

**Correspondence Between
Staff and Applicant
Approval Letter**



January 25, 2017

Alexandra Schuchter
Dpcrc
7055 E McDonald Dr Ste 100A
Scottsdale, AZ 85250

Re:
19-ZN-2002#5
BCB Group Investments

Dear Alexandra Schuchter,

This is to advise you that the case referenced above was approved at the January 24, 2017 City Council meeting. The ordinance and resolution 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 480-312-4306.

Sincerely,

Greg Bloemberg
Senior Planner



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

November 17, 2016

Alexandra Schuchter
DPCRE
7055 E McDonald Dr Ste 100A
Scottsdale, AZ 85250

RE: Determination of a Planning Commission hearing

Ms. Schuchter:

Your Development Application 19-ZN-2002#5, BCB Group Investments, is scheduled to be considered by the Planning Commission at the 12/14/16 hearing.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 12/12/16. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site post requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Planning and Development Services Division has had this application in review for 38 Staff Review Days.

Let me know if you have any questions.

Regards,

Greg Bloemberg
Senior Planner
City of Scottsdale

cc: case File



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 6-3-16
Contact Name: Alexandra Schneider
Firm name: DPCRE
Address: 1500 E. McDowell Dr. #100A
City, State Zip: Scottsdale, Az 85250

RE: Application Accepted for Review.

346 - PA- 02

Dear Ms. Schneider:

It has been determined that your Development Application for Crossroads PSD 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: Greg Blumenberg
Title: Senior Planner
Phone number: 480-312-4306
Email address: _____

19-ZN-2002#5
6/3/16



**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:



July 1, 2016

Alexandra Schuchter
DPCRE
7055 E McDonald Dr Ste 100A
Scottsdale, AZ 85250

RE: 19-ZN-2002#5
BCB Group Investments PSD (Crossroads)

Ms. Schuchter:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 6/3/16. The following **1st Review Comments** represent the review performed by our team, and are 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. As of the date of this letter, staff has not received a draft Development Agreement (DA); which is required as part of all applications for Planned Shared Development (PSD) zoning. Please submit a draft DA for staff review. There may be additional comments after staff has completed review of the DA.
2. Please confirm the owner of the PB Bell parcel is aware of this application. They must be a party to this zoning action and be prepared to sign the DA.

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.

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The Planning & Development Services Division has had this application in review for 21 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 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,

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Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **19-ZN-2002#5**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter

☒ Other Supplemental Materials:

Draft Development Agreement to accompany the minor subdivision



October 25, 2016

Mr. Greg Bloemberg
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ

Re: Crossroads PSD Overlay Rezoning, No. 19-ZN-2002#5, 07/01/2016 1st Review

Dear Mr. Bloemberg:

Regarding the Development Application 1st review comments dated July 1, 2016 for the project referenced above, please see our responses listed below.

Zoning

1. As of the date of this letter, staff has not received a draft Development Agreement (DA); which is required as part of all applications for Planned Shared Development (PSD) zoning. Please submit a draft DA for staff review. There may be additional comments after staff has completed review of the DA.

Response: A draft DA is included with this submittal.

2. Please confirm the owner of the PB Bell parcel is aware of this application. They must be a party to this zoning action and be prepared to sign the DA.

Response: The owners of the PB Bell parcel are aware of this case and they are prepared to sign the DA, which they have reviewed.

If you have any further questions, please contact me at 602-216-1234 or by email at traver.jones@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Traver Jones'.

Traver Jones, P.E.



July 1, 2016

Alexandra Schuchter
DPCRE
7055 E McDonald Dr Ste 100A
Scottsdale, AZ 85250

RE: 19-ZN-2002#5
BCB Group Investments PSD (Crossroads)

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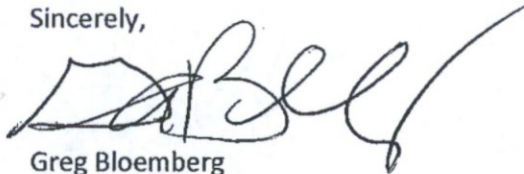
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Senior Planner

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July 1, 2016

Alexandra Schuchter
DPCRE
7055 E McDonald Dr Ste 100A
Scottsdale, AZ 85250

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BCB Group Investments PSD (Crossroads)

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