

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

November 17, 2017

5-PP-2016#2
Keith Nichter
Lva Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 5-PP-2016#2 Storyrock Phase 1B

The Development Review Board approved the above referenced case on November 16, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Doris McClay, 480-312-4214.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Doris McClay
Senior Planner
dmccclay@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

RESPONSE TO 2ND REVIEW COMMENTS – 3RD SUBMITTAL – SEPTEMBER 13, 2017

RE: 5-PP-2016#2

Storyrock Phase 1B

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. The revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) submitted has a total of 445 lots with 120 lots in the RI-43 zoning classification. Please revise this ownership table to comply with the stipulated 443 lots under 13-ZN-2014.

RESPONSE: *This formula error has been fixed. The revised ownership table accompanying this submittal shows a total 443 lots in compliance with 13-ZN-2014.*

2. The amended development standards on the Preliminary Plat and in the narrative are not the same. Please revise these documents to be consistent. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setbacks may be reduced by 25% (including the decimal). Please revise the amended standards for distance between main buildings on adjacent lots in the narrative to reflect the amended side yard setback for each zoning district.

RESPONSE: *The amended development standards shown in the narrative have been revised to match those that are shown on the Preliminary Plat. The amended development standards are in compliance with Section 6.1083 of the Zoning Ordinance which states that lot area and setbacks may be reduced by 25% (including the decimal).*

3. Please demonstrate that the minimum dimension of 30 feet in width is met on Lot 19 and Lot 94 (Zoning Ordinance section 6.1060.F). The enhanced desert open space is not NAOS. Please verify this width requirement for all NAOS areas (20 feet minimum width for NAOS adjacent to right-of-way). Please dimension all NAOS between lots.

RESPONSE: *The NAOS plan has been revised to include dimensions of all NAOS between lots with the understanding that the minimum width of NAOS areas is 30 feet (20 feet for naos adjacent to right of way).*

Circulation:

4. Please submit the Master Circulation Plan approved by the City's Transportation Department.

RESPONSE: *A recent request from Staff has required a change to the Master Circulation Plan in relation to 128th St. row. A copy of the revised Master Circulation Plan has been included with this 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.

RESPONSE: *Two copies of the revised Drainage Report with the original redlines have been included with this submittal.*

6. Please refer to the Drainage report for staff's comments.

RESPONSE: *Noted.*

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of 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:

Fire:

7. Please demonstrate the Residential turning radii (40.5' Outside) (DS&PM 2-1.802(5)). The Preliminary plat shows some of the radii, but not all of them. Some of the radii dimensions shown on the plan are not meeting the requirement.

RESPONSE: *The Preliminary Plat has been updated to depict cul-de-sac radii and now also includes a note on the cover sheet confirming the intent to meet the necessary Fire radii.*

8. Please demonstrate the divided entrances and drive thru by pass lanes comply with the minimum required width of 20 feet by providing dimensions on the Preliminary plat (DS&PM 2-1.802(2)).

RESPONSE: *Dimensions have been added to the preliminary plat demonstrating that the divided entrances and drive thru bypass lanes comply with the minimum required wide of 20 feet.*

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:

9. 229.6 acres of NAOS is less than 50% of the site. Please revise the NAOS plan and narrative. On the Storyrock Phase 1B- NAOS Exhibit, prepared by LVA, there is a 'Storyrock Total NAOS' table which has different information than the 'Storyrock Total NAOS' table that is in the Storyrock Phase 1B Project Narrative. Please clarify and coordinate the information that is indicated on these tables.

RESPONSE: *229.6 Acres is a requirement of the approved zoning (13-ZN-2014), 50% was a result of rounding. Per staffs request, the NAOS Plan and Narrative have been revised.*

10. The lift station which will be deeded to the City is shown on the NAOS plan and the Landscape plan as disturbed NAOS by the shading. It was not shown as NAOS on the 1" submittal. Please revise the NAOS plan.

RESPONSE: *The NAOS plan has been revised so that the area deeded to the City for the proposed lift station is not included as NAOS.*

11. There appears to be a trail or path through the Tracts. Please label on the plans.

RESPONSE: *The Preliminary Plat has been amended to include a label for the trail.*

12. Please show the sight distance easements on the Landscape plan. It appears that the safety triangles are shown with the dash line.

RESPONSE: *The Landscape Plan has been revised to show sight distance easements.*

13. Please show all scarred areas on the NAOS plan (Lots 1, 4 and 5).

RESPONSE: *The NAOS plan has been revised to more clearly show all scarred areas.*

ATTACHMENT A
Resubmittal Checklist

Case Number: 5-PP-2016#2

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 copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project

Preliminary Plat:

5 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

NAOS Plan:

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

Landscape Plan:

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

Other Supplemental Materials:

Technical Reports:

2 copies of Revised Drainage Report: Plan Check No.

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.

STORYROCK – RESPONSE TO CoS 1ST REVIEW COMMENTS – 2/22/2017

RE: 5-PP-2016#2

Storyrock Phase 1B

Mrs. McClay:

The Storyrock development team has completed the revisions to the 1st review of the above referenced development application originally submitted on 11/17/16. The following **responses to the 1st review comments** represent the review performed by our team, as well as coordination with City Staff.

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.

Zoning:

1. Within the Storyrock Master Development, the number of units within each zoning district has changed from the approved Conceptual Development Plan (6 additional R1-43 lots and removal of 1 R1-35 lot and 5 R1-18 lots) stipulated under 13-ZN-2014. Please submit a revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) and add the zoning designation of each lot to the preliminary plat.

Response: *This flexibility was discussed with City Staff with the understanding you can make minor revisions within ownership groups as long as they wouldn't exceed the allowable density within any approved zoning districts. A revised ownership table has been provided. Also, a table identifying the zoning designation of each lot has been included within the preliminary-plat for each phase.*

2. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setback may be reduced by 25%. Please revise your proposed amended standards in the narrative to comply with this section. For example, R1-18 amended setback for the front yard should be 26.25 feet or rounded up to 27 feet.

Response: *The development standards being proposed for this community are in compliance with Section 6.1083 of the Zoning Ordinance. With amended development standards, lot area and setbacks can be reduced by 25%. While using decimals for our required setbacks will require more precision in the field, they are necessary to allow us to fit the proposed product on our sensitively designed lot envelopes.*

3. Please locate the natural area open space (NAOS) in contiguous tracts instead of in individual lots. Please refer to Zoning Ordinance Section 6.1060.

Response: *Ord. Sec. 6.1060 allows for both tract and on-lot NAOS with no indicated preference. In order to utilize large lots (R1-35, R1-43 & R1-70), which are consistent with Rural Neighborhoods and the Dynamite Foothills Character Area, it is necessary to use a combination of on-lot NAOS in*

association with development envelopes. While it is not feasible to locate all NAOS in contiguous tracts, the development team has identified several areas where on-lot NAOS can be transferred to tracts. These changes are reflected as a part of this submittal. With these changes, over 50% of all NAOS provided within the STORYROCK masterplan has now been provided within tracts.

4. Please revise the layout and configuration of the lots that include a drainage easement so that the lots will be reduced in size and the drainage easement will be located and protected in a tract. Please refer to Zoning Ordinance Section 6.1011 and 6.1060.

Response: *Ord. Sec. 6.1011 or 6.1060 does not appear to require d.e.'s in tracts. Although, while it's not feasible to locate all drainage easements within designated tracts, the development team has identified several places where this can be accommodated. These changes are reflected as a part of this submittal.*

5. Please clarify the number of lots that are proposed for Phase 1B. At several places in the project narrative the text indicates '93 lots' however the Storyrock Master Environmental Design Concept Plan indicates 96 lots are proposed. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been revised to clarify the number of lots proposed for Phase 1B, which is a total of 96 lots.*

6. Please clarify the percentage of open space that is proposed for Phase 1B. At several places in the project narrative the text indicates '... over 50% of the Storyrock Master Plan Area dedicated as open space.' however the 'Storyrock Total N.A.O.S.' Table indicates 48.4% is proposed. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been revised to clarify the fact that 39.75 acres (48%) of Phase 1B will be dedicated NAOS. This Phase 1B open space contributes to a total dedication of over 50% of the overall STORYROCK "Master Plan Area" as open space.*

7. Please provide illustrations and information regarding the proposed 'Erosion/Scour Protection Walls'. Please refer to Zoning Ordinance Section 6.1011, 6.1070, and 6.1071.

Response: *Illustrations are provided in the narrative to represent options for erosion/scour protection. Erosion Setbacks, rip-rap, and concrete cutoff walls are some of the options proposed throughout the project.*

8. Under the Development Plan, Site section, please revise the first sentence so that it begins with 'Storyrock Phase 1B includes...' so that it will be similar to the project narrative for each of the other phases. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been revised to reflect this change.*

9. Under the Existing Conditions, Boulders section, please clarify why the sentence 'While none of these features ... boulders will be preserved.' is not included in this section. Are there no boulders in Phase 1B? Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been revised to address this comment.*

10. Under the Development Plan, Homeowners Association Maintenance Responsibilities and CC&Rs section, please clarify the reference to the 'Storyrock Homeowners Association'. Will there be a master association and an association for each respective phase? Please refer to Zoning Ordinance Section 1.303.

Response: *The intent is that there will be one master association.*

11. Under the Scottsdale General Plan, Scottsdale's Twelve Plan Elements, Preserve Meaningful Open Space, Open Space and Recreation Element, second sentence; please clarify the reference to '...just a few miles north...' because the Tom's Thumb Trailhead is approximately 0.9 mile south of Phase 1B. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been revised to address this comment.*

12. Lots adjacent to the McDowell Sonoran Preserve are larger than the lot area requirement under the amended standard for their zoning districts and should be reconfigured with a tract based on the purpose of the amended standard section (Section 6.1083).

Response: *Lot sizes have been reduced and a tract (minimum 15') has been provided around the projects perimeter boundary.*

13. Provide a setback exhibit for all lots within Phase 1B to show which lots have the requested amended standards and to show the perimeter lots required rear yard setback of 60 feet stipulated in 13-ZN-2014. If a tract is added between the perimeter lots and the Preserve, the 60 feet rear yard setback would not be required.

Response: *A tract (minimum 15') has been added along the perimeters of the STORYROCK community. A setback exhibit highlighting these buffer tracts has been included with this submittal.*

14. Please provide a plan that illustrates the locations of all boulder outcrop areas and boulder cluster areas and identify boulders or boulder clusters that meet the Zoning Ordinance Section 3.100 Definition with the proposed preliminary plat so that the Development Review Board and staff will be able to understand the relationship and protections that will be provided between these existing natural features of Storyrock Phase 1 and the proposed layout of roads, lots, tracts, and easements, etc. Please refer to Zoning Ordinance Section 6.1011.

Response: *A Boulder Analysis exhibit depicting boulder locations in relation to lots and roadways has been included with this submittal.*

15. Please revise all text, notations, legends, tables, etc., to be black or maximize the contrast between the text and the background color of the pages, maps, charts, images, etc., and enlarge the font size in the Storyrock Phase 1B Project Narrative so that all the information in the document will be clear and legible. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative text has been adjusted to maximize contrast and improve legibility.*

16. Please add the footer 'Narrative Phase 1B' on each page. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been revised to include a phase 1B footer.*

17. Notes and dimensions on the Phase 1B - NAOS Plan, the Phase 1B - Construction Envelope Exhibit & Scenic Corridor Plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: *Notes and dimensions on the NAOS Plan and Construction Envelope Exhibit & Scenic Corridor Plan have been sized so as to have a 12 point font (1/6th of an inch) on the associated 24 x 36 sheets.*

18. All light fixtures in a Single family zoning district shall be directed downward under the Zoning Ordinance section 7.602. Please revise the light fixture on the landscape plan to comply with this provision.

Response: *The lighting plans have been revised to ensure that all light fixtures proposed for this project are in conformance with Zoning Ordinance section 7.602.*

Circulation:

19. Conform to approved cross sections and street improvement and phasing as outlined in the approved Master Circulation plan. Please submit the approved Master Circulation plan with the resubmittal of the Preliminary plat.

Response: *The master circulation plan is included with this resubmittal.*

Fire:

20. Please demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2).

Response: *A note indicating Hydrant spacing per Fire Ord. and DS&PM 6-1.502 has been added to the pre-plat.*

21. Please remove Cul-de-sac median unless it is decorative only, flush with street and drivable. (Fire Ord, 4045, 503.4).

Response: *A detail of the proposed cul-de-sac median has been provided on the landscape plans. The median has been designed to comply with Design Standards and Policies Manual Section 5-3.1100 and provide proper clearances in accordance with Ord. 4045, 503.4 & 503.2.1.*

Drainage:

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

Response: *2 copies of the revised Drainage Report and original red-line have been included in this resubmittal.*

23. Please refer to Drainage report for comments.

Response: *See Separate Drainage Comment Responses with the Revised Drainage Report*

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of 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:

24. Please indicate the location of public utility easements on the Storyrock Phase 1B preliminary plat. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.

Response: *Public Utility Easements shown on the pre-plat where applicable, however, dry utilities are proposed behind the back of curb within Public ROW and or Roadway Private Tract as discussed with the City.*

25. Please provide illustration and information regarding vehicular access gates and adjacent pedestrian access path that will be included with the improvements that are proposed for Storyrock Phase 1B. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 3-1.200.

Response: *No vehicular access gates are being proposed within Phase 1B.*

Landscape Design:

26. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.

Response: *While exact locations of above ground utility equipment and vaults will not be determined at this level of preliminary review, a note has been added to the landscape plans to indicate compliance with Design Standards & Policies Manual, Section 2-1.401.1*

27. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer

to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Response: *The landscape plan has been revised to show the site visibility triangles.*

28. Please revise the Conceptual Landscape Plan - Phase 1B so that the plants that are proposed to be installed in Basin DB70, Basin DB101, and Basin DB102, will be in conformance with Design Standards and Policies Manual Section 2-1.903 Native Plants in Detention Basins and Drainage Channels.

Response: *The landscape plan has been revised to include a note that's ensures that plants installed in all basins are in conformance with Scottsdale's standards for Native Plants in Detention Basins and Drainage Channels.*

29. Please provide illustrations and information regarding the proposed 'Vehicular Accent Paving'. Please refer to Zoning Ordinance Section 1.303.

Response: *The landscape plans have been revised to include more information regarding the proposed 'Vehicular Accent Paving'.*

30. Where on-site wall are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence. Please update the wall plan in the landscape plans (DS&PM 2-2.501.B.2.b).

Response: *The wall plan and landscape plans have been revised to include a note that indicates walls placed adjacent to meaningful NAOS areas, should provide at least 50 percent of the wall surface as a view fence.*

Fire:

31. Please demonstrate the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.802(5)).

Response: *All roadways, Cul-de-sacs and Entries have been designed according to City standards to allow for the appropriate residential fire turning radii as defined in DS&PM 2-1.802(5).*

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:

32. On the NAOS exhibit, please provide square footage of each scarred area and disturbed NAOS area in Phase 1B.

Response: *The NAOS exhibit has been revised to include a table identifying the square footage of each scarred area and disturbed area in Phase 1B.*

33. Please provide square footage of NAOS on each lot in a table format on the NAOS plan.
Response: *The NAOS exhibit has been revised to provide the square footage of NAOS of on each lot in table format.*

34. On the NAOS exhibit, please show the width of the NAOS between lots. The minimum width requirement is 30 feet under Zoning Ordinance section 6.1060.F. If lot is dependent on the adjacent lot to meet this width requirement, a note is required on the plat.

Response: *The NAOS exhibit has been revised to show the width of the NAOS between lots. Where the lot is dependent on an adjacent to lot to meet the minimum 30 foot width requirement, a note has been added to the NAOS table.*

35. Lots zoned RI-35 ESL, RI-43 ESL and RI-70 ESL shall not be mass graded (Zoning Ordinance section 6.1071.A.6). Please note this information on the preliminary plat.

Response: *A note has been added to the preliminary plat.*

36. Under the Scottsdale General Plan, Preserve Meaningful Open Space section, please clarify the reference to location of the McDowell Sonoran Preserve (MSP). Text indicates '... located west of the ... ' however the MSP is located east of Storyrock Phase 1B. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been updated to respond to this comment.*

37. Under the Dynamite Foothills Character Area Plan, Scottsdale Design Principles, Principle 9, please correct the spelling of the word 'palate'. In this text the word should be spelled 'palette'. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been updated to respond to this comment.*

38. Under the Location section please provide a key map on page 1. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been updated to provide a key map.*

39. Provide master sanitary sewer layout for entire Storyrock project.

Response: *Master Sanitary Sewer Layout has been provided with the MEDCP submittal.*

40. Sheet 3, 4&5 of 8- Show any proposed easements (i.e., VNAE, drainage, PUE, etc.) with labels.

Response: *Easements have been labeled and shown on the preliminary plat.*

41. Sheet 3, 4&5 of 8 - Label any proposed easement abandonments.

Response: *Easement Abandonments are shown.*

42. Sheet 2 of 8 - Ranch Gate cross section (Before gate)-Text is cut off

Response: *Text revised.*

43. Sheet 2 of 8- Ranch Gate cross section (Before gate)- drawing does not match Fig DSPM Fig 5.3-19.

Response: *Cross Section proposed with approved Master Circulation Plan.*

44. All sheets - Call out type and size of any existing water and sewer lines.

Response: *Size and type called out on plans.*

45. Sheet 8 of 8 - Show symbol for cross section in legend on cover sheet.

Response: *Symbol added.*

46. Sheet 8 of 8 - Retaining walls should follow DSPM Section 2.1-901 (Detention Basins) and DSPM Section 2.2-4.05 (Grading design guidelines) and Figure 2.2-8 Retaining Wall dimensions.

Response: *Proposed modifications to retaining walls will be requested to be approved by Development Review Board.*

47. Sheet 8 of 8-Show proposed retaining wall heights in cross sections or top of wall elevation for retaining wall and screen wall.

Response: *Proposed max retaining wall heights are to be 8' max for single walls and 6' for side yards retaining walls to maintain natural area open space and excessively disturb areas throughout the project. Due to undulating terrain, an increase in retaining wall heights to as proposed in the narrative are necessary to develop the site sensitively and also maintain future building height requirements from existing grade. All proposed modifications are outlined in the narrative and requested to be approved by Development Review Board.*

48. Execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements (SRC Sec. 47-23).

Response: *Noted.*

49. The owner shall construct, at its expense, the public improvements required by the city for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies (SRC Sec 48-101).

Response: *Noted.*

50. All exterior subdivision monuments & interior lot corners are to be set before the plat is approved. SRC Sec. 48-4 & 48-36, Arizona Administrative Code R4-30-301.13.

Response: *Noted.*

51. The lift station is to be conveyed to the city by deed and all boundary monuments set before the conveyance.

Response: *Noted.*

52. An assurance shall be in place prior to the recordation of the plat.

Response: *Noted.*

53. Submit a Release of Easement Map for all easements that conflict with the final plat

Response: *Noted.*

54. All rights- of-way that conflict with the final plat are to be abandoned before the final plat is recorded.

Response: *Noted.*

The revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and this written summary response addressing the comments/corrections are being resubmitted for further review. It is understood the City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

Per the enhanced review process, please call if you have any questions, or need further supplementary materials. Please contact me at 480-994-0994 or at knichter@lvadesign.com.

Sincerely,



Keith Nichter
LVA Urban Design Studio, LLC
Senior Planner



December 22, 2016

Keith Nichter
Lva Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

RE: 5-PP-2016#2
Storyrock Phase 1B

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/17/16. 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:

Zoning:

1. Within the Storyrock Master Development, the number of units within each zoning district has changed from the approved Conceptual Development Plan (6 additional R1-43 lots and removal of 1 R1-35 lot and 5 R1-18 lots) stipulated under 13-ZN-2014. Please submit a revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) and add the zoning designation of each lot to the preliminary plat.
2. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setback may be reduced by 25%. Please revise your proposed amended standards in the narrative to comply with this section. For example, R1-18 amended setback for the front yard should be 26.25 feet or rounded up to 27 feet.
3. Please locate the natural area open space (NAOS) in contiguous tracts instead of in individual lots. Please refer to Zoning Ordinance Section 6.1060.
4. Please revise the layout and configuration of the lots that include a drainage easement so that the lots will be reduced in size and the drainage easement will be located and protected in a tract. Please refer to Zoning Ordinance Section 6.1011 and 6.1060.

5. Please clarify the number of lots that are proposed for Phase 1B. At several places in the project narrative the text indicates '93 lots' however the Storyrock Master Environmental Design Concept Plan indicates 96 lots are proposed. Please refer to Zoning Ordinance Section 1.303.
6. Please clarify the percentage of open space that is proposed for Phase 1B. At several places in the project narrative the text indicates '...over 50% of the Storyrock Master Plan Area dedicated as open space.' however the 'Storyrock Total N.A.O.S.' Table indicates 48.4% is proposed. Please refer to Zoning Ordinance Section 1.303.
7. Please provide illustrations and information regarding the proposed 'Erosion/Scour Protection Walls'. Please refer to Zoning Ordinance Section 6.1011, 6.1070, and 6.1071.
8. Under the Development Plan, Site section, please revise the first sentence so that it begins with 'Storyrock Phase 1B includes...' so that it will be similar to the project narrative for each of the other phases. Please refer to Zoning Ordinance Section 1.303
9. Under the Existing Conditions, Boulders section, please clarify why the sentence 'While none of these features...boulders will be preserved.' is not included in this section. Are there no boulders in Phase 1B? Please refer to Zoning Ordinance Section 1.303.
10. Under the Development Plan, Homeowners Association Maintenance Responsibilities and CC&Rs section, please clarify the reference to the 'Storyrock Homeowners Association'. Will there be a master association and an association for each respective phase? Please refer to Zoning Ordinance Section 1.303.
11. Under the Scottsdale General Plan, Scottsdale's Twelve Plan Elements, Preserve Meaningful Open Space, Open Space and Recreation Element, second sentence; please clarify the reference to '...just a few miles north...' because the Tom's Thumb Trailhead is approximately 0.9 mile south of Phase 1B. Please refer to Zoning Ordinance Section 1.303.
12. Lots adjacent to the McDowell Sonoran Preserve are larger than the lot area requirement under the amended standard for their zoning districts and should be reconfigured with a tract based on the purpose of the amended standard section (Section 6.1083).
13. Provide a setback exhibit for all lots within Phase 1B to show which lots have the requested amended standards and to show the perimeter lots required rear yard setback of 60 feet stipulated in 13-ZN-2014. If a tract is added between the perimeter lots and the Preserve, the 60 feet rear yard setback would not be required.
14. Please provide a plan that illustrates the locations of all boulder outcrop areas and boulder cluster areas and identify boulders or boulder clusters that meet the Zoning Ordinance Section 3.100 Definition with the proposed preliminary plat so that the Development Review Board and staff will be able to understand the relationship and protections that will be provided between these existing natural features of Storyrock Phase 1 and the proposed layout of roads, lots, tracts, and easements, etc. Please refer to Zoning Ordinance Section 6.1011.
15. Please revise all text, notations, legends, tables, etc., to be black or maximize the contrast between the text and the background color of the pages, maps, charts, images, etc., and enlarge the font size in the Storyrock Phase 1B Project Narrative so that all the information in the document will be clear and legible. Please refer to Zoning Ordinance Section 1.303.
16. Please add the footer 'Narrative Phase 1B' on each page. Please refer to Zoning Ordinance Section 1.303.

17. Notes and dimensions on the Phase 1B - NAOS Plan, the Phase 1B - Construction Envelope Exhibit & Scenic Corridor Plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
18. All light fixtures in a Single family zoning district shall be directed downward under the Zoning Ordinance section 7.602. Please revise the light fixture on the landscape plan to comply with this provision.

Circulation:

19. Conform to approved cross sections and street improvement and phasing as outlined in the approved Master Circulation plan. Please submit the approved Master Circulation plan with the resubmittal of the Preliminary plat.

Fire:

20. Please demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2).
21. Please remove Cul-de-sac median unless it is decorative only, flush with street and drivable. (Fire Ord, 4045, 503.4).

Drainage:

22. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
23. Please refer to Drainage report for comments.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of 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:

24. Please indicate the location of public utility easements on the Storyrock Phase 1 preliminary plat. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.
25. Please provide illustration and information regarding vehicular access gates and adjacent pedestrian access path that will be included with the improvements that are proposed for Storyrock Phase 1B. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 3-1.200.

Landscape Design:

26. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.
27. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the

Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

28. Please revise the Conceptual Landscape Plan - Phase 1B so that the plants that are proposed to be installed in Basin DB70, Basin DB101, and Basin DB102, will be in conformance with Design Standards and Policies Manual Section 2-1.903 Native Plants in Detention Basins and Drainage Channels.
29. Please provide illustrations and information regarding the proposed 'Vehicular Accent Paving'. Please refer to Zoning Ordinance Section 1.303.
30. Where on-site wall are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence. Please update the wall plan in the landscape plans (DS&PM 2-2.501.B.2.b).

Fire:

31. Please demonstrate the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.802(5)).

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:

32. On the NAOS exhibit, please provide square footage of each scarred area and disturbed NAOS area in Phase 1B.
33. Please provide square footage of NAOS on each lot in a table format on the NAOS plan.
34. On the NAOS exhibit, please show the width of the NAOS between lots. The minimum width requirement is 30 feet under Zoning Ordinance section 6.1060.F. If lot is dependent on the adjacent lot to meet this width requirement, a note is required on the plat.
35. Lots zoned R1-35 ESL, R1-43 ESL and R1-70 ESL shall not be mass graded (Zoning Ordinance section 6.1071.A.6). Please note this information on the preliminary plat.
36. Under the Scottsdale General Plan, Preserve Meaningful Open Space section, please clarify the reference to location of the McDowell Sonoran Preserve (MSP). Text indicates '...located west of the...' however the MSP is located east of Storyrock Phase 1B. Please refer to Zoning Ordinance Section 1.303.
37. Under the Dynamite Foothills Character Area Plan, Scottsdale Design Principles, Principle 9, please correct the spelling of the word 'palate'. In this text the word should be spelled 'palette'. Please refer to Zoning Ordinance Section 1.303.
38. Under the Location section please provide a key map on page 1. Please refer to Zoning Ordinance Section 1.303.
39. Provide master sanitary sewer layout for entire Storyrock project.
40. Sheet 3, 4&5 of 8- Show any proposed easements (i.e., VNAE, drainage, PUE, etc.) with labels.
41. Sheet 3, 4&5 of 8 – Label any proposed easement abandonments.

42. Sheet 2 of 8 – Ranch Gate cross section (Before gate) – Text is cut off
43. Sheet 2 of 8 – Ranch Gate cross section (Before gate) – drawing does not match Fig DSPM Fig 5.3-19.
44. All sheets – Call out type and size of any existing water and sewer lines.
45. Sheet 8 of 8 – Show symbol for cross section in legend on cover sheet.
46. Sheet 8 of 8 - Retaining walls should follow DSPM Section 2.1-901 (Detention Basins) and DSPM Section 2.2-4.05 (Grading design guidelines) and Figure 2.2-8 Retaining Wall dimensions.
47. Sheet 8 of 8 – Show proposed retaining wall heights in cross sections or top of wall elevation for retaining wall and screen wall.
48. Execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements (SRC Sec. 47-23).
49. The owner shall construct, at its expense, the public improvements required by the city for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies (SRC Sec 48-101).
50. All exterior subdivision monuments & interior lot corners are to be set before the plat is approved. SRC Sec. 48-4 & 48-36, Arizona Administrative Code R4-30-301.13.
51. The lift station is to be conveyed to the city by deed and all boundary monuments set before the conveyance.
52. An assurance shall be in place prior to the recordation of the plat.
53. Submit a Release of Easement Map for all easements that conflict with the final plat
54. All rights-of-way that conflict with the final plat are to be abandoned before the final plat is recorded.

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

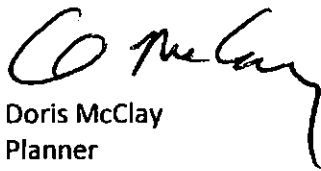
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

These 1st Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmccclay@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Doris McClay". The signature is written in a cursive style with a large initial "D" and a long, sweeping tail that extends downwards and to the right.

Doris McClay
Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **5-PP-2016#2**

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

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project

Preliminary Plat:

<u>8</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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NAOS Plan:

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Construction Envelope Exhibit:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Landscape Plan:

Color	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Lighting Site Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Photometric Analysis Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Other Supplemental Materials:

Technical Reports:

2 copies of Revised Drainage 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.

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.



March 16, 2017

Keith Nichter
Lva Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

RE: 5-PP-2016#2
Storyrock Phase 1B

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/22/17. 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 first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. The revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) submitted has a total of 445 lots with 120 lots in the R1-43 zoning classification. Please revise this ownership table to comply with the stipulated 443 lots under 13-ZN-2014.
2. The amended development standards on the Preliminary Plat and in the narrative are not the same. Please revise these documents to be consistent. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setbacks may be reduced by 25% (including the decimal). Please revise the amended standards for distance between main buildings on adjacent lots in the narrative to reflect the amended side yard setback for each zoning district.
3. Please demonstrate that the minimum dimension of 30 feet in width is met on Lot 19 and Lot 94 (Zoning Ordinance section 6.1060.F). The enhanced desert open space is not NAOS. Please verify this width requirement for all NAOS areas (20 feet minimum width for NAOS adjacent to right-of-way). Please dimension all NAOS between lots.

Circulation:

4. Please submit the Master Circulation Plan approved by the City's Transportation Department.

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. Please refer to the Drainage report for staff's comments.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of 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:

Fire:

7. Please demonstrate the Residential turning radii (40.5' Outside) (DS&PM 2-1.802(5)). The Preliminary plat shows some of the radii, but not all of them. Some of the radii dimensions shown on the plan are not meeting the requirement.
8. Please demonstrate the divided entrances and drive thru by pass lanes comply with the minimum required width of 20 feet by providing dimensions on the Preliminary plat (DS&PM 2-1.802(2)).

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:

9. 229.6 acres of NAOS is less than 50% of the site. Please revise the NAOS plan and narrative.
10. On the Storyrock Phase 1B – NAOS Exhibit, prepared by LVA, there is a 'Storyrock Total NAOS' table which has different information than the 'Storyrock Total NAOS' table that is in the Storyrock Phase 1B Project Narrative. Please clarify and coordinate the information that is indicated on these tables.
11. The lift station which will be deeded to the City is shown on the NAOS plan and the Landscape plan as disturbed NAOS by the shading. It was not shown as NAOS on the 1st submittal. Please revise the NAOS plan.
12. There appears to be a trail or path through the Tracts. Please label on the plans.

13. Please show the sight distance easements on the Landscape plan. It appears that the safety triangles are shown with the dash line.
14. Please show all scarred areas on the NAOS plan (Lots 1, 4 and 5).

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

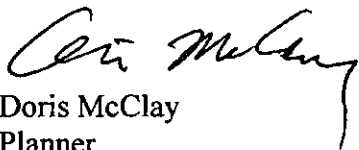
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 40 Staff Review Days since the application was determined to be administratively complete.

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 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 5-PP-2016#2

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 copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project

Preliminary Plat:

5	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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Landscape Plan:

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

Other Supplemental Materials:

Technical Reports:

2 copies of Revised Drainage Report: Plan Check No. _____

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.