe AZ 85281

RE: Application Accepted for Review.

1188 - PA- 2014

Dear Alex:

It has been determined that your Development Application for  
has been accepted for review.

1188 PA 2014

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:

Keith Niederer

Title:

Senior Planner

Phone number:

480 312 2953

Email address:

kniederer@scottsdaleaz.gov



**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

Contact Name:

Firm name:

Address:

City, State Zip:

RE: Minimal Submittal Comments

\_\_\_\_\_ - PA- \_\_\_\_\_

Dear \_\_\_\_\_:

It has been determined that your Development Application for \_\_\_\_\_ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

**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 RETURNED TO THE APPLICANT.**

These **Minimal Submittal 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).

Sincerely,

Name:

Title:

Phone number:

Email address: