

**Correspondence Between
Staff and Applicant**



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

3/30/2016

George Pasquel III
Withey Morris, PLC
2525 E Arizona Biltmore Cir A-212
Phoenix, AZ 85016

RE: Determination of a Planning Commission hearing

Dear Mr. Pasquel:

Your Development Applications for 1-GP-2016 & 1-ZN-2016, Scottsdale Executive Villas, are scheduled on the April 20, 2016 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday, April 18th. Please limit your presentation to a maximum of 10 minutes.

A separate letter with your site post requirements has been sent with the required text for the hearing notification sign posted at the site.

The Community & Economic Development Division has had this application in review for 46 Staff Review Days.

Thank you,

Brad Carr, AICP
Senior Planner

C: Case File



2/26/2016

George Pasquel III
Withey Morris, PLC
2525 E Arizona Biltmore Cir A-212
Phoenix, AZ 85016

RE: 1-GP-2016 & 1-ZN-2016
Scottsdale Executive Villas

Dear Mr. Pasquel:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/12/2016. 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 submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts, including any additional public comments that may have been received since the initial submittal. (Zoning Ordinance, Sec. 1.305.C.2.b.)

Drainage:

2. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report should address the following comments:
 - a. Please submit the Case Drainage Report in two (2) copies. Please submit a CD with the Case Drainage Report containing a PDF file of the complete sealed and signed drainage report. (DSPM, Sec. 4-1.800)
 - b. Please provide a 24"X36" Existing Condition Aerial Map which should identify the $\pm 2,700$ sf 'Impervious Area' and the $\pm 2,700$ sf 'Pervious Area' on this map under the existing condition which have been enlisted in a table in the drainage report. (DSPM, Sec. 4-1.800 and Sec. 4-1B)

- c. Also, please provide a 24"X36" Proposed Condition Map which can be an existing condition aerial map on which the proposed development is being shown and the $\pm 2,700$ sf 'Impervious Area' and the $\pm 2,700$ sf 'Pervious Area' under the proposed condition which have been enlisted in a table in the drainage report. The 24"X36" Architectural Site Plan A1.0 provided in the drainage report is not clear enough. (DSPM, Sec. 4-1.800 and Sec. 4-1B)
- d. It appears that the 1270 Contour is missing from the 24"X36" Architectural Site Plan A1.0. Please verify. Also, all existing and proposed development are overlaid onto the contours on the Site Plan making it difficult for the reviewer to follow the existing (historical) runoff pattern and any modification to it under the proposed condition. The Site Plans must clearly show the existing and/or proposed contours and the existing (historical) runoff pattern and any modification to it under the proposed condition by means of small drainage arrows to demonstrate 'no adverse impact'. (Stormwater Ordinance, Sec. 37-32(c) & Section 37-32(d); DSPM, Sec. 4-1.800 & Section 4-1B)

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:

3. On Sheet A4.0, please revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Sections 5.1304, 10.402, and 10.501.
4. On Sheet A1.0, please provide directional bearing notations related to the zoning district lines for the proposed C-1 Zoning District so that staff will be able to accurately map the proposed zoning district. (Zoning Ordinance, Sec. 1.303.)
5. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. (Zoning Ordinance, Sec. 1.303.)
6. On Sheet A1.0, regarding to the building with address 6350, there are notations related to building elevation views that are on Sheet A2.0, it appears that there are inconsistencies between the notations and building elevations 2 and 3. Please verify and correct accordingly. (Zoning Ordinance, Sec. 1.303.)
7. On Sheet A1.0, regarding to the building with address 6320, there are notations related to building elevation views that are on Sheet A3.0, it appears that there is no notation for building elevation 3. Please verify and correct accordingly. (Zoning Ordinance, Sec. 1.303.)

Landscape Design:

8. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff. (Zoning Ordinance, Sec. 1.303.)

Technical Corrections

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

Circulation:

9. With the next submittal, please provide a trip generation for the potential land uses in the rezoned area of the site – restaurant, retail, etc. (Zoning Ordinance, Sec. 1.303.)
10. Please revise the development plans to address how additional sidewalks or striping will provide pedestrian and bicycle access to the on-site amenities for on-site and external users, including those accessing the site from the Crosscut Canal at 64th Street, Thomas Road, and N 61st Place. (General Plan Land Use Goal 2; Southern Scottsdale Character Area Plan Character and Design Goal 2 and Neighborhood Revitalization Goal 2)

Water and Waste Water:

11. City records show two 2" meters to each of the three eastern clusters and a single 2" meter to the western cluster. Design report and improvement plans indicate only one 2" meter serves each of the four clusters (i.e. four meters). Engineer should verify and correctly show on the final plans submittal. There appear to be no separate landscape meters and may warrant further investigation. (Zoning Ordinance, Sec. 1.303.)

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 RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 32 Staff Review Days since the application was determined to be administratively complete.

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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brad Carr".

Brad Carr, AICP
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-GP-2016 & 1-ZN-2016**

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 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (PDF format)
- ☒ Two copies of the a Trip Generation Comparison

☒ Site Plan:

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

☒ Open Space Plan:

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

☒ Landscape Plan:

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

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:

Resubmit the revised Drainage Report 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: 1-12-2016
Contact Name: GEORGE PASQUEL
Firm name: WATNEY MORRIS
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.

682 - PA- 2015

Dear MR. PASQUEL:

NON-MAJOR GENERAL PLAN AND

It has been determined that your Development Application for REZONING
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: BRAD CARR
Title: SR. PLANNER
Phone number: 480.312.7713
Email address: bcarr@scottsdaleaz.gov

1-ZN-2016
01/12/16

WL Scottsdale Thomas Owners LLC
1099 18th Street, Suite 2900 | Denver, CO 80202

January 4, 2016

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

Re: Authorization – 6200-6390 East Thomas Road - APN# 128-49-002H and -235

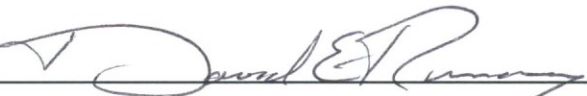
To Whom It May Concern:

Please accept this letter and signature below as consent and authorization for Withey Morris, P.L.C. to file applications necessary with the City of Scottsdale to obtain land use entitlements for the above stated property. I hereby certify that I am the owner or an authorized agent on the above stated property and that the information indicated here is true and correct to the best of my knowledge.

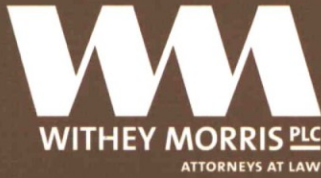
WL Scottsdale Thomas Owners LLC,
An Arizona Limited Liability Company

By: EW 11-WHIREP-Scottsdale Thomas, LLC,
A Delaware Limited Liability Company
Its: Sole Member

By: EverWest Real Estate Partners, LLC,
A Colorado Limited Liability Company
Its: Non-Member Manager

By: 
Name: David E. Ramsey
Title: Managing Partner and GC

1-ZN-2016
01/12/16



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

March 4, 2016

Mr. Brad Carr, AICP
Senior Planner
City of Scottsdale, Current Planning Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Re: Scottsdale Executive Villas – 1-GP-2016 and 1-ZN-2016

Dear Brad:

In response to the City 1st Review Comments dated February 26, 2016, please see the below responses and associated documents submitted to your attention. As always, we look forward to working with you towards the completion of a successful project.

RESPONSE TO COMMENTS

Zoning

1. The Citizen Review Report has been updated to reflect public communication since previous submittal.
2. a) All case drainage reports/addendums available for reference at the City have been included in Appendix A of the revised drainage memo.

b) Existing Conditions Map has been provided in Appendix C of the revised drainage memo.

c) Proposed Conditions Map has been provided in Appendix D of the revised drainage memo. Site layout has been modified to provide additional pervious area. See revised tabulation in the drainage memo.

d) Architectural Site Plan A1.0 has been replaced by the existing & proposed conditions drainage maps located in appendices C & D respectively. No adverse impacts to the existing drainage patterns are proposed with this project. Overall reduction in impervious pavement is planned.

Site Design

3. Requested calculations regarding open space have been added.

1-ZN-2016
03/07/16

4. The boundary plan has been updated as requested.
5. The site plan has been updated as requested.
6. The elevations have been updated. Please note, hard copies of the revised elevations were not requested but are included on the resubmittal CD.
7. The elevations have been updated. Please note, hard copies of the revised elevations were not requested but are included on the resubmittal CD.

Landscape Design

8. Landscape Plan has been updated as requested.

Circulation

9. The requested trip generation information was provided with the 1st submittal.
10. Site Plan & Circulation Plan have been updated to demonstrate pedestrian and bike access as requested.

Water and Waste Water

11. Comment noted. This issue will be addressed in the site improvement plans.

Please feel free to contact me if you have any questions, or if you need any additional information.
Thank you.

Sincerely yours,
WITHEY MORRIS, P.L.C.

By

George Pasquel III

