

Case Research



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



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- **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.