

**Correspondence Between
Staff and Applicant
Approval Letter**



June 14, 2017

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

Re: 25-ZN-2016 & 2-AB-2017
118th & Jomax

Dear John Berry,

This is to advise you that the case referenced above was approved at the June 13, 2017 City Council meeting.

The Ordinance No. 4307 , Contract # 2017-071-COS, Resolution No. 10797 for the Development Agreement for 25-ZN-2016 and Resolution No. 10796 for 2-AB-2017 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 480-312-2953.

Sincerely,

Keith Niederer
Senior Planner

February 10, 2017

Keith Niederer
City of Scottsdale - Planning

RE: 25-ZN-2016
118th & Jomax

Dear Keith,

Please see the below responses to the 1st Review Letter dated December 5th.

General Plan Amendment Significant Issues

The following General Plan amendment 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:

1. The 2001 General Plan Land Use map designates that southeastern portion of this site as Natural Open Space. The intent of the General Plan Natural Open Space designation at this location is to retain these natural boulder features "as permanent open space". With the next submittal, please place these areas into NAOS tracts; specifically, the areas of boulder outcroppings that fall within the Natural Open Space designation, less the single-family residential development envelope. It is recognized that this action will result in a smaller lot size for the proposed lot layout (notably, lots 36, 38, 40, 41, 42, 43, and 44). The other option is to remove this area from the Zoning Map Amendment application, and develop under the existing R1-130 ESL entitlement. Furthermore, please update page 6 of the narrative describing both Rural Neighborhoods and Natural Open Space land use categories

Response: Significant boulders be placed within NAOS and within a separate boulder easement per the NAOS plan and Boulder Plan provided within the 2nd submittal.

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:

25-ZN-2016
02/10/17

Zoning:

2. To confirm the proposal is in conformance with the allowable density, with the next submittal, please submit a revised site plan containing a project data block that lists the gross acreage for each zoning district, and list the maximum allowed dwelling units per acre, per Section 6.1081.A of the Zoning Ordinance, and list the provided dwelling units per acre for each district.

Response: The site plan has been revised to include the gross, net, units and density for each of the zoning categories.

3. With the next submittal, please provide a table listing all proposed lot sizes, and the required/provided NAOS on each lot, showing conformance with the district development standards in Section V of the Scottsdale Zoning Ordinance, and Section 6.1010 of the Zoning Ordinance.

Response: Per our previous discussions with Keith Niederer, the site NAOS requirements are being met for the project on an overall net area basis. The NAOS plan included within the 2nd submittal details the disturbed and undisturbed NAOS areas for the overall site which is in conformance with the City standards. A table has been added to the site plan containing individual calculations of NAOS for each lot.

4. With the next submittal, please submit a revised NAOS plan that delineates all the required NAOS calculations, and provide revegetated and undisturbed NAOS square footages on the revised plan. Any NAOS within utility easements shall be designated as revegetated NAOS. Please reference Section 6.1060 of the Scottsdale Zoning Ordinance.

Response: Per our previous discussions with Keith Niederer, the site NAOS requirements are being met for the project on an overall net area basis. The NAOS plan included within the 2nd submittal details the disturbed and undisturbed NAOS areas for the overall site which is in conformance with the City standards.

5. To determine which boulder features shall be required to be covered by boulder easements, with the next submittal please submit a revised boulder location exhibit that identifies boulders features that meet the criteria set forth in Section 6.1070.C of the Zoning Ordinance.

Response: Per our previous discussions with Keith Niederer, a boulder plan has been provided within the 2nd submittal detailing the locations of boulders to be placed within easements.

6. With the next submittal, please submit a signed letter from the school district stating there are adequate school facilities to accommodate the projected number of additional students generated by the rezoning, in conformance with Sec. 1.1502 of the Zoning Ordinance.

Response: Signed School District letter provided.

Right-of-way/Roadway Easement Abandonment:

7. There is an existing 110-foot-wide roadway easement bisecting the property along the N. 120'h Street alignment. To eliminate conflicts with the proposed site plan, please submit an Abandonment application as soon as feasible, which will need to be approved by the City Council to abandon this 110-foot-wide right-of-way.

- ✓ 8. There is an existing 55-foot-wide roadway easement along Jomax Road. Only a 35-foot-wide half street right-of-way dedication is required. Consider submitting an Abandonment application as soon as feasible, which will need to be approved by the City Council, to abandon this 20-foot-wide portion of right-of-way. The City will likely reserve a 25-foot-wide public non-motorized access easement over the western-half for a trail.
- ✓ 9. There is an existing 15-foot-wide Public Utility Easement and Roadway Easement along the E. Redbird Road alignment. Consider submitting an Abandonment application, as soon as feasible, which will need to be approved by the City Council, to abandon this roadway easement.

Response to 7-9: Abandonment application provided with 2nd submittal.

Drainage:

- 10. The site plan and exhibits contained within the preliminary drainage report for the development do not appear to include any provision for stormwater storage facilities. With the next submittal, please revise the drainage report to include information and an exhibit that clearly shows the function, preliminary design, and sizing of proposed stormwater management facilities. The site plan will also need to be updated to reflect the location and preliminary design for proposed stormwater storage facilities as determined by the revised preliminary drainage report. Please review Chapter 4 of the Scottsdale Design Standards and Policies Manual. Stormwater storage facilities should be placed within tracts. Prior to the next submittal, please contact Richard Anderson at 480-312-2500 to discuss the use of in line basins.

Response: A meeting took place on 12/16/16 with Richard Anderson to discuss use of in-line basins and other drainage issues. As a result of that meeting and the work developed after, two stormwater detention basins have been preliminary designed. All drainage maps/exhibits show the location and size of these basins. One of the proposed stormwater basins has been placed in a drainage easement due to constraints imposed by topography, proposed building pad, developable land available, and lot lines. The other stormwater basin is located within a Tract.

- 11. The submitted drainage discusses a reduction from the full stormwater storage requirement associated with developments located within the Environmentally Sensitive Lands Overlay area based on post development flows not exceeding predevelopment flows. Please review the City's current stormwater storage waiver policy. To obtain the requested volume reduction, the project will need to provide a hydrologic analysis of pre-versus post development outflows. The development should evaluate the 2, 10 and 100-year events as part of the hydrologic modelling provided and model any proposed stormwater storage basins. The analysis will need to illustrate no increase for all existing stormwater outflow locations from the development site for the aforementioned recurrence intervals. The analysis and information contained within the report should be revised to address this requirement. The current analysis provided with the report is simply a calculation of the difference in pre-versus post C values and does not meet the requirement.

Response: New hydrologic analyses for the 2-, 10-, and 100-Yr events have been developed. Hydrologic modeling included stormwater storage basins. Model files will be submitted via email to Richard Anderson. Drainage Report will include a copy of hydrologic models input and output results.

12. Comments relating to the technical review of the hydrologic analysis contained within the preliminary drainage report are provided as redline comments with the report. Please review the hard copy of the report. With the next submittal, please include a disc containing the HEC-1 models for City staff to review.

Response: As agreed with Richard Anderson, files for the hydrologic analyses (2-, 10-, and 100-Yr events) will be emailed to him as a substitute of a CD.

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:

General Plan:

13. To maintain and enhance open space along roadways in ESL areas, the 2001 General Plan designated 118th Street as a Buffered Roadway (page 124 of 2001 General Plan) and Jomax Road as a Desert Scenic Roadway (page 114 of 2001 General Plan), 1-mile streets within ESLO districts). Please update the submittal to reflect these designations:
 - a. Remove Scenic Corridor language on pages 13, 19, and 23 of the narrative, as there are no scenic corridor requirements with this proposal;
 - b. Provide a revised narrative responding to Goal 1, bullets 19 and 20 of the Open Space and Recreation Element of the 2001 General Plan regarding how the above roadway designations will be met through this submittal; and,
 - c. Provide a Buffered Roadway/Desert Scenic Roadway graphic depicting easements along both roadway frontages that will be realized through this proposal. Proposed easement depths on 118th Street and Jomax frontages should mirror average depths realized from existing developments within a quarter-mile of the subject site (for example, the proposed Desert Scenic Roadway easement along the subject site's Jomax Road frontage should consider Troon Village, Desert Summit, and Collina E Vista to the west and mirror the depths established between these development envelopes and Jomax Road ROW).

Response: A Desert Scenic Buffer exhibit has been provided as part of the 2nd submittal showing the buffers provided for the above referenced projects and the proposed buffer on the north side of Jomax and east side of 118th Street.

14. The Dynamite Foothills Character Area Plan (Goal 3, Strategy 3, Bullets 2, 5, 6, and 11; and Strategy 4) encourages large, continuous open spaces in order to better preserve the Rural Desert Character found within this area of the City. Typically, NAOS preserved in tract form can create more meaningful open space swaths that are assured to be retained and preserved.

Tract NAOS also presents fewer issues for individual homeowners in the future. This proposal, as currently shown, depicts NAOS as on-lot rather than in the preferable tract form. Therefore, with the next submittal, please consider replacing on lot NAOS with Tract NAOS where possible so that the open space provided by this development proposal will be protected permanently.

Response: *The NAOS exhibit provided within the 2nd submittal proposes NAOS within an easement only.*

Furthermore, to ensure the protection of significant environmental features- i.e. boulder outcroppings, significant landforms, etc., please provide additional detail that identifies these environmental features on the conceptual site plan that also identifies planned roadways, drainage corridors, and any other planned improvements.

Response: *Please refer to the provided NAOS plan and boulder plan that has been provided as part of the 2nd submittal which reflects discussions with Keith Niederer.*

15. With the next submittal, please consider placing boulder outcroppings within a boulder easement, even if they are smaller than the definition of boulder feature in Sec. 3.100 of the Design Standards and Policies Manual.

Response: *Please refer to the provided boulder plan that has been provided as part of the 2nd submittal which reflects discussions with Keith Niederer.*

Site Design:

16. With the next submittal, please submit a revised Site Plan, with project data block that contains applicable development standards and the information listed on the Plan & Report Requirements for Development Applications.

Response: *Information has been added to site plan.*

17. With the next submittal, please submit a wall plan, which identifies the proposed wall locations and wall design.

Response: *No perimeter walls are planned. Walls will only be constructed as part of private homeowner improvements within the designated construction envelope. Per discussions with Keith Niederer, a wall plan is not required*

18. With the next submittal, please consider placing boulder outcroppings within a boulder easement, even if they are smaller than the definition of boulder feature in Sec. 3.100 of the Design Standards and Policies Manual.

Response: *Please refer to the provided boulder plan that has been provided as part of the 2nd submittal which reflects discussions with Keith Niederer.*

Circulation:

19. With the next submittal, please submit a revised Traffic Impact Analysis which includes the following:

- a. Assignment of site generated traffic onto the adjacent roadways.
- b. A trip generator comparison with existing zoning.
- c. The posted speed limit on Jomax Road changes from 40 mph to 30 mph at 116th Street, rather than 112th Street.
- d. Include a concept plan for the Jomax Road/119th Street intersection that better aligns the travel lanes north/south and east/west through the intersection.

Response: 12/12/16 signed, sealed and updated TIMA addresses 19a. through 19d.

20. To address traffic impacts associated with this Zoning Map Amendment, please note or address the following:

- a. There will likely be a requirement to process a development agreement to run along with this Zoning Map Amendment application to improve N. 118th Street from the existing termination of street improvements- 660 feet north of Quail Track Drive north to E. Rio Verde Drive. The City will work towards acquiring the right-of-way necessary for the street improvements.
- b. There will likely be a requirement to dedicate 35-feet of right-of-way along the E. Jomax road frontage to accommodate a Rural/ESL collector street. The dedication will need to extend past the new subdivision entrance, and then curve southeast toward AZ State Land parcel 217-01. Please reference Sec. 47-10 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
- c. There will likely be a requirement to dedicate 45-feet of right-of-way along the N. 118th Street frontage to accommodate a Rural/ESL minor collector street. Please reference Sec. 47-10 of the Scottsdale Revised Code and Sec. 5-3.100 of the Design Standards and Policies Manual.

Response: 40' discussed at 9/16/2016 meeting.

- d. There will likely be a requirement to dedicate 20-feet of right-of-way along the E. Redbird Road frontage to accommodate a Rural/ESL local residential street. Please reference Sec. 47-10 of the Scottsdale Revised Code and Sec. 5-3.100 of the Design Standards and Policies Manual.
- e. There will likely be a requirement to dedicate the southern half of a residential cul-de-sac at the eastern termination of Redbird Road, matching the existing dedication on the north side. Please reference Sec. 5-3.1100; Figure 5-3.50.
- f. There will likely be a requirement to improve E. Jomax Road to the full Rural/ESL local collector street standards along the site frontage. These improvements shall be extended from 118th Street to the proposed subdivision entrance. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
- g. There will likely be a requirement to improve E. Redbird Road to the full Rural/ESL local residential street standards along the site frontage from 118th Street east to

the 121" Street alignment. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.

- h. There will likely be a requirement to improve N. 118th Street, along the site frontage from Jomax Road to Redbird Road, to match the existing street cross section immediately north of Redbird Road. This street cross section should include one lane each direction with bike lanes on both sides. The cross section should also include the construction of an 8-foot-wide non-paved trail within the right-of-way. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code.

Response to a-h: Acknowledged and agreed up at 9/6/2016 meeting with City Staff. . Also, refer to the Circulation plan provided within the second submittal. A non-accessible, soft trail will be constructed on the east side of 118th Street within the right-of-way and a non-accessible soft trail will be constructed on the north side of Jomax per the details provided on the trail plan. The Trail plan is based on direction received from Staff.

- i. The proposed internal streets shall be dedicated and constructed to the Rural/ESL residential street cross section. Reference Fig. 5.3-19 of the Design Standards and Policies Manual. The private streets shall be dedicated to provide emergency and service vehicle access. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.

Response: Acknowledged.

- j. There will likely be a requirement to dedicate a 25-foot-wide Public Non-Motorized access easement, and construct an 8-foot-wide unpaved trail along the north side of Jomax Road, from 118th Street to just east of the entrance into the subdivision. Maintenance of the trail will be the responsibility of the homeowners association. From the point just east of the subdivision entrance, the trail will turn south and tie into an existing trail that heads east on the Arizona State Land Department parcel to connect with the McDowell Sonoran Preserve to the east. The developer should coordinate with the Arizona State Land Department to obtain any necessary approvals or easements. Please reference Sec. 8-3.202 of the Design Standards and Policies Manual, Secondary Trails.

Response: Refer to the Circulation plan provided within the second submittal. A non-accessible soft trail will be constructed on the east side of 118th Street within the right-of-way and a non-accessible soft trail will be constructed on the north side of Jomax per the details provided on the trail plan. The Trail plan is based on direction received from Staff. Coordination with the Preserve Director (Kroy Ekblaw) and the State's Planning & Engineering Manager (Mark Edelman) is underway. Initial meeting was held on 2/1 to discuss and the site will be field staked and the trail alignment will be coordinated between all parties.

Water/Wastewater:

- 21. Prior to the issuance of permits, there will be a requirement to obtain and submit a letter of approval from the Desert Summit homeowners association, for the sewer discharge from the lift station.

Response: Sewer connection to the existing line located at Desert Summit does not require Desert Summit HOA approval. However, coordination with HOA will be conducted to allow for construction to be within the HOA property. Impacts to pavement, landscape and other infrastructure will be coordinated with HOA for proper replacement.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. Please address the following:

Circulation:

22. The proposed internal streets will need to be dedicated and constructed to the Rural/ESL residential street cross section. Reference Fig. 5.3-19 of the Design Standards and Policies Manual. The private streets will need to be dedicated to provide emergency and service vehicle access. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
23. With the next submittal, please submit a revised Circulation Plan removing the proposed 8-foot-wide trail shown along the south side of E. Redbird Road. There is no planned trail along this street.

Response: Trail has been removed from the Circulation Plan and Trail Plan.

Fire:

24. With the next submittal, please submit a dimensioned site plan that demonstrates the minimum drive width of 24-feet. Please reference Ordinance 4045 & 503.2.1.
25. With the next submittal, please submit a reviewed site plan that demonstrates fire hydrant spacing (existing and proposed) in conformance with Ordinance 4045 & 507.5.1.2.
26. There will be a requirement for a Key switch/pre-emption sensor at this gated community. Please reference Ordinance 4045 & 503.6.1.
27. Divided entrances and drive-thru bypass lanes shall be a minimum of 20-foot-wide, per Sec. 2-1.802(2) of the Design Standards and Policies Manual. Please dimension on the 2" submittal of the site plan.
28. Prior to final plan approval, there will be a requirement to demonstrate that the fire lane surfaces have the ability to support 83,000 pound gross vehicle weight. That shall include any bridge/culvert crossing. Please reference Sec. 2-1.802(3) of the Design Standards and Policies Manual.

Response to 22-28: Acknowledged.

Drainage:

29. The content and analysis requirements for case drainage reports in support of general plan amendments and zoning applications are not the same as those for case drainage reports in support of development review or preliminary plat applications. The City requires less information and analysis for the former applications due to the preliminary nature of these applications. In general, case drainage reports submitted in support of general plan

amendments and zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. In general, case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an in-depth evaluation of the proposed project and the associated stormwater management system by City staff. If this project progresses to the development review or preliminary plat level, the case drainage report will need to be updated to meet the 90% requirement.

Response: Revised Drainage Report include with 2nd submittal.

Engineering/Survey:

30. All exterior subdivision monuments & interior lot corner monuments are to be set before the plat is approved. Please reference Scottsdale Revised Code Sec. 48-4 & 48-36, and Arizona Administrative Code R4-30-301.13
31. With the final plat submittal, the owner shall submit Assurances of Construction per Section 3-1.900 of the Design Standards and Policies.
32. A Geotechnical Report shall be submitted with the Improvement Plan submittal, per Section 9-1.408 of the Design Standards and Policies Manual.

Response to 30-32: Acknowledged.

Water/Wastewater:

33. Paybacks are required against parcels 219-79-005 and 219-78-002. These will need to be paid prior to final plat approval. Please reference Sec. 49-215 through Sec. 49-218 of the City Code.
34. 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 me with the rest of the resubmittal material identified in Attachment A. Also provide an electronic copy of the Water and Wastewater Design Reports per Section 6-1.201 and 7-1.201 of the Design Standards and Policies Manual.

Response: Revised Reports proved with 2nd submittal.

Other:

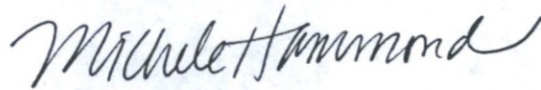
35. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134- Discoveries of archaeological resources during construction.

Response: Acknowledged.

Additional Comments:

In response to the request made by Staff during a meeting held on January 20th, 2017, this response letter contains Primary Structure Setback Exhibits and associated Cross Sections. These Exhibits depict minimum primary setback conditions for those lots with double frontage conditions, lots against State Land and lots against the McDowell Sonoran Preserve. These Exhibits are meant to clarify Staff's question on the minimum distance provided as a buffer to these edge conditions from the primary building structure. Staff acknowledges that Accessory Structures, per the Ordinance, are permitted to occur within the construction envelope.

Michele Hammond

A handwritten signature in black ink that reads "Michele Hammond". The signature is written in a cursive, flowing style.

Principal Planner



Dec. 5, 2016

Michele Hammond
Michele Hammond / John Berry
6750 E. Camelback, Suite 100
Scottsdale, AZ 85251

RE: 25-ZN-2016
118th & Jomax

Dear Mrs. Hammond,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/26/2016. The following **1st Review 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.

General Plan Amendment Significant Issues

The following General Plan amendment 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:

1. The 2001 General Plan Land Use map designates that southeastern portion of this site as Natural Open Space. The intent of the General Plan Natural Open Space designation at this location is to retain these natural boulder features "as permanent open space". With the next submittal, please place these areas into NAOS tracts; specifically, the areas of boulder outcroppings that fall within the Natural Open Space designation, less the single-family residential development envelope. It is recognized that this action will result in a smaller lot size for the proposed lot layout (notably, lots 36, 38, 40, 41, 42, 43, and 44). The other option is to remove this area from the Zoning Map Amendment application, and develop under the existing R1-130 ESL entitlement. Furthermore, please update page 6 of the narrative describing both Rural Neighborhoods and Natural Open Space land use categories.

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3. With the next submittal, please provide a table listing all proposed lot sizes, and the required/provided NAOS on each lot, showing conformance with the district development standards in Section V of the Scottsdale Zoning Ordinance, and Section 6.1010 of the Zoning Ordinance.
4. With the next submittal, please submit a revised NAOS plan that delineates all the required NAOS calculations, and provide revegetated and undisturbed NAOS square footages on the revised plan. Any NAOS within utility easements shall be designated as revegetated NAOS. Please reference Section 6.1060 of the Scottsdale Zoning Ordinance.
5. To determine which boulder features shall be required to be covered by boulder easements, with the next submittal please submit a revised boulder location exhibit that identifies boulder features that meet the criteria set forth in Section 6.1070.C of the Zoning Ordinance.
6. With the next submittal, please submit a signed letter from the school district stating there are adequate school facilities to accommodate the projected number of additional students generated by the rezoning, in conformance with Sec. 1.1502 of the Zoning Ordinance.

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9. There is an existing 15-foot-wide Public Utility Easement and Roadway Easement along the E. Redbird Road alignment. Consider submitting an Abandonment application, as soon as feasible, which will need to be approved by the City Council, to abandon this roadway easement.

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10. The site plan and exhibits contained within the preliminary drainage report for the development do not appear to include any provision for stormwater storage facilities. With the next submittal, please revise the drainage report to include information and an exhibit that clearly shows the function, preliminary design, and sizing of proposed stormwater management facilities. The site plan will also need to be updated to reflect the location and preliminary design for proposed stormwater storage facilities as determined by the revised

preliminary drainage report. Please review Chapter 4 of the Scottsdale Design Standards and Policies Manual. Stormwater storage facilities should be placed within tracts. Prior to the next submittal, please contact Richard Anderson at 480-312-2500 to discuss the use of in line basins.

11. The submitted drainage discusses a reduction from the full stormwater storage requirement associated with developments located within the Environmentally Sensitive Lands Overlay area based on post development flows not exceeding predevelopment flows. Please review the City's current stormwater storage waiver policy. To obtain the requested volume reduction, the project will need to provide a hydrologic analysis of pre versus post development outflows. The development should evaluate the 2, 10 and 100-year events as part of the hydrologic modelling provided and model any proposed stormwater storage basins. The analysis will need to illustrate no increase for all existing stormwater outflow locations from the development site for the aforementioned recurrence intervals. The analysis and information contained within the report should be revised to address this requirement. The current analysis provided with the report is simply a calculation of the difference in pre versus post C values and does not meet the requirement.
12. Comments relating to the technical review of the hydrologic analysis contained within the preliminary drainage report are provided as redline comments with the report. Please review the hard copy of the report. With the next submittal, please include a disc containing the HEC-1 models for City staff to review.

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 - a. Remove Scenic Corridor language on pages 13, 19, and 23 of the narrative, as there are no scenic corridor requirements with this proposal;
 - b. Provide a revised narrative responding to Goal 1, bullets 19 and 20 of the Open Space and Recreation Element of the 2001 General Plan regarding how the above roadway designations will be met through this submittal; and,
 - c. Provide a Buffered Roadway/Desert Scenic Roadway graphic depicting easements along both roadway frontages that will be realized through this proposal. Proposed easement depths on 118th Street and Jomax frontages should mirror average depths realized from existing developments within a quarter-mile of the subject site (for example, the proposed Desert Scenic Roadway easement along the subject site's Jomax Road frontage should consider Troon Village, Desert Summit, and Collina E

Vista to the west and mirror the depths established between these development envelopes and Jomax Road ROW).

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Furthermore, to ensure the protection of significant environmental features - i.e. boulder outcroppings, significant landforms, etc., please provide additional detail that identifies these environmental features on the conceptual site plan that also identifies planned roadways, drainage corridors, and any other planned improvements.

15. With the next submittal, please consider placing boulder outcroppings within a boulder easement, even if they are smaller than the definition of boulder feature in Sec. 3.100 of the Design Standards and Policies Manual.

Site Design:

16. With the next submittal, please submit a revised Site Plan, with project data block that contains applicable development standards and the information listed on the Plan & Report Requirements for Development Applications.
17. With the next submittal, please submit a wall plan, which identifies the proposed wall locations and wall design.
18. With the next submittal, please consider placing boulder outcroppings within a boulder easement, even if they are smaller than the definition of boulder feature in Sec. 3.100 of the Design Standards and Policies Manual.

Circulation:

19. With the next submittal, please submit a revised Traffic Impact Analysis which includes the following:
 - a. Assignment of site generated traffic onto the adjacent roadways.
 - b. A trip generator comparison with existing zoning.
 - c. The posted speed limit on Jomax Road changes from 40 mph to 30 mph at 116th Street, rather than 112th Street.
 - d. Include a concept plan for the Jomax Road/118th Street intersection that better aligns the travel lanes north/south and east/west through the intersection.
20. To address traffic impacts associated with this Zoning Map Amendment, please note or address the following:

- a. There will likely be a requirement to process a development agreement to run along with this Zoning Map Amendment application to improve N. 118th Street from the existing termination of street improvements - 660 feet north of Quail Track Drive north to E. Rio Verde Drive. The City will work towards acquiring the right-of-way necessary for the street improvements.
- b. There will likely be a requirement to dedicate 35-feet of right-of-way along the E. Jomax road frontage to accommodate a Rural/ESL collector street. The dedication will need to extend past the new subdivision entrance, and then curve southeast toward AZ State Land parcel 217-01. Please reference Sec. 47-10 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
- c. There will likely be a requirement to dedicate 45-feet of right-of-way along the N. 118th Street frontage to accommodate a Rural/ESL minor collector street. Please reference Sec. 47-10 of the Scottsdale Revised Code and Sec. 5-3.100 of the Design Standards and Policies Manual.
- d. There will likely be a requirement to dedicate 20-feet of right-of-way along the E. Redbird Road frontage to accommodate a Rural/ESL location residential street. Please reference Sec. 47-10 of the Scottsdale Revised Code and Sec. 5-3.100 of the Design Standards and Policies Manual.
- e. There will likely be a requirement to dedicate the southern half of a residential cul-de-sac at the eastern termination of Redbird Road, matching the existing dedication on the north side. Please reference Sec. 5-3.1100; Figure 5-3.50.
- f. There will likely be a requirement to improve E. Jomax Road to the full Rural/ESL local collector street standards along the site frontage. These improvements shall be extended from 118th Street to the proposed subdivision entrance. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
- g. There will likely be a requirement to improve E. Redbird Road to the full Rural/ESL local residential street standards along the site frontage from 118th Street east to the 121st Street alignment. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
- h. There will likely be a requirement to improve N. 118th Street, along the site frontage from Jomax Road to Redbird Road, to match the existing street cross section immediately north of Redbird Road. This street cross section should include one lane each direction with bike lanes on both sides. The cross section should also include the construction of an 8-foot-wide non-paved trail within the right-of-way. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code.
- i. The proposed internal streets shall be dedicated and constructed to the Rural/ESL residential street cross section. Reference Fig. 5.3-19 of the Design Standards and Policies Manual. The private streets shall be dedicated to provide emergency and service vehicle access. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
- j. There will likely be a requirement to dedicate a 25-foot-wide Public Non-Motorized access easement, and construct an 8-foot-wide unpaved trail along the north side of Jomax Road, from 118th Street to just east of the entrance into the subdivision.

Maintenance of the trail will be the responsibility of the homeowners association. From the point just east of the subdivision entrance, the trail will turn south and tie into an existing trail that heads east on the Arizona State Land Department parcel to connect with the McDowell Sonoran Preserve to the east. The developer should coordinate with the Arizona State Land Department to obtain any necessary approvals or easements. Please reference Sec. 8-3.202 of the Design Standards and Policies Manual, Secondary Trails.

Water/Wastewater:

21. Prior to the issuance of permits, there will be a requirement to obtain and submit a letter of approval from the Desert Summit homeowners association, for the sewer discharge from the lift station.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. Please address the following:

Circulation:

22. The proposed internal streets will need to be dedicated and constructed to the Rural/ESL residential street cross section. Reference Fig. 5.3-19 of the Design Standards and Policies Manual. The private streets will need to be dedicated to provide emergency and service vehicle access. Please reference Sec. 47-21 and 47-22 of the Scottsdale Revised Code, and Sec. 5-3.100 of the Design Standards and Policies Manual.
23. With the next submittal, please submit a revised Circulation Plan removing the proposed 8-foot-wide trail shown along the south side of E. Redbird Road. There is no planned trail along this street.

Fire:

24. With the next submittal, please submit a dimensioned site plan that demonstrates the minimum drive width of 24-feet. Please reference Ordinance 4045 & 503.2.1.
25. With the next submittal, please submit a reviewed site plan that demonstrates fire hydrant spacing (existing and proposed) in conformance with Ordinance 4045 & 507.5.1.2.
26. There will be a requirement for a Key switch/pre-emption sensor at this gated community. Please reference Ordinance 4045 & 503.6.1.
27. Divided entrances and drive-thru bypass lanes shall be a minimum of 20-feet-wide, per Sec. 2-1.802(2) of the Design Standards and Policies Manual. Please dimension on the 2nd submittal of the site plan.
28. Prior to final plan approval, there will be a requirement to demonstrate that the fire lane surfaces have the ability to support 83,000 pound gross vehicle weight. That shall include any bridge/culvert crossing. Please reference Sec. 2-1.802(3) of the Design Standards and Policies Manual.

Drainage:

29. The content and analysis requirements for case drainage reports in support of general plan amendments and zoning applications are not the same as those for case drainage reports in

support of development review or preliminary plat applications. The City requires less information and analysis for the former applications due to the preliminary nature of these applications. In general, case drainage reports submitted in support of general plan amendments and zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. In general, case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an in-depth evaluation of the proposed project and the associated stormwater management system by City staff. If this project progresses to the development review or preliminary plat level, the case drainage report will need to be updated to meet the 90% requirement.

Engineering/Survey:

30. All exterior subdivision monuments & interior lot corner monuments are to be set before the plat is approved. Please reference Scottsdale Revised Code Sec. 48-4 & 48-36, and Arizona Administrative Code R4-30-301.13
31. With the final plat submittal, the owner shall submit Assurances of Construction per Section 3-1.900 of the Design Standards and Policies.
32. A Geotechnical Report shall be submitted with the Improvement Plan submittal, per Section 9-1.408 of the Design Standards and Policies Manual.

Water/Wastewater:

33. Paybacks are required against parcels 219-79-005 and 219-78-002. These will need to be paid prior to final plat approval. Please reference Sec. 49-215 through Sec. 49-218 of the City Code.
34. 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 me with the rest of the resubmittal material identified in Attachment A. Also provide an electronic copy of the Water and Wastewater Design Reports per Section 6-1.201 and 7-1.201 of the Design Standards and Policies Manual.

Other:

35. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Please resubmit the revised application requirements and additional/supplemental 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/supplemental 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.

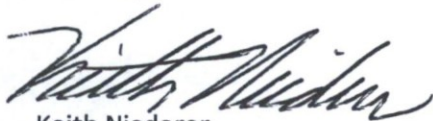
In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to have the minimal information to be reviewed.

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 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,



Keith Niederer
Senior Planner

cc: Red Bird Vistas LLC
P.O. Box 44127
Phoenix, AZ 85064

Lettiville Park Partners LLC
10801 E. Happy Valley Road Lot 87
Scottsdale, AZ85255

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **25-ZN-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 original: Signed Prop. 207 Waiver Request
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- Three copies of the Revised Traffic Impact Analysis with Trip Generation Comparison

- Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Site Plan:

 10 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- NAOS Plan:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Construction Envelope Exhibit:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Topography with Site Plan Superimposed

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Boulders Map

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Buffered Roadway/Desert Scenic Roadway Exhibit

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- Circulation Plan

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Technical Reports:

- 2 copies of Revised Drainage Report:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.