

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 10-20-2016
Contact Name: JOHN V. BERRY
Firm name: BERRY RIPPOLL, LLC
Address: 6750. E. CAMELBACK
City, State Zip: SCOTTSDALE, AZ

RE: Application Accepted for Review.
346 - PA-2002

Dear RYAN KLEINAU:

It has been determined that your Development Application for CHAUNCEY LANE MARKET PLACE 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 Bloenberg
Title: Senior Planner
Phone number: 480-312-4306
Email address: gbloenberg@scottsdaleaz.gov



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 The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305.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



November 16, 2016

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

RE: 14-MD-2016
Chauncey Lane Marketplace

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 10/20/16. 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, your request for a Planned Shared Development (PSD) District has not been approved by City Council. As such, staff cannot approve the Minor Subdivision; as it would create a lot that cannot "stand alone" with regard to the amended Crossroads PRC development standards. Please note: your zoning case is scheduled to go to City Council on 1/17/16, so please keep this in mind when considering a date for resubmittal of the Minor Subdivision.
2. Please confirm the Minor Subdivision reflects all required easements as stipulated in case 19-ZN-2002#4.

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:

Other:

3. Please note: The final plat cannot be recorded until the applicant has taken ownership of the property. Refer to Chapter 3 of the DSPM.
4. Please revise the ALTA Survey to include the entire parcel that the lots are created from.
5. Please revise the Minor Subdivision plat to include a comprehensive field boundary retracement, and subsequent analysis with consideration for adjoiners and senior rights. Also, please set all street monuments and property corners. Refer to Chapter 3, appendix 3-1A and Section 3-1.801 of the DSPM.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

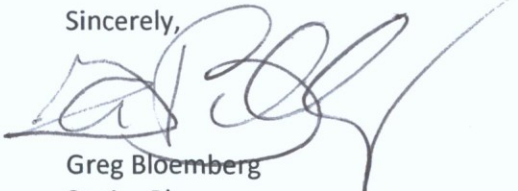
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 20 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,



Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **14-MD-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 1st Review Comment Letter
- One copy: Revised Results of Alta Survey

Minor Subdivision Plat:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"



January 10, 2017

Greg Bloemberg
Planning & Development Services
City of Scottsdale
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Re: Chauncey Lane Marketplace – Minor Subdivision (#14-MD-2016)

Dear Greg,

This letter is in response to the City of Scottsdale's 1st Review Comments dated November 16, 2016 for the Chauncey Lane Marketplace project #14-MD-2016. The following responses and attached materials are intended to provide the requested information to City Staff.

Zoning Issues:

1. As of the date of this letter, your request for a Planned Shared Development (PSD) District has not been approved by City Council. As such, staff cannot approve the Minor Subdivision; as it would create a lot that cannot "stand alone" with regard to the amended Crossroads PRC development standards. Please note: your zoning case is scheduled to go to City Council on 1/17/16, so please keep this in mind when considering a date for resubmittal of the Minor Subdivision.

Response: Understood. Per conversations with City Staff, we are resubmitting the revised Minor Subdivision package at this time so as to allow City Staff the time to review prior to and then approve after the zoning hearing scheduled for January 17, 2017.

2. Please confirm the Minor Subdivision reflects all required easements as stipulated in case 19-ZN-2002#4.

Response: Confirmed. The Minor Subdivision has been revised to include the required easements stipulated in case 19-ZN-2002#4. These easements include the Scenic Corridor Easement, Non-Motorized Public Access Easement, Vehicle Non-Access Easement, Cross Access Easements for the property to the south, additional ROW for the Scottsdale Road turn lane and an Avigation Easement.

Per conversations with City Staff, the final utility easements (sewer, water, etc) will be dedicated via a administratively approved Map of Dedication (MOD). We will prepare and submit the MOD once City Plan Review Staff have approved final utility easement locations as part of the building permit plan review process.

Technical Issues:

3. Please note: The final plat cannot be recorded until the applicant has taken ownership of the property. Refer to Chapter 3 of the DSPM.

Response: The property (APN #215-07-004G) is currently owned by the applicant, JLB Scottsdale Marketplace, LLC. Please see the deed recorded with the Maricopa County Recorder as #2016-0420917.

4. Please revise the ALTA Survey to include the entire parcel that the lots are created from.

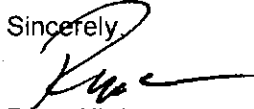
Response: The ALTA survey has been revised to show additional information to assist the reviewers. However, after communicating with City Staff (Greg Bloemberg, Greg Williams and Dwayne Haught) we were unable to identify the originator of this comment, thus we were unable to clarify the exact intent of the comment.

5. Please revise the Minor Subdivision plat to include a comprehensive field boundary retracement, and subsequent analysis with consideration for adjoiners and senior rights. Also, please set all street monuments and property corners. Refer to Chapter 3, appendix 3-1A and Section 3-1.801 of the DSPM.

Response: The Minor Subdivision has been revised to include the requested information.

If you have any additional comments or questions please do not hesitate to call me directly at (480) 800-3072.

Sincerely,



Ryan Kleinau
JLB Partners