
**Correspondence Between
Staff and Applicant**



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

7447 East Indian School Road
Scottsdale, Arizona 85251

December 30, 2015

4-PP-2015

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

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 4-PP-2015 Gallery

The Development Review Board approved the above referenced case on December 17, 2015. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Street Naming Requirement Notations
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Brad Carr, AICP, 480-312-7713.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Brad Carr, AICP
Senior Planner
bcarr@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins



11/12/2015

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

RE: 4-PP-2015
Gallery

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/23/2015. The following **2nd 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 conceptual site plan, open space plan, preliminary plat and preliminary landscape & hardscape plan to reflect any changes made to the proposed development as a result of case 12-ZN-2015. (Zoning Ordinance, Sec. 1.303.)

Drainage:

2. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to the project coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following comments:
 - a. The current submittal proposes the use of underground stormwater storage, which is not permitted in single family developments per the underground stormwater storage policy.
 - b. The pre versus post stormwater volume calculation is done incorrectly and will need to be supported by weighted c value calculation based on a historic aerial exhibit.

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:

Landscape Design:

3. Due to the multi-trunk and low branching structure of the *Caesalpinia mexicana* Mexican Bird of Paradise, please revise the landscape plan so that in the street frontage landscape areas *C. mexicana* will be installed at least 8 feet on center from the back of sidewalk. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
4. Please revise the landscape plan for the entry drive median so that the proposed tree will not conflict with emergency vehicle access to the site. Please refer to the Scottsdale Design Standards & Policies Manual Section 2-1.802.
5. Please revise the landscape plan at the refuse enclosure so that the proposed tree will not conflict with refuse removal. Please refer to the Scottsdale Design Standards & Policies Manual Section 2-1.804.
6. Please provide information and illustration related to the proposed 'pedestrian portal/cabana structure'. Please refer to the Plan & Report Requirements for Development Applications.

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:

Landscaping:

7. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119.

Lighting Design:

8. Please provide information and illustration related to the coordination needed for the 'wall sconce SD' light fixture and the 'rolling vehicular gate'. There appears to be a conflict between the light fixture and the rolling gate as it rolls to the open position. Please refer to the Plan & Report Requirements for Development Applications.

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 a decision regarding the application may be made, 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 Planning & Development Services Division has had this application in review for 38 Staff Review Days since the application was determined to be administratively complete.

These **2nd 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 black ink, appearing to read "Brad Carr", written in a cursive style.

Brad Carr, AICP
Senior Planner

cc: Rose Law Group
Jennifer Hall
7144 E. Stetson Drive, Ste 300
Scottsdale, AZ 85251

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-PP-2015**

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 (PDF format)

☒ Preliminary Plat:

7 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Site Plan:

7 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"

☒ Lighting Plan:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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 Reports to your Project Coordinator with any prior City mark-up documents.



RE: SECOND SUBMITTAL OF THE 4-PP-2015 "GALLERY" APPLICATION ON 10/26/15

APPLICANT RESPONSES TO 1ST REVIEW COMMENTS PROVIDED IN **BOLD** TEXT BELOW.

10/16/2015

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

RE: 4-PP-2015
Gallery

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/16/2015. 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 floor plan worksheet that identifies the private open space areas, with square footages, and dimension with the next submittal. (Zoning Ordinance, Sec. 5.1004.B.1.b.)

RESPONSE: *The revised site plan shows provides calculations for private outdoor living space per the requirements of Zoning Ordinance Sec. 5.1004.B.1.b.*

Circulation:

2. Please revise the preliminary plat to indicate the location of the required emergency and service vehicle access easement (ESVAE) over the entirety of the internal private street tract. (DSPM Sec. 5-3.109)

RESPONSE: *The street section detail has been revised to include an ESVAE.*

4-PP-2015
10/23/2015

Drainage:

3. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to the project coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following comments:
- a. The drainage report states the site will be graded to drain from south to north which is in conflict with existing grades which slope north to south. Based on minimum street slope requirements and the need to tie the proposed internal street into existing Earll Drive grades, the grading concept will likely require filling of the site with the use of up to around four feet of retaining walls (at south end) around the perimeter of the site to make up grade differences between proposed grades and adjacent existing site grades/ privacy walls/ and buildings on property lines. The City of Scottsdale will recommend the applicant and his engineer consider the use of site grading that generally follows existing site grades with the use of a storm drain system to distribute site flows that would be collected in the proposed cul de sac and distribute them to the existing storm drain system in Earll Drive.

RESPONSE: *The drainage report states that there will be a grade break approximately 100-feet south of Earll Drive. Runoff north of the grade break will flow north and runoff south of the grade break will flow south to reduce the vertical difference between the onsite and offsite grades to an acceptable height.*

- b. The preliminary drainage report requests a full waiver of stormwater storage requirements based on the capacity of the existing storm drain system located in Earll Drive. The preliminary drainage report in support of the preliminary plat application will need to illustrate there is excess capacity in the Earll Drive storm drain system including reaches of this system downstream to qualify for a waiver under this criteria which the current analysis does not accomplish.

RESPONSE: *The drainage report states the necessary storm water storage will be provided onsite.*

- c. Based on a review of aerial photographs, the site was previously developed around the 1960's with what appears to be single family residence with substantial disturbance and use of the remainder of the site. The applicant and his engineer should be aware of the City's stormwater storage policy relating to previously developed sites as it will likely reduce the total required storage volume for this site as calculated in the report and may influence the decision to pursue a stormwater storage waiver as requested in item number 2 above. The policy is based on the increase in stormwater runoff from the proposed and previous developments. Please contact Richard Anderson of Stormwater Management at 480-312-2729 to discuss city policy and requirements relating to this issue. The preliminary drainage report in support of the preliminary plat application will need to include calculations that determine the required stormwater storage volume for this project based on this policy.

RESPONSE: *The drainage report states the necessary storm water storage will be provided onsite. The storm water storage volume was calculated using the difference of the existing and proposed runoff coefficients.*

Water and Waste Water:

4. The Preliminary Basis of Design Reports are accepted with comments. Prior to submittal of the site improvements plans, the developer will be required to submit Final Basis of Design Reports to the One-Stop-Shop. The Final Basis of Design Reports shall address the following comments:
 - a. Sewer line and extents of easement cannot cross under the trash enclosure per DSPM Sec. 7-1.412.
 - b. Show individual metered services and a sewer service to each unit similar to single-family residential properties. Each unit will require a continuous firewall.

RESPONSE: *Final Basis of Design Reports will be included with the improvement plan submittal. The Reports will state the sewer line and easement will not cross under the trash enclosure and individual services will be provided to each unit.*

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:

5. Based on the conceptual site plan, the curb-to-curb distance for the fire lane at the entry drive appears to be 15'-6". Please illustrate the necessary emergency access and fire lanes in compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802. Please revise the conceptual site plan and preliminary plat accordingly.

RESPONSE: *Please see the enclosed conceptual site plan which demonstrates the curb-to-curb distance for the fire lane at the entry drive as 20'-0" from back of curb to back of curb for the proposed roll curb condition per the Scottsdale Design Standards & Policies Manual Figure 2.1-4.*

6. Based on the conceptual site plan, the fire lane turning radius at the T-type turnaround appears to be 40'-6". Please illustrate the necessary emergency access and fire lanes in compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802. Please revise the conceptual site plan and preliminary plat accordingly.

RESPONSE: *Please see the attached conceptual site plan which has been designed to include a typical commercial fire turning radius at the T-type turnaround in conformance with the Scottsdale Design Standards & Policies Manual Figure 2.1-1.*

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:

Fire:

7. "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities. Please revise the site plan to indicate this requirement. (Fire Ord. 4045, 503.6.1)

RESPONSE: *A note has been added to the conceptual site plan indicating that a key-switch/pre-emption sensor will be installed at the project entry.*

8. Please revise the site plan to designate Fire Lanes for all Commercial / Multi-Family. (Fire Ord. 4045, 503.3)

RESPONSE: *A note has been added to the conceptual site plan designating the street tract as a Fire Lane.*

9. Please revise the site plan and preliminary plat to demonstrate COMMERCIAL turning radii (49' & 55') at entrance/exit. (DSPM Sec. 2-1.802(5))

RESPONSE: *The applicant has met with the City of Scottsdale Fire Plan Reviewer who has expressed support for the conceptual site plan as shown. The conceptual lite plan, as amended, conforms to the commercial fire turning radii (49' and 55') at the entrance and exit.*

10. Please revise the site plan to demonstrate fire lane surface will support 83,000 lb GVW. (DSPM Sec. 2-1.802(3))

RESPONSE: *A note has been added to the conceptual site plan demonstrating that the fire lane surface will support 83,000 lb GVW.*

11. Please revise the site plan to provide the location of Fire Riser room. (DSPM Sec. 6-1.504(1))

RESPONSE: *A fire riser room is not required for single family development. Each unit will be provided with a building sprinkler system per COS requirements.*

12. Divided entrances and drive-thru by pass lanes shall be a minimum 20' wide. Please revise the preliminary plat and site plan to demonstrate compliance with this requirement. (DSPM Sec. 2-1.802(2))

RESPONSE: *See response #5.*

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 23 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,

Brad Carr, AICP
Senior Planner

cc: Mockingbird Group, LLC
William Lund
6632 N. 66th Place
Paradise Valley, AZ 85253

Rose Law Group
Jennifer Hall
7144 E. Stetson Drive, Ste 300
Scottsdale, AZ 85251

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-PP-2015**

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 (PDF format)

☒ Preliminary Plat:

9	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:

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



10/16/2015

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

RE: 4-PP-2015
Gallery

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/16/2015. 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 Revised 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 floor plan worksheet that identifies the private open space areas, with square footages, and dimension with the next submittal. (Zoning Ordinance, Sec. 5.1004.B.1.b.)

Circulation:

2. Please revise the preliminary plat to indicate the location of the required emergency and service vehicle access easement (ESVAE) over the entirety of the internal private street tract. (DSPM Sec. 5-3.109)

Drainage:

3. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to the project coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following comments:
 - a. The drainage report states the site will be graded to drain from south to north which is in conflict with existing grades which slope north to south. Based on minimum street slope requirements and the need to tie the proposed internal street into existing Earll Drive

grades, the grading concept will likely require filling of the site with the use of up to around four feet of retaining walls (at south end) around the perimeter of the site to make up grade differences between proposed grades and adjacent existing site grades/ privacy walls/ and buildings on property lines. The City of Scottsdale will recommend the applicant and his engineer consider the use of site grading that generally follows existing site grades with the use of a storm drain system to distribute site flows that would be collected in the proposed cul de sac and distribute them to the existing storm drain system in Earll Drive.

- b. The preliminary drainage report requests a full waiver of stormwater storage requirements based on the capacity of the existing storm drain system located in Earll Drive. The preliminary drainage report in support of the preliminary plat application will need to illustrate there is excess capacity in the Earll Drive storm drain system including reaches of this system downstream to qualify for a waiver under this criteria which the current analysis does not accomplish.
- c. Based on a review of aerial photographs, the site was previously developed around the 1960's with what appears to be single family residence with substantial disturbance and use of the remainder of the site. The applicant and his engineer should be aware of the City's stormwater storage policy relating to previously developed sites as it will likely reduce the total required storage volume for this site as calculated in the report and may influence the decision to pursue a stormwater storage waiver as requested in item number 2 above. The policy is based on the increase in stormwater runoff from the proposed and previous developments. Please contact Richard Anderson of Stormwater Management at 480-312-2729 to discuss city policy and requirements relating to this issue. The preliminary drainage report in support of the preliminary plat application will need to include calculations that determine the required stormwater storage volume for this project based on this policy.

Water and Waste Water:

- 4. The Preliminary Basis of Design Reports are accepted with comments. Prior to submittal of the site improvements plans, the developer will be required to submit Final Basis of Design Reports to the One-Stop-Shop. The Final Basis of Design Reports shall address the following comments:
 - a. Sewer line and extents of easement cannot cross under the trash enclosure per DSPM Sec. 7-1.412.
 - b. Show individual metered services and a sewer service to each unit similar to single-family residential properties. Each unit will require a continuous firewall.

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:

- 5. Based on the conceptual site plan, the curb-to-curb distance for the fire lane at the entry drive appears to be 15'-6". Please illustrate the necessary emergency access and fire lanes in

compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802. Please revise the conceptual site plan and preliminary plat accordingly.

6. Based on the conceptual site plan, the fire lane turning radius at the T-type turnaround appears to be 40'-6". Please illustrate the necessary emergency access and fire lanes in compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802. Please revise the conceptual site plan and preliminary plat accordingly.

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:

Fire:

7. "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities. Please revise the site plan to indicate this requirement. (Fire Ord. 4045, 503.6.1)
8. Please revise the site plan to designate Fire Lanes for all Commercial / Multi-Family. (Fire Ord. 4045, 503.3)
9. Please revise the site plan and preliminary plat to demonstrate COMMERCIAL turning radii (49' & 55') at entrance/exit. (DSPM Sec. 2-1.802(5))
10. Please revise the site plan to demonstrate fire lane surface will support 83,000 lb GVW. (DSPM Sec. 2-1.802(3))
11. Please revise the site plan to provide the location of Fire Riser room. (DSPM Sec. 6-1.504(1))
12. Divided entrances and drive-thru by pass lanes shall be a minimum 20' wide. Please revise the preliminary plat and site plan to demonstrate compliance with this requirement. (DSPM Sec. 2-1.802(2))

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 23 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 black ink, appearing to read "Brad Carr", is positioned above the typed name.

Brad Carr, AICP
Senior Planner

cc: Mockingbird Group, LLC
William Lund
6632 N. 66th Place
Paradise Valley, AZ 85253

Rose Law Group
Jennifer Hall
7144 E. Stetson Drive, Ste 300
Scottsdale, AZ 85251

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-PP-2015**

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 (PDF format)

☒ Preliminary Plat:

9	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:

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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: 9.16.2015
Contact Name: ALEX STEDMAN
Firm name: LVA
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.

358 - PA- 2015

Dear MR. STEDMAN:

It has been determined that your Development Application for PRELIMINARY PLAT 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

4-PP-2015
9/16/15