

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

December 16, 2016

46-DR-2016  
Jennifer Hall  
Rose Law Group  
7144 E Stetson Dr Ste 300  
Scottsdale, AZ 852513267

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 46-DR-2016 McCormick Ranch Landscape Master Plan

The Development Review Board approved the above referenced case on December 15, 2016. For your use and reference, we have enclosed the following documents:

- 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, Ben Moriarity, [BMoriarity@ScottsdaleAZ.gov](mailto:BMoriarity@ScottsdaleAZ.gov) 480-312-2836.
- 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,

Ben Moriarity  
Planner  
[bmoriarity@ScottsdaleAZ.gov](mailto:bmoriarity@ScottsdaleAZ.gov)



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 10/5/16  
Contact Name: Ben Cooper  
Firm name: Rose Law Group PC  
Address: 7144 Station W. Ste. 300  
City, State Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.  
1156 - PA- 2015

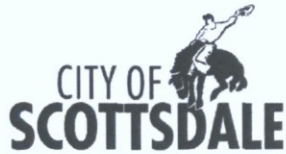
Dear Ben Cooper:

It has been determined that your Development Application for McCormick Ranch Landscaping Master Plan 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,

M. for B.M.  
Name: Meredith Tessier  
Title: Planner  
Phone number: x4311  
Email address: mtessier@



9/20/2016

Ben Cooper  
Rose Law Group  
7144 E. Stetson Drive  
Scottsdale, AZ. 85281

RE: Pre-Application #1156-PA-2015  
McCormick Ranch Landscape Master Plan

Dear Mr. Cooper & Ms. Uhrich,

The Planning & Development Services Division has completed a cursory review of the above referenced pre-application. The following **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.

Planning:

1. Page 1: Paragraph 2, please consider referencing maintenance agreement in conjunction with the ongoing maintenance.
2. Page 10: Please clarify \$1077 cost in 2014. Per acre foot?
3. Page 12, paragraph 5: Please consider removing paragraph or note that future improvements to these intersections may be subject to current COS Zoning Ordinance and Design Standards & Policies Manual
4. Page 15: The entry sign on the NEC of Indian Bend & Hayden is not identified
5. Page 28: Please rotate graphic to match north orientation of all other maps in document.
6. Page 32: Goal 2 Objective bullet 5, consider removing bullet, note COS subject to budget and city-wide priorities, or reference maintenance agreement.
7. Page 32: Goal 4 & 5, consider bolding goals to match goals 1-3. Also, consider using the blue box in a different manor or describing what makes the goal 5 objectives different.
8. Page 32: Goal 5 Objective bullet 7, consider removing bullet, note COS subject to budget and city-wide priorities, or reference maintenance agreement.
9. Page 48-53: Please use images of full, mature plants in order to better represent the grown size of the plants (ie. Bougainvillea, Littleleaf Cordia, Creosote Bush, yellow bells, prickly pears, ground cover, vines, etc...)
10. Page 68: For the Parks and Open Space bullet 1 consider removing bullet, note COS subject to budget and city-wide priorities, or reference maintenance agreement.

11. Page 81: Please reference 2009 Design Standards and Policies Manual and be aware of the draft 2014 Design Standards and Policies Manual

Transportation:

12. Page 2: Paragraph 2 should read shared use paths instead of bike paths
13. Page 3: Please clarify how 26 miles of bicycle paths is calculated or referenced from
14. Page 12, paragraph 3: Thanks for telling us, you may remove it from the plan, transportation staff will rectify the COS maps
15. Page 64: "Wave" bike racks do not meet COS standard. Any new racks should meet standards detail 2285. <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/mag-supplement/2010-standard-details/2200-series-pdf/SD2285.pdf>
16. Page 68 paragraph 1: Indian bend multi-use path should be Indian bend wash multi-use path
17. Page 70: Consider removing COS funded projects from the MRPOA priority projects time-line. Note, COS paths and trails would most likely not be funded by parks and req.
18. Page 73 Via Linda street cross section: The bike path should be labeled a bike lane per the representation of the cross section.

Parks and Reg.:

19. Page 18, 3.1, second bullet point on the right: "Require high level of design and maintenance on streets where access by adjacent landowners is a hardship. Obtain agreement from COS to include landscape improvements and maintenance as MRPOA responsibility ( with reimbursement from COS)"  
" (with reimbursement from COS)" should be removed. You might reference the maintenance agreement.
20. Page 20, 3.5, second bullet point: This statement should direct to the maintenance contract
21. Page 21, 3.6: Any Park improvements need to be identified, submitted and approved by COS three years in advance in order to allow for COS to address. This would be true in any part of the master plan where they call out changes needed to the COS maintained parks area. Consider removing suggested park improvements from document or noting that COS park improvements are subject to COS budget, COS city-wide priorities and COS approval.
22. Page 44, 5.5: Note should be added to plant list as example only. Statement needs to contain verbiage stating that the use of plants from approved updated xeriscape list is acceptable for use so that when new plants are identified they can be used. Instead of being stuck to just this list.

If you have any questions, or need further assistance please contact me at 480-312-2836 or at [bmoriarity@ScottsdaleAZ.gov](mailto:bmoriarity@ScottsdaleAZ.gov).

Sincerely,



Ben Moriarity  
Planner



# McCormick Ranch Property Owners' Association

October 3, 2016

RE: Pre-Application #1156-PA-2015  
McCormick Ranch Landscape Master Plan

Dear Mr. Ben Moriarity,

We appreciated the opportunity to address the comments provided by City Staff. Please see our notes below regarding how we addressed the City's comments within the Landscape Master Plan.

### Planning:

1. Page 1: Paragraph 2, please consider referencing maintenance agreement in conjunction with the ongoing maintenance.
  - **Language has been added to reference the maintenance agreement.**
2. Page 10: Please clarify \$1077 cost in 2014. Per acre foot?
  - **This is the total cost for the year. A clarifying comment has been added.**
3. Page 12, paragraph 5: Please consider removing paragraph or note that future improvements to these intersections may be subject to current COS Zoning Ordinance and Design Standards & Policies Manual
  - **This paragraph was removed.**
4. Page 15: The entry sign on the NEC of Indian Bend & Hayden is not identified
  - **Identifier has been added.**
5. Page 28: Please rotate graphic to match north orientation of all other maps in document.
  - **Graphic has been rotated to match north orientation.**
6. Page 32: Goal 2 Objective bullet 5, consider removing bullet, note COS subject to budget and city-wide priorities, or reference maintenance agreement.
  - **Language has been added to reference the maintenance agreement.**
7. Page 32: Goal 4 & 5, consider bolding goals to match goals 1-3. Also, consider using the blue box in a different manor or describing what makes the goal 5 objectives different.
  - **Formatting corrected.**
8. Page 32: Goal 5 Objective bullet 7, consider removing bullet, note COS subject to budget and city-wide priorities, or reference maintenance agreement.
  - **Language has been added to reference the maintenance agreement.**
9. Page 48-53: Please use images of full, mature plants in order to better represent the grown size of the plants (ie. Bougainvillea, Littleleaf Cordia, Creosote Bush, yellow bells, prickly pears, ground cover, vines, etc...)
  - **Images have been updated.**
10. Page 68: For the Parks and Open Space bullet 1 consider removing bullet, note COS subject to budget and city-wide priorities, or reference maintenance agreement.+
  - **Language has been added to reference the maintenance agreement**
11. Page 81: Please reference 2009 Design Standards and Policies Manual and be aware of the draft 2014 Design Standards and Policies Manual
  - **Updated with proper reference.**

### Transportation:

12. Page 2: Paragraph 2 should read shared use paths instead of bike paths
  - **Updated to "Shared Use Paths".**
13. Page 3: Please clarify how 26 miles of bicycle paths is calculated or referenced from

46-DR-2016  
10/5/2016



## McCormick Ranch Property Owners' Association

- **Last sentence of Paragraph 3 now reads, "Quantities are estimated from GIS data provided by City of Scottsdale." We used the data purchased from COS and put it in our GIS software.**
14. Page 12, paragraph 3: Thanks for telling us, you may remove it from the plan, transportation staff will rectify the COS maps
    - **Paul Basha has indicated that the City does not want to change their maps, and would rather add these areas to the Multi-Use Path part of the agreement. Please advise.**
  15. Page 64: "Wave" bike racks do not meet COS standard. Any new racks should meet standards detail 2285. <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/mag-supplement/2010-standard-details/2200-series-pdf/SD2285.pdf>
    - **Updated to meet COS standards.**
  16. Page 68 paragraph 1: Indian bend multi-use path should be Indian bend wash multi-use path
    - **Updated to reference Indian Bend Wash Multi-Use Path.**
  17. Page 70: Consider removing COS funded projects from the MRPOA priority projects time-line. Note, COS paths and trails would most likely not be funded by parks and req.
    - **Updated to reference COS Transportation.**
  18. Page 73 Via Linda street cross section: The bike path should be labeled a bike lane per the representation of the cross section.
    - **Updated label.**

### Parks and Req.:

19. Page 18, 3.1, second bullet point on the right: "Require high level of design and maintenance on streets where access by adjacent landowners is a hardship. Obtain agreement from COS to include landscape improvements and maintenance as MRPOA responsibility ( with reimbursement from COS)" "(with reimbursement from COS)" should be removed. You might reference the maintenance agreement.
  - **Language has been added to reference the maintenance agreement**
20. Page 20, 3.5, second bullet point: This statement should direct to the maintenance contract
  - **Updated.**
21. Page 21, 3.6: Any Park improvements need to be identified, submitted and approved by COS three years in advance in order to allow for COS to address. This would be true in any part of the masterplan where they call out changes needed to the COS maintained parks area. Consider removing suggested park improvements from document or noting that COS park improvements are subject to COS budget, COS city-wide priorities and COS approval.
  - **Added Note: COS park improvements are subject to COS budget, COS city-wide priorities and COS approval.**
22. Page 44, 5.5: Note should be added to plant list as example only. Statement needs to contain verbiage stating that the use of plants from approved updated xeriscape list is acceptable for use so that when new plants are identified they can be used. Instead of being stuck to just this list.
  - **Updated with additional verbiage.**

Again, thank you for the opportunity to address these comments prior to our formal submittal.

Best Regards,

Jaime Uhrich, Executive Director  
McCormick Ranch Property Owners' Association, Inc.