

**Correspondence Between
Staff and Applicant
Approval Letter**

City of Scottsdale
Public Notice

ZONING / PUBLIC HEARING

City Hall
3939 North Drinkwater Boulevard
Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M., 07/26/2017
CITY COUNCIL: 5:00 P.M., 09/19/2017

Request: Zoning District Map Amendment from Single-family Residential (R1-35) to Single-family Residential, Planned Residential Development (R1-18 PRD) zoning on a +/- 20-acre site

Location: 12475 N. 93rd St., 12435 N. 93rd St., 9320 E. Cactus Rd., 9350 E. Cactus Rd., 9370 E. Cactus Rd., and 9390 E. Cactus Rd.

Case Number: 28-ZN-2016

Applicant/Contact: Shelby Duplessis

Phone Number: 480-951-2207

Email Address: Shelby@theempiregroupllc.com

City Contact: Keith Niederer

Phone Number: 480-312-2953

Email Address: KNiederer@ScottsdaleAZ.gov

Case File Activity at City of Scottsdale
480-312-7000

Project information may be researched at:
<https://eservices.scottsdaleaz.gov/bldgresources/cases>

Posting Date: 07/10/2017

-Penalty for removing or defacing sign prior to posting hearing notification sign
-Applicant Responsible for Sign Removal

2017/08/23



January 25, 2017

Shelby Duplessis
Empire Residential Communities Fund II LLC
6617 N Scottsdale Road
Scottsdale, AZ 85250

RE: 28-ZN-2016
Wolf Springs Ranch

Dear Ms. Duplessis,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/19/2016. 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.

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:

Aviation:

1. The subject property is located within the AC-1 Airport Influence Area of Scottsdale Airport. Per Section 5-109 of the Scottsdale Revised Code, the Airport Advisory Commission (AAC) shall advise the City Council on aviation-related development proposals at and surrounding the airport in conflict with Part 150 or other aviation-related laws, ordinances/rules or planning documents. In addition to advising the City Council, the AAC may take action to inform the Planning Commission of such conflicts. Prior to this application being heard by the Planning Commission, it need to be heard by the AAC as it is a noise sensitive use and an increase in density is being sought. Staff will inform you of the next potential AAC meeting date.

Zoning:

2. In accordance with Table 6.208.B.4 of the Zoning Ordinance, interior amenities shall mean the provision of private recreational facilities such as tennis courts, recreation centers, bike paths and equestrian trails, which are accessible to residents of the development. The submitted narrative discusses benches; shade structures and gathering area are being provided. Please add additional private recreational facilities, such as playground

equipment, beyond what is presently proposed, as a compelling reason for an addition factor of density increase. Also, please provide additional details of what the passive/active amenity area will consist of.

3. In accordance with Section 6.213.1 of the Zoning Ordinance, buildings shall be setback from the perimeter property line a distance at least as much as the required rear yard or perimeter setback of the adjacent district. The approved PRD development to the west (Caballo Estates, case 25-ZN-2005), required a 30-foot rear yard setback. So, there shall be a minimum 30-foot building setback from the perimeter property line along 93rd Street.
4. In conformance with Section 6.204 A & B of the Zoning Ordinance, a Zoning Map Amendment application for the PRD district shall be accompanied by a Development Plan as required in Section 7.820 of the Zoning Ordinance. All of these items are part of the submitted Project Narrative, but it needs to be titled the Wolf Spring Ranch Development Plan with the next submittal.

Drainage:

5. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
6. The minimum required stormwater storage volume is the first flush volume (FFV), which retains the first ½ inch of rainfall. With the next submittal, submit a revised drainage report that uses the weighted runoff coefficient for the post development site to calculate the FFV. If it's greater than the pre vs post volume, then use the FFV. Please summarize your method of analysis and results in the revised drainage report.
7. With the next submittal, please submit a revised drainage report identifying if it's feasible to drain the stormwater basis into the City's storm drain pipes in Cactus Road, rather than utilizing dry wells. Please summarize your method of analysis and results in the revised drainage report.

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:

Site Design:

8. In accordance with Section 2-1.1103.3 of the Design Standards and Polices Manual, there should be a minimum 12-foot-wide landscape buffer tract between the proposed lots that back to 94th Street and the right-of-way line. Please revise plans accordingly with the second submittal.
9. In accordance with Section 2-1.1103.3 of the Design Standards and Polices Manual, other landscape buffer tract widths should be 10-feet along 93rd Street and the new Larkspur Drive (both north and south sides), and 15-feet from the Cactus Road ultimate right-of-way line. Please dimension these tract widths on a revised site plan.
10. With the next submittal, please submit a wall location plan, which identifies what types of walls will be constructed where on the site. There should also be a preliminary detail of

each wall type.

General Plan:

11. The Project Narrative provided with the first submittal includes historical background to land use policy documents that are now outdated and have been superseded, specifically land use descriptors. For the benefit of the public and the Commission and Council to consider, please only reflect upon adopted and/or ratified public policy and plans. Accordingly, with the next submittal, please update the narrative to clearly assess the proposed development against the 2001 General Plan, Cactus Corridor Plan, Shea Area Plan, and the existing zoning of both the subject site and the local area.
12. The subject site falls within the boundary of the Shea Area Plan (1993). This plan places focus on established neighborhoods within the Shea Area as a means to ensure that future development is compatible. With the next submittal, please submit an updated narrative which should include an assessment of the proposed development per the plan's goals, policies, and guidelines as it was not included in the first submittal.
13. The 2001 General Plan Land Use (Goal 7, Bullet 2), Housing (Goal 2, bullet 2), and Neighborhoods (Goal 5) Elements, and furthermore, the Shea Area Plan (Goal 1, Policy 1) speak to the significance of existing residential neighborhoods, placing importance on protecting these neighborhoods when a new, adjacent development is under consideration. Proposed lots 36 through 40 of the applicant's submittal are approximately 13,000 square feet in lot size. Whereas, the existing adjacent lots on the south side of Desert Trail are in the 15,500 square feet range. In order to create a clear and compatible transition from the proposed development and Sweetwater Ranch Estates, please consider adjusting the site plan to allow for these northern-most lots to match the established lot sizes found to the north.
14. The General Plan Land Use (Goal 5, Bullet 6; Goal 7, Bullet 5; and Goal 8) and Open Space and Recreation (Goal 1, Bullet 9) Elements, as well as the Shea Area Plan (Goal 2, Policy 1) place importance on open space areas as an amenity to the local community. The applicant's first submittal proposes open space tracts, including large areas at the southeast and southwest corners of the subject site, stating that they will be utilized as "common recreation uses". With a resubmittal, please describe whether these specific open space areas will be available to the general public (existing residents), or only those of the proposed neighborhood. Furthermore:
 - a. If these open space areas are intended to be available to the public, please note this public access on a revised site plan with the next submittal.
 - b. If these open space areas are not intended to be available to the public, please provide a detailed perimeter wall plan. The perimeter wall around open space areas should be a view fence so as to maintain a sense of openness for the community.
15. With the next submittal, please submit an updated Citizen Involvement Report, which outlines any discussion with the public that have occurred after the first submittal of this application.

Circulation:

16. The site plan should be revised to include full site access from 93rd Street, in addition to the proposed entrance on 94th Street. A single access point on a minor arterial will likely create difficulties making the left turn from the subdivision entrance onto a higher volume, higher speed street. Adding an access onto 93rd Street provides direct access to Cactus Road to get to and from the 101 Freeway, and direct access to 94th Street for travel north and south. This eliminates site traffic from having to travel through the 94th Street and Cactus Road intersection. The Larkspur extension ensures that site traffic will not be encouraged to utilize 93rd Street north to connect to Sweetwater Avenue. The comments below are based upon the proposed singular access to 94th Street, but the site plan needs to be revised to include a full connection to 93rd Street.
17. E. Cactus Road is considered a Suburban Major Collector street. The minimum right-of-way required is a 50-foot-wide half street, with an additional 5-feet (for a total of 55-feet) required just west of N. 94th Street. The existing half street right-of-way on Cactus Road adjacent to 9390 E. Cactus Road shows to be 45-feet. With the next submittal, please identify and dimension this required dedication, and update the net site area figure. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual. No street improvements are required along E. Cactus Road.
18. N. 94th Street is considered a Suburban Minor Arterial street. The minimum right-of-way required is a 55-foot-wide half street. Please dimension this existing right-of-way on a revised site plan. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual.
 - a. If approved (see comment 13), the site access and median opening in 94th Street shall be located a minimum distance of 600 feet from Cactus Road and Larkspur Drive. Please reference Section 5-3.119F of the Design Standards and Policies Manual (figure 5.3-30), and the 2016 Scottsdale Transportation Master Plan: Policies (page 2).
 - b. The proposed median opening in N. 94th Street shall be designed to provide a northbound vehicle refuge area. A preliminary design of the median opening shall be submitted with the Preliminary Plat application for review and approval by the Transportation Department.
19. N. 93rd Street is considered a Local Collector Street. The minimum right-of-way required is a 25-foot-wide half street. It appears the existing 25-feet is a roadway easement, and will need to be dedicated as fee title right-of-way with the final plat. Please dimension this right-of-way on a revised site plan. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual.
 - a. N. 93rd Street needs to be improved to the Local Residential Street – Suburban Character cross section, along the site frontage, as shown in Figure 5.3-20 of the Design Standards and Policies Manual. A minimum pavement width of 22-feet needs to be provided, with a 6-foot-wide sidewalk, per the standard cross section. Curb and gutter also needs to be installed on the east side of N. 93rd Street. The cross section needs to transition into the existing cross section located just south of Desert Trail. The existing speed table needs to be replaced with the current City of Scottsdale Standard Detail #2292-1&2. Please reference Section 47-21 and 47-22 of

the Scottsdale Revised Code and Section 5-3.100 of the Design Standards and Policies Manual.

- b. The comment above in 15.b is to replace the existing substandard pavement; not to widen and/or add curbs to the existing substandard pavement. The developer may perform a geotechnical analysis to determine if the existing pavement section meets City standards, but upon visual inspection, it appears to be substandard.
20. The internal streets are considered Local Residential Streets, Suburban Character. These streets need to be contained within a 46-foot-wide street tract (private streets/gated). The tracts also need to be dedicated to provide emergency and service vehicle access. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual.
 - a. The internal local streets are to be designed in conformance with Figure. 5.3-20 of the Design Standards and Policies Manual, Local Residential Street – Suburban Character. The standard cross section is 28 feet back of curb to back of curb with 6 foot wide sidewalks. Please reference Sec. 5-3.100 of the Design Standards and Policies Manual and Section 47-21 and 47-22 of the Scottsdale Revised Code.
 - b. The gated entry design needs to conform to Section 2-1.806 of the Design Standards and Policies Manual (Figure 2.1-3) Please verify conformance with the next submittal.
21. E. Larkspur Drive is considered a Local Residential Street – Suburban Character. Per Figure 5.3-20 of the Design Standards and Policies Manual, a 46-foot-wide right-of-way is required. The submitted Larkspur Drive street cross section only shows a 42-foot-wide right-of-way. Please revise the site plan and cross section with the second submittal to address this comment. Please reference Scottsdale Revised Code Sections 47-21 and 47-22, and Section 5-3.100 of the Design Standards and Policies Manual.
 - a. E. Larkspur Drive needs to be designed in conformance with Figure 5.3-20 of the Design Standards and Policies Manual, Local Residential Street – Suburban Character. The standard cross section is 28 feet, back of curb to back of curb, with 6-foot wide sidewalks. The submitted site plan shows 42-feet back of curb to back of curb, with a 4-foot-wide sidewalk on the south side. There are conflicts between the cross section shown on the Pedestrian and Vehicular Circulation Exhibit done by Empire Group included in the Project Narrative and the color Larkspur Drive cross section prepared by LVA, with a date of November 29, 2016. Please revise the site plan and street cross section with the second submittal to address this comment. Please reference Sections 47-21 and 47-22 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual.
 - b. With the next submittal, please eliminate the proposed medians shown within the Larkspur Drive right-of-way. City staff doesn't support adding medians within local streets and the turn restrictions as currently shown. Traffic calming would also be a separate proposal. The street design will need to accommodate fire and solid waste vehicles, and that will require either 20-feet of pavement on each side of the median, or mountable medians. This design will also not prevent vehicles from turning into and out of N. 93rd Way.

22. With the next submittal, please provide a revised site plan providing sidewalk connections from each of the proposed cul-de-sacs to the sidewalk along N. 93rd Street. Please reference the 2008 Transportation Master Plan Chapter 7, Section 8.
23. With the next submittal, please submit a revised Traffic Impact Study that creates an alternative scenario that assumes site access on N. 93rd Street, and no access to N. 94th Street. Circulation comments are based on the 94th Street access plan.
24. With the next submittal, please submit a revised Traffic Impact Study addressing the following:
 - a. Sweetwater "Drive" should be referred to as Sweetwater Avenue.
 - b. Cactus Road is designated as a major collector, not an arterial street.
 - c. Sweetwater Avenue is a minor collector with a speed limit of 30 mph, not 40 mph.
 - d. What data was collected to support the assumed 1% growth rate? This should be included in the appendix.
 - e. In Table 2, the difference in trips for the PM Enter is 15, not 12 as shown.
 - f. Can the daily traffic volumes for the two schools be determined from the peak hour counts, or by using ITE data?
 - g. On Page 10 – figure 7 – PM Enter trips is 30, but should be 28. AM Exit trips is 28, but should be 25.
 - h. On Page 11 – Figure 8 – A&B (Casy and Mission Montessori driveways) are missing through volumes on Cactus Road.

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:

Site:

25. The submitted site plan(s) show lots 41 through 44 of Sweetwater Ranch Estates Unit II being approximately 140 deep. The final plat for Sweetwater Ranch Estates Unit II, as well as the City's GIS system shows these lots having a depth of approximately 155-feet (with the southern 20-feet of each lot containing a drainage easement). With the next submittal, please submit revised plan and Larkspur cross sections, clearly identifying the correct dimensions.
26. With the next submittal, please clearly identify the perimeter property lines (net property area).
27. With the next submittal, please submit revised plans that identify the items listed on the Plan & Report Requirements for Development Applications, which is attached to this letter.

28. With the next submittal, please modify the typical setback exhibit under the site data block, to reflect a 20-foot front yard setback to match the proposed amended development standards.
29. With the next submittal, please submit a revised site plan that shows and dimensions all existing and proposed rights-of-ways.

Fire:

30. With the next submittal, please submit a revised site plan that demonstrates fire hydrant spacing (existing and proposed) in conformance with Ordinance 4045 & 507.5.1.2.
31. Divided entrances shall be at least 20-feet-wide, per Sec. 2-1.802(2) of the Design Standards and Policies Manual. With the next submittal, please submit a revised site plan which provides a dimension.
32. There will be a requirement for a Key switch/pre-emption sensor at this gated community. Please reference Ordinance 4045 & 503.6.1. This will need to be demonstrated prior to final plan approval.
33. There will be a requirement to demonstrate that fire lane surfaces have the ability to support 83,000 pound gross vehicle weight. This shall include any bridge or culvert crossing if applicable. Please reference Sec. 2-1.802(3) of the Design Standards and Policies Manual.

Aviation:

34. Per Chapter 5 of the Scottsdale Revised Code, Article III.I Airport Vicinity Development Regulations, this property falls within the AC-1 Airport Influence Area, and as such the following will need to be completed prior to final plat approval.
 - a. A height analysis approved through the FAA. Submit the FAA response to form 7460-1.
 - b. A fair disclosure shall be provided to each purchaser. This note shall appear on the final plat. If the development is subject to CC&R's, the owner shall include this disclosure in the CC&R's.
 - c. The developer shall grant an aviation easement over the entire property, which shall be recorded on the final plat.

Circulation:

35. At the time of final plat, there will be a requirement to dedicate sight distance easements, per Section 5-3.119D of the Design Standards and Policies Manual.
36. There is an existing trail located along the north side of E. Cactus Road within the public right-of-way. The color site plan that was submitted with the first submittal shows a new public trail within the boundary of the subdivision, outside of the right-of-way. This trail will need to be located within a public non-motorized access easement. Please reference Section 8-3.101.B of the Design Standards and Policies Manual.
37. With the next submittal, please clearly identify the provided cul-de-sac radii, in conformance with Section 2-1.802 of the Design Standards and Policies Manual.

Water/Wastewater:

38. Prior to final plat and final improvement plan submittal, the developer will need to obtain approval of the final basis of design reports for water and wastewater. Please reference Section 6-1.300 of the Design Standards and Policies Manual.
39. Any existing water and wastewater connections that will not be utilized by the new development will need to be properly released, abandoned and approved by the Water Resources Department. Please reference Section 6-1.416 of the Design Standards and Policies Manual

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.

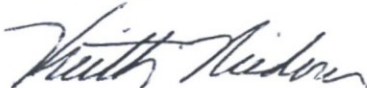
In an effort to get this Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 21 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

ATTACHMENT A
Resubmittal Checklist

Case Number: **28-ZN-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ Three copies of the Revised Traffic Impact Study

☒ 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"

☒ Open Space Plan:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Street Cross Sections

3 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Site Cross Sections:

3 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Development Plan(Narrative) Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 1 11" x 17" 5 8 ½" x 11"

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.

CITY OF SCOTTSDALE

January 25, 2017

Shelby Duplessis
Empire Residential Communities Fund II LLC 6617 N Scottsdale Road
Scottsdale, AZ 85250

RE: 28-ZN-2016
Wolf Springs Ranch

Dear Ms. Duplessis,

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Zoning:

2. In accordance with Table 6.208.B.4 of the Zoning Ordinance, interior amenities shall mean the provision of private recreational facilities such as tennis courts, recreation centers, bike paths and equestrian trails, which are accessible to residents of the development. The submitted narrative discusses benches; shade structures and gathering area are being provided. Please add additional private recreational facilities, such as playground equipment, beyond what is presently proposed, as a compelling reason for an addition factor of density increase. Also, please provide additional

28-ZN-2016
3/15/17

details of what the passive/active amenity area will consist of.

The applicant has included: outdoor entertainment and kitchen area, horseshoe pits, fire pit and lounge area, Ramada with picnic bench and barbeque, shaded playground area, and pickle ball court to the passive and active amenity spaces to serve as compelling reasons for a density increase as request by City staff. Details, including elevations and renderings provide support to the narrative language.

3. In accordance with Section 6.213.1 of the Zoning Ordinance, buildings shall be setback from the perimeter property line a distance at least as much as the required rear yard or perimeter setback of the adjacent district. The approved PRD development to the west (Caballo Estates, case 25-ZN-2005), required a 30-foot rear yard setback. So, there shall be a minimum 30-foot building setback from the perimeter property line along 93rd Street.

The submitted site plan includes 20 feet of landscaping with a 10 foot side yard, equaling a 30' building setback. This 30' setback is consistent with the adjacent community, Caballo Estates, thus complying with Section 6.213.1 of the Zoning Ordinance.

4. In conformance with Section 6.204 A & B of the Zoning Ordinance, a Zoning Map Amendment application for the PRD district shall be accompanied by a Development Plan as required in Section 7.820 of the Zoning Ordinance. All of these items are part of the submitted Project Narrative, but it needs to be titled the Wolf Spring Ranch Development Plan with the next submittal.

The Exhibit title has been revised.

Drainage:

5. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

Two copies of the revised drainage report along with materials requested are being submitted.

6. The minimum required stormwater storage volume is the first flush volume (FFV), which retains the first $\frac{1}{2}$ inch of rainfall. With the next submittal, submit a revised drainage report that uses the weighted runoff coefficient for the post development site to calculate the FFV. If it's greater than the pre vs post volume, then use the FFV. Please summarize your method of analysis and results in the revised drainage report.

We calculated the FFV based upon the first $\frac{1}{2}$ inch of rainfall and we also calculated the differential C (exist condition C_{100} -vs- post condition C_{100}) 100-year volume. The FFV was the larger of the two. Therefore, we are proposing to design the Site to retain the FFV onsite.

It was also noted in the review comments that we must maintain the 10 and 100-year peak discharges leaving the Site to at or below the existing condition. We have presented a preliminary basin design, documented in the revised report, that demonstrates storage of the FFV in the bottom of the basins, and bleeding off the 10 and 100 year peaks through an orifice set above the FFV elevation, at rates lower than the existing condition.

7. With the next submittal, please submit a revised drainage report identifying if it's feasible to drain the stormwater basis into the City's storm drain pipes in Cactus Road, rather than utilizing dry wells. Please summarize your method of analysis and results in the revised drainage report.

The Site drainage design was put into a routing model (SSA) to run the 10 and 100-year frequency events through the various conceptual stormdrains, swales, and storage basins. As part of this model, we included an outfall to the existing Cactus Road catch basin at the northeast curb return at Cactus Road and 93rd Street. Based on the estimated invert of the retention basins and review of the catch basin invert elevation in the as-built plans for the Cactus Road Improvements, we believe this arrangement to have merit. However, the basis of design (design discharges, HGL) for the Cactus Road storm drain is unknown at this time. The design may require modification based on any additional information we can find regarding the Cactus Road stormdrain hydraulics.

Significant Policy Relate 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:

Site Design:

8. In accordance with Section 2-1.1103.3 of the Design Standards and Polices Manual, there should be a minimum 12-foot-wide landscape buffer tract between the proposed lots that back to 94th Street and the right-of-way line. Please revise plans accordingly with the second submittal.
All lots backing to 94th Street (Lots 1-6 & 41-45) have a 12 foot landscape tract, measured from rear lot line to right-of-way. This is in conformance with Section 2-1.1103.3 of the DS&PM.
9. In accordance with Section 2-1.1103.3 of the Design Standards and Polices Manual, other landscape buffer tract widths should be 10-feet along 93rd Street and the new Larkspur Drive (both north and south sides), and 15-feet from the Cactus Road ultimate right-of-way line. Please dimension these tract widths on a revised site plan.
Minimum landscape tracts along the perimeter are as follows; 20' along 93rd St. (west), 10' along Larkspur Dr. (north), and 20' along Cactus Rd. (south). All tracts are measured from internal lot lines to right-of-way. These landscape buffers meet or exceed the standards set forth in Section 2-1.1103.3 of the DS&PM.
10. With the next submittal, please submit a wall location plan, which identifies what types of walls will be constructed where on the site. There should also be a preliminary detail of each wall type.
A Wall Plan Exhibit with wall details have been submitted with this application.

General Plan:

11. The Project Narrative provided with the first submittal includes historical background to land use policy documents that are now outdated and have been superseded, specifically land use descriptors. For the benefit of the public and the Commission and Council to consider, please only reflect upon adopted and/or ratified public policy and plans. Accordingly, with the next submittal, please update the narrative to clearly assess the proposed development against the 2001 General Plan, Cactus Corridor Plan, Shea Area

Plan, and the existing zoning of both the subject site and the local area. **Narrative updated**

12. The subject site falls within the boundary of the Shea Area Plan (1993). This plan places focus on established neighborhoods within the Shea Area as a means to ensure that future development is compatible. With the next submittal, please submit an updated narrative which should include an assessment of the proposed development per the plan's goals, policies, and guidelines as it was not included in the first submittal.

Narrative updated.

13. The 2001 General Plan Land Use (Goal 7, Bullet 2), Housing (Goal 2, bullet 2), and Neighborhoods (Goal 5) Elements, and furthermore, the Shea Area Plan (Goal 1, Policy 1) speak to the significance of existing residential neighborhoods, placing importance on protecting these neighborhoods when a new, adjacent development is under consideration. Proposed lots 36 through 40 of the applicant's submittal are approximately 13,000 square feet in lot size. Whereas, the existing adjacent lots on the south side of Desert Trail are in the 15,500 square feet range. In order to create a clear and compatible transition from the proposed development and Sweetwater Ranch Estates, please consider adjusting the site plan to allow for these northern-most lots to match the established lot sizes found to the north.

The existing adjacent lots to the north within the Sweetwater Ranch Estates community each have approximately 20 feet area at the rear (south) edge of the lot that is dedicated as a drainage easement. This area is not located within the walled portion of the lot. When this area is removed from the lot area, the remaining lot area is generally comparable to the widths and depth of the four lots along the northern edge of the Wolf Springs community.

14. The General Plan Land Use (Goal 5, Bullet 6; Goal 7, Bullet 5; and Goal 8) and Open Space and Recreation (Goal 1, Bullet 9) Elements, as well as the Shea Area Plan (Goal 2, Policy 1) place importance on open space areas as an amenity to the local community. The applicant's first submittal proposes open space tracts, including large areas at the southeast and southwest corners of the subject site, stating that they will be utilized as "common recreation uses". With a resubmittal, please describe whether these specific open space areas will be available to the general public (existing residents), or only those of the proposed neighborhood. Furthermore:

a. If these open space areas are intended to be available to the public, please note this public access on a revised site plan with the next submittal. **Open space is not intended for public use.**

b. If these open space areas are not intended to be available to the public, please provide a detailed perimeter wall plan. The perimeter wall around open space areas should be a view fence so as to maintain a sense of openness for the community.

Detail added for the perimeter wall.

15. With the next submittal, please submit an updated Citizen Involvement Report, which outlines any discussion with the public that have occurred after the first submittal of this application. **Citizen Involvement Report has been updated to include any additional notes from neighbor meetings.**

Circulation:

16. The site plan should be revised to include full site access from 93rd Street, in addition to the proposed entrance on 94th Street. A single access point on a minor arterial will likely create difficulties making the left turn from the subdivision entrance onto a higher volume, higher speed street. Adding an access onto 93rd Street provides direct access to Cactus Road to get to and from the 101 Freeway, and direct access to 94th Street for travel north and south. This eliminates site traffic from having to travel through the 94th Street and Cactus Road intersection. The Larkspur extension ensures that site traffic will not be encouraged to utilize 93rd Street north to connect to Sweetwater Avenue. The comments below are based upon the proposed singular access to 94th Street, but the site plan needs to be revised to include a full connection to 93rd Street. **Based on neighbor opposition and persistent request not to access 93rd Street, we have not added this entrance to 93rd St.**
17. E. Cactus Road is considered a Suburban Major Collector street. The minimum right-of-way required is a 50-foot-wide half street, with an additional 5-feet (for a total of 55-feet) required just west of N. 94th Street. The existing half street right-of-way on Cactus Road adjacent to 9390 E. Cactus Road shows to be 45-feet. With the next submittal, please identify and dimension this required dedication, and update the net site area figure. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual. No street improvements are required along E. Cactus Road.
Dimensions have been added to the site plan to show the minimum half street right of way adjacent to 94th Street as 55'. This right of way transitions west to 93rd Street and increases to 58'. No improvements are proposed along Cactus Road.
18. N. 94th Street is considered a Suburban Minor Arterial street. The minimum right-of-way required is a 55-foot-wide half street. Please dimension this existing right-of-way on a revised site plan. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual. **The revised site plan has been updated to dimension the existing 55 foot half street right of way on 94th Street. This will be dedicated as fee title with the final plat.**
- a. If approved (see comment 13), the site access and median opening in 94th Street shall be located a minimum distance of 600 feet from Cactus Road and Larkspur Drive. Please reference Section 5-3.119F of the Design Standards and Policies Manual (figure 5.3-30), and the 2016 Scottsdale Transportation Master Plan: Policies (page 2).
The applicant has verified that the 94th Street entry to the community is 600 feet from both Cactus Road and Larkspur Drive.
- b. The proposed median opening in N. 94th Street shall be designed to provide a northbound vehicle refuge area. A preliminary design of the median opening shall be submitted with the Preliminary Plat application for review and approval by the Transportation Department. **Agreed**
19. N. 93rd Street is considered a Local Collector Street. The minimum right-of-way required is a 25-foot-wide half street. It appears the existing 25-feet is a roadway easement, and will need to be dedicated as fee title right-of-way with the final plat. Please dimension this right-of-way on a revised site plan. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual.
The revised site plan has been updated to dimension the existing 25 foot half street right

of way on 93rd Street. This will be dedicated as fee title with the final plat. It should be noted that we will fully improve 93rd Street along our west edge including an equestrian trail on the west side and a six foot sidewalk on the east side with ribbon curb on both sides.

- a. N. 93rd Street needs to be improved to the Local Residential Street – Suburban Character cross section, along the site frontage, as shown in Figure 5.3-20 of the Design Standards and Policies Manual. A minimum pavement width of 22-feet needs to be provided, with a 6-foot-wide sidewalk, per the standard cross section. Curb and gutter also needs to be installed on the east side of N. 93rd Street. The cross section needs to transition into the existing cross section located just south of Desert Trail. The existing speed table needs to be replaced with the current City of Scottsdale Standard Detail #2292-1&2. Please reference Section 47-21 and 47-22 of the Scottsdale Revised Code and Section 5-3.100 of the Design Standards and Policies Manual.

The applicant has updated the N. 93rd Street cross section to comply with Figure 5.3-20 of the DSPM. The cross section includes a 25 foot half street right of way, consisting of 22 feet of existing asphalt, proposed roll curb, a proposed 6 foot sidewalk on the east side of the street, and existing 6 foot path on the west side, and 20 feet of additional tracted landscaping adjacent to the proposed community.

- b. The comment above in 15.b is to replace the existing substandard pavement; not to widen and/or add curbs to the existing substandard pavement. The developer may perform a geotechnical analysis to determine if the existing pavement section meets City standards, but upon visual inspection, it appears to be substandard. We will perform the required geotechnical analysis to make determination.

20. The internal streets are considered Local Residential Streets, Suburban Character. These streets need to be contained within a 46-foot-wide street tract (private streets/gated). The tracts also need to be dedicated to provide emergency and service vehicle access. Please reference Section 47-10 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual.

The internal streets shown in the revised site plan are private/gated streets with a 46' wide tract. These streets are intended to provide emergency and service vehicle access. An internal cross section has been provided on the submitted site plan, demonstrating conformance with Figure 5.3-20 of the DSPM.

- a. The internal local streets are to be designed in conformance with Figure 5.3-20 of the Design Standards and Policies Manual, Local Residential Street - Suburban Character. The standard cross section is 28 feet back of curb to back of curb with 6 foot wide sidewalks. Please reference Sec. 5-3.100 of the Design Standards and Policies Manual and Section 47-21 and 47-22 of the Scottsdale Revised Code.
The revised site plan is in conformance with the Local Residential Street – Suburban Character cross section and includes 28' of asphalt and 6' wide sidewalks. A typical cross section is provided with this submittal
- b. The gated entry design needs to conform to Section 2-1.806 of the Design Standards and Policies Manual (Figure 2.1-3) Please verify conformance with the next submittal.
The gated entry design is in conformance to Section 2-1.806 of the DS&PM Figure 2.1-3. This design includes 75' queuing distance, 20' asphalt on either side of entry medians, and 20' turn around capability between medians.

21. E. Larkspur Drive is considered a Local Residential Street – Suburban Character. Per Figure 5.3-20 of the Design Standards and Policies Manual, a 46-foot-wide right-of-way is required. The submitted Larkspur Drive street cross section only shows a 42-foot-wide right-of-way. Please revise the site plan and cross section with the second submittal to address this comment. Please reference Scottsdale Revised Code Sections 47-21 and 47-22, and Section 5-3.100 of the Design Standards and Policies Manual.

The proposed Larkspur Drive has been redesigned to meet the Local Residential – Suburban Character street section. This includes 46' right of way.

- a. E. Larkspur Drive needs to be designed in conformance with Figure 5.3-20 of the Design Standards and Policies Manual, Local Residential Street -Suburban Character. The standard cross section is 28 feet, back of curb to back of curb, with 6-foot wide sidewalks. The submitted site plan shows 42-feet back of curb to back of curb, with a 4-foot-wide sidewalk on the south side. There are conflicts between the cross section shown on the Pedestrian and Vehicular Circulation Exhibit done by Empire Group included in the Project Narrative and the color Larkspur Drive cross section prepared by LVA, with a date of November 29, 2016. Please revise the site plan and street cross section with the second submittal to address this comment. Please reference Sections 47-21 and 47-22 of the Scottsdale Revised Code, and Section 5-3.100 of the Design Standards and Policies Manual.

Larkspur Drive's 46' right of way is made up of 28' back of curb to back of curb improvements with 6' wide sidewalks on either side.

- b. With the next submittal, please eliminate the proposed medians shown within the Larkspur Drive right-of-way. City staff doesn't support adding medians within local streets and the turn restrictions as currently shown. Traffic calming would also be a separate proposal. The street design will need to accommodate fire and solid waste vehicles, and that will require either 20-feet of pavement on each side of the median, or mountable medians. This design will also not prevent vehicles from turning into and out of N. 93rd Way.

The applicant has been working very closely with neighboring properties to the north that have expressed concerns regarding the volume and excessive speed of traffic that uses Desert Trail and Larkspur to access 94th Street. The results of these conversations have led to a proposed traffic mitigation proposal that includes the extension of Larkspur Drive and the installation of medians as a traffic calming devices and to deter traffic from utilizing the Desert Trail. The applicant will continue to work with City staff to determine an implementable design solution.

22. With the next submittal, please provide a revised site plan providing sidewalk connections from each of the proposed cul-de-sacs to the sidewalk along N. 93rd Street. Please reference the 2008 Transportation Master Plan Chapter 7, Section 8.

The submitted site plan and pedestrian circulation plan have been revised to show pedestrian connections from the northern internal cul-de-sac and the internal cul-de-sac located south of the entry to the 6' sidewalk along 93rd Street. Both connections will consist of a 10' wide sidewalk. The applicant believes these two gated pedestrian connections are evenly distributed throughout the community and will adequately serve the proposed community.

23. With the next submittal, please submit a revised Traffic Impact Study that creates an alternative scenario that assumes site access on N. 93rd Street, and no access to N. 94th

Street. Circulation comments are based on the 94th Street access plan.

Per our previous discussions on this project, the alternative analysis includes one exit only access on 93rd Street and full movement access on 94th Street.

24. With the next submittal, please submit a revised Traffic Impact Study addressing the following:

a. Sweetwater "Drive" should be referred to as Sweetwater Avenue.

This has been changed throughout the report

b. Cactus Road is designated as a major collector, not an arterial street.

The roadway designation has been revised

c. Sweetwater Avenue is a minor collector with a speed limit of 30 mph, not 40 mph.

The roadway designation and speed limit has been revised

d. What data was collected to support the assumed 1% growth rate? This should be included in the appendix.

Information is included in the appendix

e. In Table 2, the difference in trips for the PM Enter is 15, not 12 as shown.

This has been changed in the report

f. Can the daily traffic volumes for the two schools be determined from the peak hour counts, or by using ITE data?

The daily volume of this school has been obtained using the ITE trip generation methodology and included in the report.

g. On Page 10 – figure 7 – PM Enter trips is 30, but should be 28. AM Exit trips is 28, but should be 25.

This has been changed in the report

h. On Page 11 – Figure 8 – A&B (Casy and Mission Montessori driveways) are missing through volumes on Cactus Road.

This has been changed in the report

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:

Site:

25. The submitted site plan(s) show lots 41 through 44 of Sweetwater Ranch Estates Unit II being approximately 140 deep. The final plat for Sweetwater Ranch Estates Unit II, as well as the City's GIS system shows these lots having a depth of approximately 155-feet (with the southern 20-feet of each lot containing a drainage easement). With the next submittal, please submit revised plan and Larkspur cross sections, clearly identifying the correct dimensions. The site plan has been updated to reflect the correct dimensions for the Sweetwater Ranch Estates lots and the proposed Larkspur Drive right-of-way.

26. With the next submittal, please clearly identify the perimeter property lines (net property area).

The application has revised the perimeter property line to clearly define the net property area.

27. With the next submittal, please submit revised plans that identify the items listed on the Plan & Report Requirements for Development Applications, which is attached to this letter. **Understood**
28. With the next submittal, please modify the typical setback exhibit under the site data block, to reflect a 20-foot front yard setback to match the proposed amended development standards. **The typical setback for Type A and Type B lots shown on the site plan have a revised front setback of 20'.**
29. With the next submittal, please submit a revised site plan that shows and dimensions all existing and proposed rights-of-ways.
The revised site plan dimensions all existing and proposed right of ways.

Fire:

30. With the next submittal, please submit a revised site plan that demonstrates fire hydrant spacing (existing and proposed) in conformance with Ordinance 4045 & 507.5.1.2. **The Utility Plan exhibit within the water and sewer basis of design reports has been updated to provide adequate fire hydrant coverage.**
31. Divided entrances shall be at least 20-feet-wide, per Sec. 2-1.802(2) of the Design Standards and Policies Manual. With the next submittal, please submit a revised site plan which provides a dimension. **Dimensions have been added to divided entries to show 20' of asphalt, consistent with Sec. 2-1.802(2) of the DS&PM.**
32. There will be a requirement for a Key switch/pre-emption sensor at this gated community. Please reference Ordinance 4045 & 503.6.1. This will need to be demonstrated prior to final plan approval.
The proposed gated entry will include a Key switch/pre-emption sensor. A label has been added to the revised site plan.
33. There will be a requirement to demonstrate that fire lane surfaces have the ability to support 83,000 pound gross vehicle weight. This shall include any bridge or culvert crossing if applicable. Please reference Sec. 2-1.802(3) of the Design Standards and Policies Manual. **All fire lane surfaces have the ability to support 83,000 pounds gross vehicle weight per Sec. 2-1.802(3). A note has been added to the submitted site plan.**

Aviation:

34. Per Chapter 5 of the Scottsdale Revised Code, Article III.I Airport Vicinity Development Regulations, this property falls within the AC-1 Airport Influence Area, and as such the following will need to be completed prior to final plat approval. **The FAA has reviewed and approved the the height analysis. David Maddox is reviewer. (202) 267-4525. Keith Niederer will schedule the project with the AAC for review at the City.**
- A height analysis approved through the FAA. Submit the FAA response to form 7460-1. Approved. **Notice is attached.**
 - A fair disclosure shall be provided to each purchaser. This note shall appear on the final plat. If the development is subject to CC&R's, the owner shall include this disclosure in the CC&R's. **Understood**
 - The developer shall grant an aviation easement over the entire property, which shall be recorded on the final plat. **Understood**

Circulation:

35. At the time of final plat, there will be a requirement to dedicate sight distance easements, per Section 5-3.119D of the Design Standards and Policies Manual.

Understood

36. There is an existing trail located along the north side of E. Cactus Road within the public right-of-way. The color site plan that was submitted with the first submittal shows a new public trail within the boundary of the subdivision, outside of the right-of-way. This trail will need to be located within a public non-motorized access easement. Please reference Section 8-3.101.B of the Design Standards and Policies Manual. The site plan has been revised to show the existing trail within the Cactus Road right of way. It is the intent of the applicant to utilize the existing trail.

37. With the next submittal, please clearly identify the provided cul-de-sac radii, in conformance with Section 2-1.802 of the Design Standards and Policies Manual. Labels have been added to the revised site plan to show the 50 foot right of way/40.5 foot back of curb radii, as required.

Water/Wastewater:

38. Prior to final plat and final improvement plan submittal, the developer will need to obtain approval of the final basis of design reports for water and wastewater. Please reference Section 6-1.300 of the Design Standards and Policies Manual. Understood

39. Any existing water and wastewater connections that will not be utilized by the new development will need to be properly released, abandoned and approved by the Water Resources Department. Please reference Section 6-1.416 of the Design Standards and Policies Manual. Understood

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 Amendment request to a 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 21 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,

A handwritten signature in blue ink, appearing to read "Keith Niederer".

Keith Niederer Senior Planner



April 24, 2017

Shelby Duplessis
Empire Residential Communities Fund II LLC
6617 N Scottsdale Road
Scottsdale, AZ 85250

RE: 28-ZN-2016
Wolf Springs Ranch

Dear Ms. Duplessis,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/15/2017. The following **2nd 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.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second 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. Per Section 6.213.1 of the Zoning Ordinance, buildings shall be setback from the perimeter property line a distance at least as much as the required rear yard or perimeter setback of the adjacent district. The approved PRD to the west (Caballo Estates, case 25-ZN-2005) required a 30-foot rear yard setback abutting N. 93rd Street. On the proposed Wolf Springs Ranch, the landscape tract abutting lots 19, 26, and 27 is 20-feet-wide, and the proposed side yard setback is 5 feet on these lots. This would total on a 25-foot setback from the 93rd Street right-of-way line. With the next submittal, please consider reducing the lot width by 5-feet to make the tract 25-feet wide, or propose an alternative solution to create a 30-foot setback.
2. With the next submittal, please submit a revised Amended Development Standards Legislative Draft, (Exhibit F of the Development Plan), that discusses the proposed height restrictions on lots 37 through 40.

Drainage:

3. Please submit two (2) copies of a revised Drainage Report, addressing the below comments.

4. The drainage report that was submitted with the 2nd submittal, utilized a C value of 1.0 for the FFV. With the 3rd submittal, please submit a revised drainage report utilize the post development C value of 0.64 for the R1-18 zoning per Figure 4.1-4 of the Design Standards and Policies Manual.
5. With the next submittal, please submit a revised drainage report identifying the project intend to drain the stormwater basins into City's storm drain pipes in Cactus Road, rather than utilizing dry wells. This shall be stated in the revised drainage report.

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

Site Design:

6. With the next submittal, please submit a revised wall plan relocating the proposed view fence near the southwest corner of the site north and eastward to avoid fencing in the open space and retention areas, and provide a better justification for PRD factor number 2.
7. If a future phase is being proposed where the Montessori school site is presently location, a phasing plan and phased site plan shall be submitted with the 3rd submittal.

Circulation:

8. There will likely be a stipulation to include full site access from 93rd Street, in addition to the proposed entrance on 94th Street. A single access point on a minor arterial will likely create difficulties making the left turn from the subdivision entrance onto a higher volume, higher speed street. Adding an access onto 93rd Street provides direct access to Cactus Road to get to and from the 101 Freeway, and direct access to 94th Street for travel north and south. This eliminates site traffic from having to travel through the 94th Street and Cactus Road intersection. The Larkspur extension should encourage traffic to not utilize 93rd Street north to connect to Sweetwater Avenue.
9. N. 93rd Street needs to be improved to the Local Residential Street – Suburban Character cross section, along the site frontage, as shown in Figure 5.3-20 of the Design Standards and Policies Manual. A minimum pavement width of 22-feet needs to be provided, with a 6-foot-wide sidewalk, per the standard cross section. Vertical curb and gutter also needs to be installed on the east side of N. 93rd Street. Providing a decomposed granite trail on the west side of the street is acceptable. The cross section needs to transition into the existing cross section located just south of Desert Trail. The existing speed table needs to be replaced with the current City of Scottsdale Standard Detail #2292-1&2. Please reference Section 47-21 and 47-22 of the Scottsdale Revised Code and Section 5-3.100 of the Design Standards and Policies Manual.
10. With the next submittal, please submit a revised site plan removing the proposed curb extensions at the northeast corner of Larkspur Drive and 93rd Way.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second 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:

Site:

11. All plans should call out the new 1' tract adjacent to the Sweetwater Ranch Estates Unit II subdivision. This tract is to be included in the new Wolf Ranch subdivision.

Water and Waste Water:

12. The proposed 5-foot-wide easement near the southwest corner of the development is not sufficient for water line access. This easement shall be a minimum width of 20-feet, per the Design Standards and Policies Manual.
13. The proposed water line system tie-in on N. 94th Street should feature an isolation valve on the new leg at the proposed tie-in, per the Design Standards and Policies Manual.

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 RETURN TO THE APPLICANT.

In an effort to get this Zoning District Map Amendment request to a 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 51 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These 2nd 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

ATTACHMENT A
Resubmittal Checklist

Case Number: **28-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: Letter of Authorization-actual owner of record
- ☒ One copy: Revised Narrative for Project

☒ Context Aerial with the proposed Site Plan superimposed

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

☒ Site Plan:

7 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Open Space Plan:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Landscape Plan:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Phasing Plan(s):

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Street Cross Sections:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 5 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Technical Reports:

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



April 24, 2017

Shelby Duplessis
Empire Residential Communities Fund II LLC
6617 N Scottsdale Road
Scottsdale, AZ 85250

RE: 28-ZN-2016
Wolf Springs Ranch

Dear Ms. Duplessis,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/15/2017. The following **2nd 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.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second 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. Per Section 6.213.1 of the Zoning Ordinance, buildings shall be setback from the perimeter property line a distance at least as much as the required rear yard or perimeter setback of the adjacent district. The approved PRD to the west (Caballo Estates, case 25-ZN-2005) required a 30-foot rear yard setback abutting N. 93rd Street. On the proposed Wolf Springs Ranch, the landscape tract abutting lots 19, 26, and 27 is 20-feet-wide, and the proposed side yard setback is 5 feet on these lots. This would total on a 25-foot setback from the 93rd Street right-of-way line. With the next submittal, please consider reducing the lot with by 5-feet to make the tract 25-feet wide, or propose an alternative solution to create a 30-foot setback. The applicant acknowledges the setback requirement along the east and west perimeter edge of the property. Along these edges, a perimeter setback from the property line shall be a minimum of 30 feet to be consistent with adjacent PRD zoning. A note has been added to the Conceptual Site Plan exhibit that perimeter building setbacks may be increased from typical where applicable.
2. With the next submittal, please submit a revised Amended Development Standards Legislative Draft, (Exhibit F of the Development Plan), that discusses the proposed height restrictions on lots 37 through 40. **Revised Development Standards.**

Drainage:

3. Please submit two (2) copies of a revised Drainage Report, addressing the below comments.
We will submit two copies of the revised report along with the materials requested.

28-ZN-2016
05/22/2017

4. The drainage report that was submitted with the 2nd submittal, utilized a C value of 1.0 for the FFV. With the 3rd submittal, please submit a revised drainage report utilize the post development C value of 0.64 for the R1-18 zoning per Figure 4.1-4 of the Design Standards and Polices Manual. **See Attached**
5. With the next submittal, please submit a revised drainage report identifying the project intend to drain the stormwater basins into City's storm drain pipes in Cactus Road, rather than utilizing dry wells. This shall be stated in the revised drainage report.
Discussion of this concept is contained in the report in Sections 6, 8 and 9.

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

Site Design:

6. With the next submittal, please submit a revised wall plan relocating the proposed view fence near the southwest corner of the site north and eastward to avoid fencing in the open space and retention areas, and provide a better justification for PRD factor number 2.
The wall plan has been revised to show the proposed view fencing on the southwest corner of the site to following the lot/cul de sac outline, making open space more accessible to public.
7. If a future phase is being proposed where the Montessori school site is presently location, a phasing plan and phased site plan shall be submitted with the 3rd submittal. A phasing plan has been included with this submittal to include APN#217-24-019Q as being in Phase 2. The Phase 2 area includes lots-37-40 and retention/open space area. Density calculations have been provided on Phasing Exhibit and open space calculations by phase have been included on the Open Space exhibit.

Circulation:

8. There will likely be a stipulation to include full site access from 93rd Street, in addition to the proposed entrance on 94th Street. A single access point on a minor arterial will likely create difficulties making the left turn from the subdivision entrance onto a higher volume, higher speed street. Adding an access onto 93rd Street provides direct access to Cactus Road to get to and from the 101 Freeway, and direct access to 94th Street for travel north and south. This eliminates site traffic from having to travel through the 94th Street and Cactus Road intersection. The Larkspur extension should encourage traffic to not utilize 93rd Street north to connect to Sweetwater Avenue. The applicant has revised the site plan to show gated "exit only" access to 93rd St and maintains ingress/egress access on 94th St. The exit only condition is reflective of conversations between neighborhoods groups and the applicant.
9. N. 93rd Street needs to be improved to the Local Residential Street – Suburban Character cross section, along the site frontage, as shown in Figure 5.3-20 of the Design Standards and Policies Manual. A minimum pavement width of 22-feet needs to be provided, with a 6-foot-wide sidewalk, per the standard cross section. Vertical curb and gutter also needs to be installed on the east side of N. 93rd Street. Providing a decomposed granite trail on the west side of the street is acceptable. The cross section needs to transition into the existing cross section located just south of Desert Trail. The existing speed table needs to be replaced with the current City of Scottsdale Standard Detail #2292-1&2. Please reference Section 47-21 and 47-22 of the Scottsdale Revised Code and Section 5-3.100 of the Design Standards and Polices Manual. The cross section of 93rd St. has been updated to show vertical curb and gutter to the east edge. A decomposed granite trail is proposed on the west side of the street and will transition into existing sidewalk improvements extending south of Desert Trail.
10. With the next submittal, please submit a revised site plan removing the proposed curb extensions at the northeast corner of Larkspur Drive and 93rd Way. The proposed curb extension on Larkspur Dr. and 93rd Way has been eliminated in the submitted site plan and associated graphics.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second 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:

Site:

11. All plans should call out the new 1' tract adjacent to the Sweetwater Ranch Estates Unit II subdivision. This tract is to be included in the new Wolf Ranch subdivision. The revised graphics have been updated to call out the 1' tract adjacent to Sweetwater Ranch Estates Unit II subdivision. The 1' tract is located between existing property line and the future northern edge of Larkspur right-of-way.

Water and Waste Water:

12. The proposed 5-foot-wide easement near the southwest corner of the development is not sufficient for water line access. This easement shall be a minimum width of 20-feet, per the Design Standards and Policies Manual. The configuration of the waterline was modified to work with the proposed retention. Where easements are required they are a minimum of 20'.
13. The proposed water line system tie-in on N. 94th Street should feature an isolation valve on the new leg at the proposed tie-in, per the Design Standards and Policies Manual. A new isolation valve has been added.

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 RETURN TO THE APPLICANT.

In an effort to get this Zoning District Map Amendment request to a 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 51 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These 2nd 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).

**Response to comments related to Engineering Documents prepared by
Slater Hanifan Group**

RE: 28-ZN-2016, 2nd Review Comments

3. Please submit two (2) copies of the Revised Drainage report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

We will submit two copies of the revised report along with the materials requested.

4. The drainage report that was submitted with the 2nd submittal, utilized a C value of 1.0 for the FFV. With the 3rd submittal, please submit a revised drainage report utilize the post development C value of 0.64 for the R1-18 Zoning per Figure 4.1-4 of the Design Standards and Policies Manual.

We maintain that calculating the FFV based upon the first ½ inch of rainfall and an assumed C value of 1.0 is correct.

We also calculated the differential C (exist condition C_{100} -vs- post condition C_{100}) 100-year volume. The C values are based upon the existing condition C value of 0.53 and a calculated weighted C for the proposed project of 0.63. Please note that the lot portion of the proposed condition weighted C calculation uses the R1-18 zoning C of 0.64, as noted in the comment. The other two land uses used in the weighted C calculation are 0.95 for pavement, and 0.30 for landscape/retention areas.

The first-flush volume is the larger of the two optional storage volumes in this redevelopment and is approximately 0.70 acre-feet.

5. With the next submittal, please submit a revised drainage report identifying if it's feasible to drain the stormwater storage basins into the City's storm drain pipes in Cactus Road, rather than utilizing drywells. This shall be stated in the revised drainage report.

Discussion of this concept is contained in the report in Sections 6, 8, and 9.

12. The proposed 5-foot-wide easement near the southwest corner of the development is not sufficient for the waterline access. This easement shall be a minimum width of 20-feet, per the Design Standards and Policies Manual.

The configuration of the waterline was modified to work with the proposed retention. Where easements are required they are a minimum of 20'.

13. The proposed water line system tie-in on N. 94th Street should feature an isolation valve on the new leg at the proposed tie-in, per the Design Standards and Policies Manual.

A new isolation valve has been added.

WOLF SPRINGS RANCH – COMMENT RESPONSES FOR SECOND ZN SUBMITTAL

LVA Responses – 05/04/17

1. The applicant acknowledges the setback requirement along the east and west perimeter edge of the property. Along these edges, a perimeter setback from the property line shall be a minimum of 30 feet to be consistent with adjacent PRD zoning. A note has been added to the Conceptual Site Plan exhibit that perimeter building setbacks may be increased from typical where applicable.
6. The wall plan has been revised to show the proposed view fencing on the southwest corner of the site to following the lot/cul de sac outline, making the open space more accessible to the public.
7. A phasing plan has been included with this submittal to include parcel #217-24-019Q as being included in Phase 2. The Phase 2 area includes lots 37-40 and retention/open space area. Density calculations have been provided on the Phasing Exhibit and open space calculations by phase have been included on the Open Space exhibit.
8. The applicant has revised the site plan to show gated "exit only" access to 93rd Street and maintains ingress/egress access from 94th Street. The exit only condition is reflective of conversations between neighborhood groups and the applicant.
9. The cross section for 93rd St. has been updated to show vertical curb and gutter to the east edge. A decomposed granite trail is proposed on the west side of the street and will transition into existing sidewalk improvements extending south of Desert Trail
10. The proposed curb extension on Larkspur Dr. and 93rd Way has been eliminated in the submitted site plan and associated graphics.
11. The revised graphics have been updated to call out the 1' tract adjacent to Sweetwater Ranch Estates Unit II subdivision. The 1' tract is located between the existing property line and the future northern edge of the Larkspur right-of-way.

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

ATTACHMENT A
Resubmittal Checklist

Case Number: **28-ZN-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2" x 11" shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One original: Letter of Authorization-actual owner of record
- ☒ One copy: Revised Narrative for Project

☒ Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Site Plan:

7 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Open Space Plan:

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Landscape Plan:

Color 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Phasing Plan(s):

2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Street Cross Sections:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 5 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Technical Reports:

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