

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 5-11-2016
Contact Name: MICHELE HAMMOND
Firm name: BELLY HOWELL
Address: 6750 E CAMELBACK RD. #100
City, State Zip: SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.
279 - PA-2416

Dear MICHELE HAMMOND :

It has been determined that your Development Application for DESERT MOUNTAIN PARCEL 1C1 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: Sara Jaworowicz
Title: Project Coordination Liaison
Phone number: 480-312-7918
Email address: sjaworowicz@scottsdaleaz.gov

5-GP-2016
5/11/16



**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 The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305.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: _____

August 8, 2016

Jesus Murillo/ Taylor Reynolds
City of Scottsdale – Planning

RE: 5-GP-2016 / 17-ZN-2016 / 6-UP-2016
Desert Mountain Parcel 19

Dear Jesus and Taylor:

Please see the following responses to the City Staff 1st Review letter dated July 21, 2016.

Major General Plan Amendment (5-GP-2016)

2001 General Plan Analysis:

1. Please provide an updated Neighborhood Involvement Report that describes the key issues that have been identified through the public involvement process.

Response: The Neighborhood Involvement Report has been updated.

2. Please clarify the inconsistencies between the major General Plan amendment narrative and those that were submitted with the zoning and use permit applications. The major General Plan amendment narrative provides acreage approximations for the subject site as well as for the intended Suburban Neighborhoods and golf course use that differ from the acreages provided in the zoning and use permit applications. With resubmittal, please ensure that these acreages are consistent within the narrative as well as within all provided graphics/site plans/etc.

Response: The applications that were submitted in June, which included the Zoning and Use Permit components, note the correct acreages. The General Plan, Zoning and Use Permit narrative is all one document and reflects the accurate land areas.

3. Goal 1, bullet 4 of the Character and Design Element of the General Plan designates the subject site as a Rural Desert Character Type, generally described as relatively low-density and large lot development, where impacts to topography, vegetation and natural drainage areas are minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. This language is complemented by Goal 2, bullet 5, which includes promoting development that respects the climate, topography, and vegetation of the desert environment. With resubmittal, please further respond to the above, detailing how the development will conform to this designation, discussing how the intended lot sizing, placement, and orientation will better preserve and complement the natural features present on the subject site.

Response: The Project Narrative has been updated.

4. The General Plan (Character and Design Element, Goals 1 and 2) and Scottsdale's Sensitive Design Principles (SSDP) focus on character and quality of design in terms of good site

planning and aesthetics. Scottsdale has many desirable aesthetic qualities as well as areas with unique character – the Desert Mountain area being one of them. Much of the character and aesthetic qualities can be attributed to the Sonoran Desert location which is essential to the community's quality of life. Although the applicant provides responses to the above, with resubmittal please provide additional dialogue concerning the following:

- a. Please describe the design elements and features that will be incorporated into the overall development – particularly the public realm – that will provide both identity and compatible character between the proposed development and adjacent neighborhoods (SSDP 1 & 5).
- b. Please describe how the proposed development will minimize the visual impact of the height, size, and volume of buildings so as to optimize scenic views of the Sonoran Desert and mountains within the proposed development as well as with adjacent neighborhoods (SSDP 2 & 8).
- c. Please describe how the proposed development will promote and protect the character of the Sonoran Desert by both minimizing disturbances on the subject site while preserving the existing natural environment (SSDP 3 & 4).

Response: The Project Narrative has been updated.

5. Please provide a 100' Scenic Corridor Easement along both Cave Creek Road and Pima Road as depicted in the Open Space map in the General Plan. In addition, please include a Scenic Corridor graphic that highlights the location of both easements. The General Plan (Character and Design Element Goals 1 and 4, as well as Open Space and Recreation Element Goal 1) emphasizes the importance of Scenic Corridors and designates them along arterials that have been recognized as desirable locations to preserve views as well as maintain neighborhood buffering. Furthermore, General Plan Land Use Element Goal 3, bullets 1 and 6 reiterates that development edges should be appropriately considered – particularly those involving neighborhood edges. With existing neighborhoods to the west of the subject site along Pima Road, it is important meaningful buffering – through a Scenic Corridor Easement – is in place.

Response: See Scenic Corridor plan. A 100' Scenic Corridor will be provided along Cave Creek Road. As discussed with City Staff, there is no formal Scenic Corridor proposed along Pima Road with this application because it does not connect beyond the site to the north and south (non-continuous). Further, it is important to note that Pima Road is not a visually significant road north of Cave Creek Road. Alternatively, the development will provide additional open space well beyond the base requirements, with approximately 50% of the site designated as natural and recreational open space including open space expanses along Pima Road.

6. The 2001 General Plan (Land Use Element Goal 5, bullets 6 and 7, and Goal 8, bullet 2, and Community Mobility Element Goal 11, bullets 9 and 10) speaks to the importance of pedestrian connections. The narrative addresses the 15-mile Trail System within Desert Mountain; however, the submittal does not discuss whether the proposal intends on connecting with such. With resubmittal, please provide a connectivity/trail plan that addresses the connections to the Desert Mountain Trail System.



Response: See Trail & Connectivity Plan. Mobility Element Goal 11 does not apply. The 15-mile trail system within Desert Mountain is located well outside of Parcel 19 (3+ miles away).

7. The 2001 General Plan (Preservation and Environmental Planning Element Goal 3, bullets 5-8, and Goals 5, 6, and 9) remarks upon the importance of water conservation, groundwater protection, and watershed management. Furthermore, the City has a Golf Course Policy (1997) that discusses environmental, land use, economic, open space, and water supply/infrastructure issues as a means to guide and inform the development of future golf courses in Scottsdale. Since the proposal includes the addition of a golf course (turf) on a site that contains several natural drainage ways, with a resubmittal, please respond to the above goals and policies of the General Plan as well as the Golf Course Policy both narratively and graphically (if necessary). The Golf Course Policy is located on the City's website at:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/GL_GolfCourse_1997.pdf

Response: The golf course contemplated for Parcel 19 will be an 18-hole executive par 3 course. Irrigation water will be supplied by the current Irrigation Water Distribution System (IWDS), which has a statutory "North Scottsdale Backup-up Supply" storage requirement of 11,640 acre feet of water into the Carefree acquirer (Second Amended and Restated IWDS Pipeline Capacity Agreement for Desert Mountain Club, Inc., section 1.111). Storage of the statutory water is anticipated to be complete by 2018.

Desert Mountain has pipeline capacity agreements with the City of Scottsdale for 6 shares of water. The 6 shares are comprised of 4 shares of RWDS and 2 shares of IWDS. Desert Mountain uses RWDS and less than one share of IWDS to irrigate the 6 courses, leaving more than an additional share of IWDS for future courses. The proposed course will have approximately 20% of the turf acres of a typical Desert Mountain's courses; further support that Desert Mountain possesses irrigation water agreements sufficient for the proposed course.

The City of Scottsdale attorney office has confirmed that the pipeline capacity agreements allow for use of IWDS water on the new Parcel 19 course (see Desert Mountain 8-8-2016 correspondence and attachments).

8. The narrative states several times that the amount of potable water utilized on-site will be reduced as a result of the development. The applicant's Basis of Design Report (BoD) confirms this reduction as a result of the change from existing entitlements to those proposed, but does not make this statement in the narrative. With the next submittal, please include the BoD statement so the reader has better clarity as to why this potable water reduction would occur.

Response: The estimated total potable water average day demand per current zoning is approximately 338,500 gallons per day using I-1, C-2, and CO square footages combined with R1-7 and R1-35 residential densities. The estimated average day demand for Parcel 19 as proposed is approximately 72,200 gallons per day, resulting in greater than 70% less demand.

9. Page 27 of the major General Plan amendment narrative discusses, generally, development fees and infrastructure provisions as a result of development, but does not specifically state that the developer will be incurring those costs. With the next submittal, please clarify and confirm that the intended developer will bear such costs (for example the proposed consolidation/relocation of the City-owned well sites).

Response: The developer will incur any cost and fees associated with infrastructure requirements including the consolidation and relocation of the well sites. This has been noted in the Project Narrative.

10. Page 4 of the major General Plan amendment narrative discusses the four existing City of Scottsdale recharge well sites located on the subject property – further stating that this application seeks to consolidate and relocate such. With the next submittal, please indicate graphically and narratively where this consolidation/relocation will occur, and furthermore demonstrate how the relocated parcels will meet the development standards of the proposed zoning district – thereby conforming to the requested land use designation.

Response: See graphic depicting Potential Well Site included with the Project Narrative and separately with the resubmittal package.

11. The applicant-supplied “Market Analysis of Desert Mountain Parcel 19” contains discussion and analysis regarding the viability of developing under existing entitlements of the subject property. However, the analysis does not discuss the viability of a new golf course being introduced into the Scottsdale-area market. There are 27 golf clubs located within city limits (and even more within the region); as such, the market demand for the proposal, in terms of its long-term viability, could come into question. With a resubmittal, please update both the narrative and market analysis to include discussion regarding the introduction of a new golf club into the Scottsdale-area market.

Response: The proposed private course and clubhouse will be operated and financially supported by dues from Desert Mountain Club members. Desert Mountain has approximately 2,000 members generating \$57 million in annual revenues. Parcel 19 will add to the number of Desert Mountain members, and generate sufficient revenues to support the additional amenities.

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:

12. Please update the project narrative to include how the proposed project will meet the intent of the Environmentally Sensitive Lands purpose (Zoning Ordinance Section 6.1011.). Please incorporate into the narrative the ESL Sensitive Design Guidelines, and the Native Plant Ordinance. The narrative touches this topic in the Conditional Use Permit section, but should be more comprehensively discussed in the zoning map amendment portion of the application.

Response: The Project Narrative has been updated to include the above mentioned sections of ESLO.

13. The proposed associated applications (5-GP-2016, 17-ZN-2016, and 6-UP-2016) reference the provided "Desert Mountain Excess NAOS Distribution" document for meeting ordinance requirements in regards to Natural Area Open Space (NAOS). Please provide the updated "Master NAOS Transaction Table," referencing the provided Desert Mountain Association transaction approval letter as per 342-SA-2015 requirements.

Response: Revised NAOS Distribution Calculation provided with resubmittal.

Legal/Application Requirements:

14. Approximately seven (7) parcels located within the proposed project site boundary are under City of Scottsdale ownership. Provide all application requirements as per Zoning Ordinance. Please submit the original documents for all applicants/owners as follows: Commitment for Title (or equivalent documentation), Rezoning Applications, Letter of Authorization to Act for Property Owner, and Affidavit of Authorization to Act for Property Owner. The appropriate City of Scottsdale representative should be included on future neighborhood meeting/notifications (Zoning Ordinance Section 1.304).

Response: As confirmed with City Staff on 8/4, City authorization is underway.

15. Proposed site plan indicates the modification of the existing wash corridor located on the subject site. Owner/Applicant shall submit an application for a wash modification in conjunction with the: proposed major General Plan amendment, zoning map amendment, and Conditional Use permit applications. The provided drainage reports identify this wash corridor to be a significant drainage feature. The wash modification may identify information, improvements, or constraints, which may impact these mentioned and associated applications' design (Scottsdale Revised Code Chapter 37). Other comments may occur after the wash modification case information is submitted.

Response: As discussed with City Staff on 8/4, a Wash Modification application will be submitted to the City of Scottsdale in the near future.

16. The "School District Determination of Adequate Facilities" form was submitted with the application, but was not completed or signed and notarized by the appropriate School District personnel. Please submit a completed "School District Determination of Adequate Facilities" form with the resubmittal (Zoning Ordinance Section 1.304).

Response: See attached letter from Technical Solutions regarding School District Determination.

17. Please update project application to separately identify the Conditional Use Permit for golf Course Use application project area and the proposed R-4 district. Please update the Hardscape Plan, NAOS Plan, Circulation Plan, Site Cross Section Plan, Landscape Plan, and Site plan to provide the project information as follows:
 - a. Site Plan – shall provide data tables that identify the projects adherence to Zoning ordinance Sections 5.800., 5.802., 5.804., and 6.905 (for the proposed R-4 zoning district); and Sections 6.900., 6.902., and 6.904., 6.905 (for the proposed O-S zoning district).

- b. Circulation Plan – shall identify all vehicular, golf cart, and pedestrian circulations. Please update the Circulation Plan to graphically show where the paths that the above mentioned modes of transportation will occur. The Circulation Plan shall provide the parking Data Table to show adherence to Zoning Ordinance Section 10.
- c. Landscape Plan - shall provide data tables that identify the projects adherence to Zoning ordinance Sections 10.100., 10.200., 10.401., 10.402., 10.501., 10.502., 10.602. The landscape plan shall provide the proposed plant palette as per proposed landscape zone, and show adherence to the Native Plant Ordinance.
- d. Hardscape Plan – shall provide geometrics as per the Design Standards and Policies Manual, Section 5, to show adherence for proposed improvements.
- e. Site Cross Sections Elevation Plan – shall provide cross section at a scale that will help staff identify the height of proposed cuts and fills. The current scale is at 1:100, and difficult to identify the height of each proposed cut and fill Zoning Ordinance Section 6.1091.3.b).
- f. NAOS and Open Space Plan – shall provide both the Natural Area Open Space data table and the Open Space data table for the project area. NAOS and Open Space plan shall provide an NAOS plan that delineates the required and provided NAOS calculations, and provides disturbed and undisturbed NAOS square footages and percentages relative to the total NAOS provided instead of the overall parcel area (zoning Ordinance Sections 6.1060. and 6.1060.A.)

Response: Please see revised exhibits which address the comments above.

18. Please also update the project narrative to identify how the proposed project will provide adherence to the Zoning Ordinance sections identified in paragraph 11.

Response: Confirmed with City Staff that this applies to comment #12 above. Acknowledged and provided with revised Project Narrative.

Conditional Use Permit:

19. Research has identified three Conditional Use Permits (CUP) applications that have been approved, on portions of the subject site, for City of Scottsdale municipal uses. Research has identified CUP applications for a fire station and for a wastewater treatment plant. These conditional Use permit application will have to be amended if the proposed applications will continue to incorporate these uses on this site in a manner that is different from the site plans approved with these cases (11-UP-1999, 17-UP-1999, and 22-UP-2004). Please coordinate with City Representatives on initiation of application.

Response: Acknowledged and discussed with City Staff on 8/4. No action needed from applicant at this time.

Circulation:

20. The internal streets shall be designed and constructed to City of Scottsdale standard cross sections unless otherwise approved via a Circulation Master Plan approval process. Raised

medians are not included in the local residential street cross section (Scottsdale Revised Code Sec. 47-21 and 47-22; DSPM Sec. 5-3.100).

Response: Acknowledged and future site plan design will comply.

Fire:

21. Please submit two (2) copies of the revised site plan (specifically for Fire Review) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment B.

Response: The Fire comments have been received and acknowledged by the development team. Specific fire requirements (dimensions of driveways and turning radii) will be addressed with future site planning submittals for DRB and/or Preliminary Plat. See resubmittal package for Site Plan.

Water and Waste Water:

22. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Response: Revised Water & Wastewater reports are included in the resubmittal package.

23. With the resubmittal, please address all comments in basis of design reports. Prior to the city releasing any interest in the existing vadose recharge and extraction well system, and/or well site 85, sufficient testing shall be required to ascertain that the replacement facilities perform equal or better than the existing facilities.

Response: Acknowledged. Revised Water and Wastewater reports are included in the resubmittal package.

Airport:

24. Please update the Neighborhood Involvement report to include communication with the Carefree "Sky Ranch" Airport (Zoning Ordinance Section 1.305.C).

Response: The Neighborhood Involvement Report has been updated.

Archaeology:

25. The Subdivision Plan, with a city staff date of 06/17/16, indicates 'Golf' and 'Residential' development at the recorded site AZ U:1:433 (ASM). Based on the initial evaluation of the recorded site its eligibility for listing it on the Scottsdale Historic Register, the Arizona Historic Register, or the National Register of Historic Places, is not known, but there is the potential for subsurface cultural resources at the recorded site. There are two options: revise the Subdivision Plan to shift the location of the 'Golf' and 'Residential' development in order to provide a 100-foot buffer around the recorded site so that it will be protected within the Subdivision Plan; or if development proceeds as proposed, then provide an archaeological testing plan to determine if subsurface cultural deposits are present and to fully evaluate the eligibility of the site. After completion of the archaeological testing plan a Mitigation Plan will need to be prepared, submitted, and reviewed by the Scottsdale Historic Preservation Commission to determine appropriateness of the Mitigation Plan.

Response: The Archeology Report has been updated and provided with resubmittal.

26. Please revise the Class III Cultural Resources Survey for Desert Mountain Parcel 19, Case 17-ZN-2016, as follows:

- a. Throughout the report please provide appropriate references to Scottsdale Revised Code, Chapter 46, Article VI Protection of Archaeological Resources.
- b. In the Introduction section, ARS §41-844 is referenced, but this statute does not apply for private land; please remove this reference and include only reference to ARS §41-865 for the applicable state burial law.
- c. Please revise the Cultural History section so that it includes recent cultural history references. The most recent reference that is cited is more than 10 years old.
- d. The map that is identified as 'Appendix A.1 Location of previous recorded sites and projects within the project vicinity.' does not include a key/legend for previous projects or cultural resources. This map is difficult to read with overlapping small labels. Either revise the map for clarity or provide separate maps – one for projects and one for sites. Due to poor resolution, it is difficult to verify that all projects/sites listed in Tables 1 and 2 are present on this map, but at least one project (1994-227.ASM) does not appear to be in Table 1.
- e. In the Survey Methods section, please include reference to the City of Scottsdale site criteria.
- f. On the map that is identified as 'Appendix A.2 Location of survey area and previously recorded archaeological site.' Please revise the term 'archaeological site' to 'cultural resource'.
- g. Please provide an artifact table for the recorded site AZ U:1:433(ASM). The mention of the number and general types of artifacts (e.g., "sherd" is provided in the site description) results in an incomplete evaluation of the temporal and cultural affiliation of the site.
- h. Please revise Table 3 Isolated Occurrences so that it includes the date ranges for the artifacts.
- i. In the Summary and Recommendations section, please provide a recommendation for a Certificate of No Effect or the need for a Mitigation Plan.
- j. In the Abstract, under the Summary heading, and in the Summary and Recommendations section, please include the City of Scottsdale Discovery clause: If previously unreported cultural resources are identified during project activities, all ground disturbing activities in the vicinity of the discovery shall cease until the City of Scottsdale Historic Preservation Office is notified and the nature and significance of the discovery is evaluated.

Response: The Archeology Report has been updated and provided with resubmittal.

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:

Legal/Application:

27. Please provide Complete and updated Commitment for Title within the last 30 days, for all subject parcels. The "Proposed Insured" shall be the City of Scottsdale and the "Amount" shall be the estimated value of the property. Commitment for Title must be within 30 days of resubmittal date. Commitment for Title shall have all sections and paragraphs completed (DSPM Chapter 1, Section 1-1.403.G).

Response: Please see updated Title Report provided with resubmittal.

28. Please update project narrative to include narrative language constructed by the appropriate City of Scottsdale representative to describe the appropriateness and cooperation of the proposed relocated water/wastewater, vadose recharge and extraction well system, and other well facility amenities DSPM Section 7 and 8).

Response: As noted in the application, the request for GPA, ZN and UP also includes the four existing City of Scottsdale recharge well sites located within Parcel 19, which will be consolidated and relocated working together with the City to provide a more efficient solution for water recharge. The proposed new well site location is shown on the "Regional Well Location Map" graphic included with the resubmittal.

Circulation:

29. The owner will likely be required to dedicate to the City a 25-foot-wide Non-motorized Public Access Easement (NMPAE), along the south side of subject parcel 219-13-244 (from the N. Pima Road frontage to the N. Cave Creek Road frontage. The NMPAE shall also continue along the site's N. the Cave Creek Road frontage. The proposed NMPAE shall be dedicated to accommodate an 8-foot trail. The owner will likely be required to construct an 8-foot unpaved trail within Non-Motorized Public Access Easement. (Scottsdale Trails Master Plan (Trail Network), February 2004. Planned trail segment (#291) and DSPM, Section 8-3.202, Secondary Trails.).

Response: Per discussion with City Staff, this is not consistent with the existing trail improvements and connectivity in the area. See Trails & Connectivity graphic.

30. The owner will likely be required to dedicate a 25-foot wide Non-Motorized Public Access Easement (NMPAE) adjacent to E. Pima Road frontage, along the subject site's western boundary, to accommodate for a trail. The owner will likely be required to construct an 8-foot unpaved trail within the right-of-way or the NMPAE. (Scottsdale Trails Master Plan (Trail Network), February 2004. Planned trail segment (#294) and DSPM, Section 8-3.202, Secondary Trails).

Response: Per discussion with City Staff this is not consistent with the existing trail improvements and connectivity in the area. See Trails & Connectivity graphic.

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:

Legal/Application:

31. The project submittal provided amended development standards. Please label this attachment as "For Reference Only," because standards can only be amended through the Development Review Board subdivision patting process.

Response: Please see updated amended development standards with added note "For Reference Only."

Circulation:

32. Please update the project site plan to better align the proposed N. Cave Creek Road entrance with the existing N. Twilight Trail alignment located to the south of the site. The proposed entrance may be required to be narrowed to accomplish the alignment.

Response: Site plan has been revised to show alignment with N. Twilight Trail. See revised graphics.

33. Please update the project site plan to identify all one-way street sections to provide a minimum 20-foot-wide street dedication.

Response: Acknowledged. This requirement will be accommodated and shown in more detail with the DRB and/or Preliminary Plat submittals.

34. The developer shall modify the existing raised median on Cave Creek Road to provide left-turn access vehicle storage at the proposed entry street if required by the Town of Carefree.

Response: Acknowledged. Note that Cave Creek is the Town of Carefree jurisdiction and any recommendations from the City of Scottsdale will need to be coordinated with Carefree.

35. The developer shall construct a right-turn deceleration lane at the site entrance on Cave Creek Road as required by the Town of Carefree.

Response: Acknowledged. Note that Cave Creek is the Town of Carefree jurisdiction and any recommendations from the City of Scottsdale will need to be coordinated with Carefree.

36. Describe the purpose of the proposed "secondary access" on Pima Road. If this is to be open to residents and visitors of the development it must meet local residential street standards and gated street entrance standards. If it is intended for emergency vehicles only, it may be 24 feet wide and gated to meet fire department standards. Please update the project site plan to provide a gate and turnaround with the secondary access location. Provide more design details for the secondary access.

Response: Secondary access will meet City standards. This requirement will be accommodated in more detail with the DRB and/or Preliminary Plat submittals.

Please let us know if you have any questions regarding the responses above and/or the resubmittal packet.

Sincerely,

Michele Hammond
Principal Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **5-GP-2016 / 17-ZN-2016 / 6-UP-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 first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- One original: Signed Prop. 207 Waiver Request
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance
- Two copies: Updated Market Analysis, See item #11 in letter

Site Plan :
 8 24" x 36" 2 11" x 17" 2 8 ½" x 11"

NAOS Plan:
 2 24" x 36" 2 11" x 17" 22 8 ½" x 11"

Open Space Plan:
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Revegetation Site Plan & Techniques
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Cuts & Fills Site Plan
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Scenic Corridor Plan - Noting Scenic Corridor widths ½ mile in every cardinal direction of intersection
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Trail/Connectivity Plan – See item #6 in letter
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets
 The Development Plan booklets shall be clipped together separately, and not be bounded.
 Color 11" x 17" 8 ½" x 11"

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

Other Supplemental Materials:

Updated Neighborhood Involvement Report and all required Application forms signed by the appropriate City of Scottsdale representative.

Technical Reports:

3 copies of Revised Water Design Report:

3 copies of Revised Waste Water Design Report:

Resubmit the revised Water and Waste Water application to your Project Coordinator with any prior City mark-up documents.

August 8, 2016

Jesus Murillo/ Taylor Reynolds
City of Scottsdale – Planning

RE: 5-GP-2016 / 17-ZN-2016 / 6-UP-2016
Desert Mountain Parcel 19

Dear Jesus and Taylor:

Please see the following responses to the City Staff 1st Review letter dated July 21, 2016.

Major General Plan Amendment (5-GP-2016)

2001 General Plan Analysis:

1. Please provide an updated Neighborhood Involvement Report that describes the key issues that have been identified through the public involvement process.

Response: The Neighborhood Involvement Report has been updated.

2. Please clarify the inconsistencies between the major General Plan amendment narrative and those that were submitted with the zoning and use permit applications. The major General Plan amendment narrative provides acreage approximations for the subject site as well as for the intended Suburban Neighborhoods and golf course use that differ from the acreages provided in the zoning and use permit applications. With resubmittal, please ensure that these acreages are consistent within the narrative as well as within all provided graphics/site plans/etc.

Response: The applications that were submitted in June, which included the Zoning and Use Permit components, note the correct acreages. The General Plan, Zoning and Use Permit narrative is all one document and reflects the accurate land areas.

3. Goal 1, bullet 4 of the Character and Design Element of the General Plan designates the subject site as a Rural Desert Character Type, generally described as relatively low-density and large lot development, where impacts to topography, vegetation and natural drainage areas are minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. This language is complemented by Goal 2, bullet 5, which includes promoting development that respects the climate, topography, and vegetation of the desert environment. With resubmittal, please further respond to the above, detailing how the development will conform to this designation, discussing how the intended lot sizing, placement, and orientation will better preserve and complement the natural features present on the subject site.

Response: The Project Narrative has been updated.

4. The General Plan (Character and Design Element, Goals 1 and 2) and Scottsdale's Sensitive Design Principles (SSDP) focus on character and quality of design in terms of good site

planning and aesthetics. Scottsdale has many desirable aesthetic qualities as well as areas with unique character – the Desert Mountain area being one of them. Much of the character and aesthetic qualities can be attributed to the Sonoran Desert location which is essential to the community's quality of life. Although the applicant provides responses to the above, with resubmittal please provide additional dialogue concerning the following:

- a. Please describe the design elements and features that will be incorporated into the overall development – particularly the public realm – that will provide both identity and compatible character between the proposed development and adjacent neighborhoods (SSDP 1 & 5).
- b. Please describe how the proposed development will minimize the visual impact of the height, size, and volume of buildings so as to optimize scenic views of the Sonoran Desert and mountains within the proposed development as well as with adjacent neighborhoods (SSDP 2 & 8).
- c. Please describe how the proposed development will promote and protect the character of the Sonoran Desert by both minimizing disturbances on the subject site while preserving the existing natural environment (SSDP 3 & 4).

Response: The Project Narrative has been updated.

5. Please provide a 100' Scenic Corridor Easement along both Cave Creek Road and Pima Road as depicted in the Open Space map in the General Plan. In addition, please include a Scenic Corridor graphic that highlights the location of both easements. The General Plan (Character and Design Element Goals 1 and 4, as well as Open Space and Recreation Element Goal 1) emphasizes the importance of Scenic Corridors and designates them along arterials that have been recognized as desirable locations to preserve views as well as maintain neighborhood buffering. Furthermore, General Plan Land Use Element Goal 3, bullets 1 and 6 reiterates that development edges should be appropriately considered – particularly those involving neighborhood edges. With existing neighborhoods to the west of the subject site along Pima Road, it is important meaningful buffering – through a Scenic Corridor Easement – is in place.

Response: See Scenic Corridor plan. A 100' Scenic Corridor will be provided along Cave Creek Road. As discussed with City Staff, there is no formal Scenic Corridor proposed along Pima Road with this application because it does not connect beyond the site to the north and south (non-continuous). Further, it is important to note that Pima Road is not a visually significant road north of Cave Creek Road. Alternatively, the development will provide additional open space well beyond the base requirements, with approximately 50% of the site designated as natural and recreational open space including open space expanses along Pima Road.

6. The 2001 General Plan (Land Use Element Goal 5, bullets 6 and 7, and Goal 8, bullet 2, and Community Mobility Element Goal 11, bullets 9 and 10) speaks to the importance of pedestrian connections. The narrative addresses the 15-mile Trail System within Desert Mountain; however, the submittal does not discuss whether the proposal intends on connecting with such. With resubmittal, please provide a connectivity/trail plan that addresses the connections to the Desert Mountain Trail System.

Response: See Trail & Connectivity Plan. Mobility Element Goal 11 does not apply. The 15-mile trail system within Desert Mountain is located well outside of Parcel 19 (3+ miles away).

7. The 2001 General Plan (Preservation and Environmental Planning Element Goal 3, bullets 5-8, and Goals 5, 6, and 9) remarks upon the importance of water conservation, groundwater protection, and watershed management. Furthermore, the City has a Golf Course Policy (1997) that discusses environmental, land use, economic, open space, and water supply/infrastructure issues as a means to guide and inform the development of future golf courses in Scottsdale. Since the proposal includes the addition of a golf course (turf) on a site that contains several natural drainage ways, with a resubmittal, please respond to the above goals and policies of the General Plan as well as the Golf Course Policy both narratively and graphically (if necessary). The Golf Course Policy is located on the City's website at:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/GL_GolfCourse_1997.pdf

Response: The golf course contemplated for Parcel 19 will be an 18-hole executive par 3 course. Irrigation water will be supplied by the current Irrigation Water Distribution System (IWDS), which has a statutory "North Scottsdale Backup-up Supply" storage requirement of 11,640 acre feet of water into the Carefree acquirer (Second Amended and Restated IWDS Pipeline Capacity Agreement for Desert Mountain Club, Inc., section 1.111). Storage of the statutory water is anticipated to be complete by 2018.

Desert Mountain has pipeline capacity agreements with the City of Scottsdale for 6 shares of water. The 6 shares are comprised of 4 shares of RWDS and 2 shares of IWDS. Desert Mountain uses RWDS and less than one share of IWDS to irrigate the 6 courses, leaving more than an additional share of IWDS for future courses. The proposed course will have approximately 20% of the turf acres of a typical Desert Mountain's courses; further support that Desert Mountain possesses irrigation water agreements sufficient for the proposed course.

The City of Scottsdale attorney office has confirmed that the pipeline capacity agreements allow for use of IWDS water on the new Parcel 19 course (see Desert Mountain 8-8-2016 correspondence and attachments).

8. The narrative states several times that the amount of potable water utilized on-site will be reduced as a result of the development. The applicant's Basis of Design Report (BoD) confirms this reduction as a result of the change from existing entitlements to those proposed, but does not make this statement in the narrative. With the next submittal, please include the BoD statement so the reader has better clarity as to why this potable water reduction would occur.

Response: The estimated total potable water average day demand per current zoning is approximately 338,500 gallons per day using I-1, C-2, and CO square footages combined with R1- 7 and R1-35 residential densities. The estimated average day demand for Parcel 19 as proposed is approximately 72,200 gallons per day, resulting in greater than 70% less demand.

9. Page 27 of the major General Plan amendment narrative discusses, generally, development fees and infrastructure provisions as a result of development, but does not specifically state that the developer will be incurring those costs. With the next submittal, please clarify and confirm that the intended developer will bear such costs (for example the proposed consolidation/relocation of the City-owned well sites).

Response: The developer will incur any cost and fees associated with infrastructure requirements including the consolidation and relocation of the well sites. This has been noted in the Project Narrative.

10. Page 4 of the major General Plan amendment narrative discusses the four existing City of Scottsdale recharge well sites located on the subject property – further stating that this application seeks to consolidate and relocate such. With the next submittal, please indicate graphically and narratively where this consolidation/relocation will occur, and furthermore demonstrate how the relocated parcels will meet the development standards of the proposed zoning district – thereby conforming to the requested land use designation.

Response: See graphic depicting Potential Well Site included with the Project Narrative and separately with the resubmittal package.

11. The applicant-supplied “Market Analysis of Desert Mountain Parcel 19” contains discussion and analysis regarding the viability of developing under existing entitlements of the subject property. However, the analysis does not discuss the viability of a new golf course being introduced into the Scottsdale-area market. There are 27 golf clubs located within city limits (and even more within the region); as such, the market demand for the proposal, in terms of its long-term viability, could come into question. With a resubmittal, please update both the narrative and market analysis to include discussion regarding the introduction of a new golf club into the Scottsdale-area market.

Response: The proposed private course and clubhouse will be operated and financially supported by dues from Desert Mountain Club members. Desert Mountain has approximately 2,000 members generating \$57 million in annual revenues. Parcel 19 will add to the number of Desert Mountain members, and generate sufficient revenues to support the additional amenities.

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:

12. Please update the project narrative to include how the proposed project will meet the intent of the Environmentally Sensitive Lands purpose (Zoning Ordinance Section 6.1011.). Please incorporate into the narrative the ESL Sensitive Design Guidelines, and the Native Plant Ordinance. The narrative touches this topic in the Conditional Use Permit section, but should be more comprehensively discussed in the zoning map amendment portion of the application.

Response: The Project Narrative has been updated to include the above mentioned sections of ESLO.

13. The proposed associated applications (5-GP-2016, 17-ZN-2016, and 6-UP-2016) reference the provided "Desert Mountain Excess NAOS Distribution" document for meeting ordinance requirements in regards to Natural Area Open Space (NAOS). Please provide the updated "Master NAOS Transaction Table," referencing the provided Desert Mountain Association transaction approval letter as per 342-SA-2015 requirements.

Response: Revised NAOS Distribution Calculation provided with resubmittal.

Legal/Application Requirements:

14. Approximately seven (7) parcels located within the proposed project site boundary are under City of Scottsdale ownership. Provide all application requirements as per Zoning Ordinance. Please submit the original documents for all applicants/owners as follows: Commitment for Title (or equivalent documentation), Rezoning Applications, Letter of Authorization to Act for Property Owner, and Affidavit of Authorization to Act for Property Owner. The appropriate City of Scottsdale representative should be included on future neighborhood meeting/notifications (Zoning Ordinance Section 1.304).

Response: As confirmed with City Staff on 8/4, City authorization is underway.

15. Proposed site plan indicates the modification of the existing wash corridor located on the subject site. Owner/Applicant shall submit an application for a wash modification in conjunction with the: proposed major General Plan amendment, zoning map amendment, and Conditional Use permit applications. The provided drainage reports identify this wash corridor to be a significant drainage feature. The wash modification may identify information, improvements, or constraints, which may impact these mentioned and associated applications' design (Scottsdale Revised Code Chapter 37). Other comments may occur after the wash modification case information is submitted.

Response: As discussed with City Staff on 8/4, a Wash Modification application will be submitted to the City of Scottsdale in the near future.

16. The "School District Determination of Adequate Facilities" form was submitted with the application, but was not completed or signed and notarized by the appropriate School District personnel. Please submit a completed "School District Determination of Adequate Facilities" form with the resubmittal (Zoning Ordinance Section 1.304).

Response: See attached letter from Technical Solutions regarding School District Determination.

17. Please update project application to separately identify the Conditional Use Permit for golf Course Use application project area and the proposed R-4 district. Please update the Hardscape Plan, NAOS Plan, Circulation Plan, Site Cross Section Plan, Landscape Plan, and Site plan to provide the project information as follows:
 - a. Site Plan – shall provide data tables that identify the projects adherence to Zoning ordinance Sections 5.800., 5.802., 5.804., and 6.905 (for the proposed R-4 zoning district); and Sections 6.900., 6.902., and 6.904., 6.905 (for the proposed O-S zoning district).

- b. Circulation Plan – shall identify all vehicular, golf cart, and pedestrian circulations. Please update the Circulation Plan to graphically show where the paths that the above mentioned modes of transportation will occur. The Circulation Plan shall provide the parking Data Table to show adherence to Zoning Ordinance Section 10.
- c. Landscape Plan - shall provide data tables that identify the projects adherence to Zoning ordinance Sections 10.100., 10.200., 10.401., 10.402., 10.501., 10.502., 10.602. The landscape plan shall provide the proposed plant palette as per proposed landscape zone, and show adherence to the Native Plant Ordinance.
- d. Hardscape Plan – shall provide geometrics as per the Design Standards and Policies Manual, Section 5, to show adherence for proposed improvements.
- e. Site Cross Sections Elevation Plan – shall provide cross section at a scale that will help staff identify the height of proposed cuts and fills. The current scale is at 1:100, and difficult to identify the height of each proposed cut and fill Zoning Ordinance Section 6.1091.3.b).
- f. NAOS and Open Space Plan – shall provide both the Natural Area Open Space data table and the Open Space data table for the project area. NAOS and Open Space plan shall provide an NAOS plan that delineates the required and provided NAOS calculations, and provides disturbed and undisturbed NAOS square footages and percentages relative to the total NAOS provided instead of the overall parcel area (zoning Ordinance Sections 6.1060. and 6.1060.A.)

Response: Please see revised exhibits which address the comments above.

- 18. Please also update the project narrative to identify how the proposed project will provide adherence to the Zoning Ordinance sections identified in paragraph 11.

Response: Confirmed with City Staff that this applies to comment #12 above. Acknowledged and provided with revised Project Narrative.

Conditional Use Permit:

- 19. Research has identified three Conditional Use Permits (CUP) applications that have been approved, on portions of the subject site, for City of Scottsdale municipal uses. Research has identified CUP applications for a fire station and for a wastewater treatment plant. These conditional Use permit application will have to be amended if the proposed applications will continue to incorporate these uses on this site in a manner that is different from the site plans approved with these cases (11-UP-1999, 17-UP-1999, and 22-UP-2004). Please coordinate with City Representatives on initiation of application.

Response: Acknowledged and discussed with City Staff on 8/4. No action needed from applicant at this time.

Circulation:

- 20. The internal streets shall be designed and constructed to City of Scottsdale standard cross sections unless otherwise approved via a Circulation Master Plan approval process. Raised

medians are not included in the local residential street cross section (Scottsdale Revised Code Sec. 47-21 and 47-22; DSPM Sec. 5-3.100).

Response: Acknowledged and future site plan design will comply.

Fire:

21. Please submit two (2) copies of the revised site plan (specifically for Fire Review) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment B.

Response: The Fire comments have been received and acknowledged by the development team. Specific fire requirements (dimensions of driveways and turning radii) will be addressed with future site planning submittals for DRB and/or Preliminary Plat. See resubmittal package for Site Plan.

Water and Waste Water:

22. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Response: Revised Water & Wastewater reports are included in the resubmittal package.

23. With the resubmittal, please address all comments in basis of design reports. Prior to the city releasing any interest in the existing vadose recharge and extraction well system, and/or well site 85, sufficient testing shall be required to ascertain that the replacement facilities perform equal or better than the existing facilities.

Response: Acknowledged. Revised Water and Wastewater reports are included in the resubmittal package.

Airport:

24. Please update the Neighborhood Involvement report to include communication with the Carefree "Sky Ranch" Airport (Zoning Ordinance Section 1.305.C).

Response: The Neighborhood Involvement Report has been updated.

Archaeology:

25. The Subdivision Plan, with a city staff date of 06/17/16, indicates 'Golf' and 'Residential' development at the recorded site AZ U:1:433 (ASM). Based on the initial evaluation of the recorded site its eligibility for listing it on the Scottsdale Historic Register, the Arizona Historic Register, or the National Register of Historic Places, is not known, but there is the potential for subsurface cultural resources at the recorded site. There are two options: revise the Subdivision Plan to shift the location of the 'Golf' and 'Residential' development in order to provide a 100-foot buffer around the recorded site so that it will be protected within the Subdivision Plan; or if development proceeds as proposed, then provide an archaeological testing plan to determine if subsurface cultural deposits are present and to fully evaluate the eligibility of the site. After completion of the archaeological testing plan a Mitigation Plan will need to be prepared, submitted, and reviewed by the Scottsdale Historic Preservation Commission to determine appropriateness of the Mitigation Plan.

Response: The Archeology Report has been updated and provided with resubmittal.

26. Please revise the Class III Cultural Resources Survey for Desert Mountain Parcel 19, Case 17-ZN-2016, as follows:

- a. Throughout the report please provide appropriate references to Scottsdale Revised Code, Chapter 46, Article VI Protection of Archaeological Resources.
- b. In the Introduction section, ARS §41-844 is referenced, but this statute does not apply for private land; please remove this reference and include only reference to ARS §41-865 for the applicable state burial law.
- c. Please revise the Cultural History section so that it includes recent cultural history references. The most recent reference that is cited is more than 10 years old.
- d. The map that is identified as 'Appendix A.1 Location of previous recorded sites and projects within the project vicinity.' does not include a key/legend for previous projects or cultural resources. This map is difficult to read with overlapping small labels. Either revise the map for clarity or provide separate maps – one for projects and one for sites. Due to poor resolution, it is difficult to verify that all projects/sites listed in Tables 1 and 2 are present on this map, but at least one project (1994-227.ASM) does not appear to be in Table 1.
- e. In the Survey Methods section, please include reference to the City of Scottsdale site criteria.
- f. On the map that is identified as 'Appendix A.2 Location of survey area and previously recorded archaeological site.' Please revise the term 'archaeological site' to 'cultural resource'.
- g. Please provide an artifact table for the recorded site AZ U:1:433(ASM). The mention of the number and general types of artifacts (e.g., "sherd" is provided in the site description) results in an incomplete evaluation of the temporal and cultural affiliation of the site.
- h. Please revise Table 3 Isolated Occurrences so that it includes the date ranges for the artifacts.
- i. In the Summary and Recommendations section, please provide a *recommendation for a Certificate of No Effect or the need for a Mitigation Plan.*
- j. In the Abstract, under the Summary heading, and in the Summary and Recommendations section, please include the City of Scottsdale Discovery clause: If previously unreported cultural resources are identified during project activities, all ground disturbing activities in the vicinity of the discovery shall cease until the City of Scottsdale Historic Preservation Office is notified and the nature and significance of the discovery is evaluated.

Response: The Archeology Report has been updated and provided with resubmittal.

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:

Legal/Application:

27. Please provide Complete and updated Commitment for Title within the last 30 days, for all subject parcels. The "Proposed Insured" shall be the City of Scottsdale and the "Amount" shall be the estimated value of the property. Commitment for Title must be within 30 days of resubmittal date. Commitment for Title shall have all sections and paragraphs completed (DSPM Chapter 1, Section 1-1.403.G).

Response: Please see updated Title Report provided with resubmittal.

28. Please update project narrative to include narrative language constructed by the appropriate City of Scottsdale representative to describe the appropriateness and cooperation of the proposed relocated water/wastewater, vadose recharge and extraction well system, and other well facility amenities DSPM Section 7 and 8).

Response: As noted in the application, the request for GPA, ZN and UP also includes the four existing City of Scottsdale recharge well sites located within Parcel 19, which will be consolidated and relocated working together with the City to provide a more efficient solution for water recharge. The proposed new well site location is shown on the "Regional Well Location Map" graphic included with the resubmittal.

Circulation:

29. The owner will likely be required to dedicate to the City a 25-foot-wide Non-motorized Public Access Easement (NMPAE), along the south side of subject parcel 219-13-244 (from the N. Pima Road frontage to the N. Cave Creek Road frontage. The NMPAE shall also continue along the site's N. the Cave Creek Road frontage. The proposed NMPAE shall be dedicated to accommodate an 8-foot trail. The owner will likely be required to construct an 8-foot unpaved trail within Non-Motorized Public Access Easement. (Scottsdale Trails Master Plan (Trail Network), February 2004. Planned trail segment (#291) and DSPM, Section 8-3.202, Secondary Trails.).

Response: Per discussion with City Staff, this is not consistent with the existing trail improvements and connectivity in the area. See Trails & Connectivity graphic.

30. The owner will likely be required to dedicate a 25-foot wide Non-Motorized Public Access Easement (NMPAE) adjacent to E. Pima Road frontage, along the subject site's western boundary, to accommodate for a trail. The owner will likely be required to construct an 8-foot unpaved trail within the right-of-way or the NMPAE. (Scottsdale Trails Master Plan (Trail Network), February 2004. Planned trail segment (#294) and DSPM, Section 8-3.202, Secondary Trails).

Response: Per discussion with City Staff this is not consistent with the existing trail improvements and connectivity in the area. See Trails & Connectivity graphic.

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:

Legal/Application:

31. The project submittal provided amended development standards. Please label this attachment as "For Reference Only," because standards can only be amended through the Development Review Board subdivision platting process.

Response: Please see updated amended development standards with added note "For Reference Only."

Circulation:

32. Please update the project site plan to better align the proposed N. Cave Creek Road entrance with the existing N. Twilight Trail alignment located to the south of the site. The proposed entrance may be required to be narrowed to accomplish the alignment.

Response: Site plan has been revised to show alignment with N. Twilight Trail. See revised graphics.

33. Please update the project site plan to identify all one-way street sections to provide a minimum 20-foot-wide street dedication.

Response: Acknowledged. This requirement will be accommodated and shown in more detail with the DRB and/or Preliminary Plat submittals.

34. The developer shall modify the existing raised median on Cave Creek Road to provide left-turn access vehicle storage at the proposed entry street if required by the Town of Carefree.

Response: Acknowledged. Note that Cave Creek is the Town of Carefree jurisdiction and any recommendations from the City of Scottsdale will need to be coordinated with Carefree.

35. The developer shall construct a right-turn deceleration lane at the site entrance on Cave Creek Road as required by the Town of Carefree.

Response: Acknowledged. Note that Cave Creek is the Town of Carefree jurisdiction and any recommendations from the City of Scottsdale will need to be coordinated with Carefree.

36. Describe the purpose of the proposed "secondary access" on Pima Road. If this is to be open to residents and visitors of the development it must meet local residential street standards and gated street entrance standards. If it is intended for emergency vehicles only, it may be 24 feet wide and gated to meet fire department standards. Please update the project site plan to provide a gate and turnaround with the secondary access location. Provide more design details for the secondary access.

Response: Secondary access will meet City standards. This requirement will be accommodated in more detail with the DRB and/or Preliminary Plat submittals.

Please let us know if you have any questions regarding the responses above and/or the resubmittal packet.

Sincerely,

Michele Hammond
Principal Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 5-GP-2016 / 17-ZN-2016 / 6-UP-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 first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- One original: Signed Prop. 207 Waiver Request
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance
- Two copies: Updated Market Analysis, See item #11 in letter

Site Plan :
 8 24" x 36" 2 11" x 17" 2 8 ½" x 11"

NAOS Plan:
 2 24" x 36" 2 11" x 17" 22 8 ½" x 11"

Open Space Plan:
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Revegetation Site Plan & Techniques
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Cuts & Fills Site Plan
 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Scenic Corridor Plan - Noting Scenic Corridor widths ½ mile in every cardinal direction of intersection
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Trail/Connectivity Plan – See item #6 in letter
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets
 The Development Plan booklets shall be clipped together separately, and not be bounded.
 Color 11" x 17" 8 ½" x 11"

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

Other Supplemental Materials:

Updated Neighborhood Involvement Report and all required Application forms signed by the appropriate City of Scottsdale representative.

Technical Reports:

3 copies of Revised Water Design Report:

3 copies of Revised Waste Water Design Report:

Resubmit the revised Water and Waste Water application to your Project Coordinator with any prior City mark-up documents.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

September 23, 2016

John Berry
Berry Riddell
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: **5-GP-2016 – Determination of a Planning Commission hearing**

Dear Mr. Berry:

Your Development Application 5-GP-2016 (Desert Mountain Parcel 19) is scheduled for ~~the~~ both the October 5, 2016 Remote Planning Commission hearing agenda and the October 26, 2016 Planning Commission Recommendation hearing agenda.

You will likely be required to make a presentation to the Planning Commission at both of the above dates. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, I will need to have the electronic file delivered to me one day before the date of the hearing. Otherwise, staff will have an overhead projector available for you to utilize. Please try to limit your presentation to a maximum of 10 minutes.

If you have any questions or concerns, please contact me at your earliest.

Thank you,

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
480.312.7924
treynolds@scottsdaleaz.gov

Cc: Robert Jones – Desert Mountain
Cc: Jesus Murillo
C: Case File



December 2, 2016

John Berry
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 5-GP-2016, 17-ZN-2016, 6-UP-2016
Desert Mountain Parcel 19

Dear John Berry,

This is to advise you that the case referenced above was approved at the December 1, 2016 City Council meeting. The ordinance and resolutions may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7849.

Sincerely,

Jesus Murillo
Senior Planner