

**Correspondence Between  
Staff and Applicant  
Approval Letter**



# CERTIFICATE OF NO EFFECT ARCHAEOLOGICAL RESOURCES

15-ZN-2017  
Sienna Hills Ph. 2

## APPLICATION INFORMATION

LOCATION: 12190 E Shea Bl	APPLICANT: Alex Stedman
PARCEL: 217-29-035, 217-29-036A	COMPANY: Alex Stedman
Q.S.: 29-57	ADDRESS: 120 S. Ash Ave. Tempe, AZ 85281
	PHONE: (480) 994-0994

Request: Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning on a +/- 8 acre site located at the northeast corner of the Central Arizona Project Canal and Shea Boulevard.

### Certificate of No Effect Criteria:

In accordance with Chapter 46, Article VI, of the Scottsdale Revised City Code, the Historic Preservation Officer finds that:

- No archaeological resources are located on the property according to the archaeological survey and report and based upon the city's review of the report.

## STIPULATIONS

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

SIGNATURE:

DATE: December 1, 2017

Steve Venker, 480-312-2831

### Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



April 11, 2018

Alex Stedman  
Lva Urban Design Studio LLC  
120 S Ash Ave  
Tempe, AZ 85281

Re: 15-ZN-2017, 13-AB-2017 & 6-GP-2017  
Sienna Hills Ph. 2

Dear Alex Stedman,

This is to advise you that the cases referenced above was approved at the April 10, 2018 City Council meeting. The ordinance and resolutions may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-4214.

Sincerely,

  
Doris McClay  
Senior Planner

## McClay, Doris

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**From:** Mark Stange <mstange@yahoo.com>  
**Sent:** Wednesday, December 13, 2017 9:34 PM  
**To:** McClay, Doris  
**Subject:** Re: Sienna Hills Phase 2 plan

Doris,

Thank you for the information.

Mark

On Wednesday, December 13, 2017, 12:37:52 PM MST, McClay, Doris <[DMcClay@scottsdaleaz.gov](mailto:DMcClay@scottsdaleaz.gov)> wrote:

Hi Mark

I have attached the Grading plan and landscape plan for Sienna Hills Phase 2 and also the site plan for your lot. The site plan for your lot shows the finished floor at 1540.97. The proposed cul-de-sac for Sienna Hills phase 2 is at 1546.39.

Doris McClay

Senior Planner

Current Planning

7447 E. Indian School Road

Scottsdale, AZ 85251

Tele: 480-312-4214

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## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

December 12, 2017

Alex Stedman  
120 S. Ash Ave.  
Tempe, AZ 85281

RE: Determination of a Planning Commission hearing

Dear Mr. Stedman:

Your Development Application 15-ZN-2017, Sienna Hills Ph. 2, is scheduled on the January 24, 2018 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday January 22, 2018. Please limit your presentation to a maximum of 10 minutes.

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

The Planning and Development Services Division has had this application in review for 37 Staff Review Days.

Thank you,

  
Doris McClay  
Senior Planner

C: Case File

## McClay, Doris

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**From:** McClay, Doris  
**Sent:** Friday, December 01, 2017 1:32 PM  
**To:** 'Alex Stedman' (astedman@lvadesign.com)  
**Cc:** Niederer, Keith; Edgar, Laurel  
**Subject:** Sienna Phase 2 15-ZN-2017


Hi Alex

There are still a couple of issues which need to be addressed on 15-ZN-2017. Here are the issues:

- Water Resources has corrections on the Wastewater Basis of Design report.
- Abandonment case must be submitted.
- NAOS plan states that there is 19,602 square feet of scarred area, but the plan doesn't identify these scarred areas.

There is still a possibility to be scheduled for the January 24<sup>th</sup> Planning Commission hearing. We would need these issues addressed by December 8<sup>th</sup>. Please come by our office to pick up the redlined Basis of Design report and schedule a meeting with Richard Sacks in Water Resources to discuss the comments on the Wastewater Basis of Design Report. Submit a revised NAOS plan identifying the scarred areas with square footage labeled for each area.

Doris McClay  
Senior Planner  
Current Planning  
7447 E. Indian School Road  
Scottsdale, AZ 85251  
Tele: 480-312-4214  
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November 9, 2017

Doris McClay  
City of Scottsdale  
7447 E. Indian School Rd.  
Scottsdale, AZ 85251

RE: 6-GP-2017 and 15-ZN-2017  
Sienna Hills Phase II

Dear Ms. McClay:

Thank you for your review of Sienna Hills Phase II Minor General Plan and Rezoning applications referenced above. All first review comments have been responded to and incorporated into the revised submittal.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

**General Plan/Zoning:**

1. Please revise narrative outlining the Major General Plan Amendment Criteria in the General Plan (pages 62-64). Furthermore, discuss how the Shea Corridor Overlay (Shea Area Plan, 1993) is being utilized as a means to allow for a non-major General Plan amendment for the proposed change to Suburban Neighborhoods.

*Response – Utilizing the rationale outlined in the 1993 Shea Character Area Plan, the Scottsdale General Plan 2001 allows for non-major General Plan amendment determination flexibility for projects and properties located along a designated portion of the East Shea Boulevard and that conform to the Plan's goals, policies, guidelines, and standards. The applicant has addressed these elements of the Plan in the revised narrative.*

2. The proposed site plan assumes the existing GLO's are abandoned. The owner must abandon existing GLO easements. Please submit abandonment application with the proposed compensation.

*Response – The applicant intends to process an abandonment application prior to the approval of final plat.*

3. Table 1 on page 12 of the applicant's narrative is incorrect in terms of the existing General Plan land use designations noted. For example, Sienna Hills Phase I is designated as Suburban Neighborhoods, whereas the subject site is Rural Neighborhoods. Please correct the table with a subsequent submittal.

*Response – Table one has been revised to include existing Rural Neighborhoods and proposed Suburban Neighborhoods categories as existing General Plan land use designations.*

4. With a resubmittal, please provide an updated Citizen Involvement Report, if there are any updates.

*Response – The Citizen Involvement Report as submitted with the 1<sup>st</sup> submittal reflects the current outreach status.*

5. Please provide the signed notification to the school district with the next submittal (Sec. 1.500.)

*Response – A signed adequate facilities form from Scottsdale Unified School District has been included with this resubmittal.*

6. The subject property is in two Environmentally Sensitive Lands Landforms: Upper Desert and Lower Desert Landforms. Please revise the NAOS table on plans to show the area of the property in each landform with slope categories, percentages and required NAOS for each landform. Please revise the NAOS calculations for Undisturbed and Disturbed NAOS based on revised required NAOS (Zoning Ordinance Section 6.1060). Please also revise the NAOS information in the narrative. These revisions may affect the overall NAOS provided including any excess that was anticipated to justify the future amended development standards request as part of the future preliminary plat submittal. See graphic below (pink indicates Upper Desert Landform and green indicates Lower Desert Landform):

*Response- NAOS calculations have been revised to show upper and lower desert.*

Water and Waste Water:

7. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

*Response – Basis of design reports have been updated and 3 copies included in submittal*

8. The developer will provide to the City a 20' wide easement that extends from the southwest corner of the proposed subdivision along the southern property line to the site access road assuming the existing 12" diameter sanitary sewer can be relocated through the proposed subdivision. If the 12" sewer cannot be relocated through the subdivision, a minimum 30' wide easement will be required to accommodate the relocated water transmission main and gravity sewer.

*Response – A 20' easement has been added, the sewer will be routed through the subdivision.*

9. The developer will remove the existing pressure reducing station vault on-site and relocate the 8" diameter waterline.

*Response – Improvement plans will show the removal of the PRV and the new PRV installed as shown on the Preliminary Plat. Revised 8" waterline will be installed as shown on the Preliminary Plat*

10. Please revise plans to complete the loop of existing dead end line on east side of the development (DSPM 6-1.4B).

*Response – An 8" waterline with easements has been added to the Preliminary Plat*

11. Please resolve invert elevation on existing 12" diameter sewer to verify that flows came be redirected through the development.

*Response – Invert elevations and pipe slopes have been added to the basis of design reports.*

### **Significant Policy Related Issues**

#### **Site Design:**

12. Although Scenic Corridor Design Guidelines require a 100' minimum width Scenic Corridor Easement (SCE) along the frontage of Scenic Corridor properties, the Shea Area Plan (Goal 2, Policy 1, Guideline 1a – pg 7) states that single family residential developments may provide a minimum width of 50', with an average width of 60'. The applicant proposes an 80' minimum, 100' average width for the Scenic Corridor. Although the applicant's proposal appears to meet Shea Area Plan policy, the plan also states that "dimensions should be determined on a case by case basis" (Goal 2, Policy 1, Guideline 1 – pg 7) and that "new development should be compatible to existing development through appropriate transitions" (Goal 1, Policy 1 – pg 5). Contextually, both Sienna Hills Phase I and McDowell Mountain Community Church meet the Scenic Corridor Design Guideline required 100' minimum width. With a resubmittal, please alter the proposed site plan to allow for a 100' minimum width Scenic Corridor Easement along the entire Shea Boulevard frontage. Furthermore, provide a dimensioned Scenic Corridor Plan exhibit. Finally, please update the narrative and all other graphics/exhibits to reflect the 100' Scenic Corridor. The 100' can help justify the future request for amended development standards with the future preliminary plat submittal.

*Response - The applicant believes the combination of precedent in the area, use of minimum averages, policies outlined in the Shea Area Plan, and inclusion of Phase I scenic corridor easement area justify the proposed scenic corridor area. The narrative and associated items have been updated to address the Scenic Corridor Design Guidelines and the Shea Area Plan Policy as it relates to the 100' setback request. The revised site plan provides a minimum scenic corridor of 85' and an average of 100+ along the Shea frontage as okayed by past conversations with City staff.*

13. The Scenic Corridor Design Guidelines restrict drainage basins to 25% of the scenic setback area. Please demonstrate compliance showing the total area of the Scenic Corridor and the area of the basin within the Scenic Corridor.

*Response – The applicant has located the basin within a portion of the Scenic Corridor that has been historically scarred (disturbance pre-dating 1991) and recently utilized for equipment staging related to the water reservoir recommending.*

*In its current condition, the proposed area does not support the scenic corridor guidelines and would be improved with the creation of a basin that utilizes NAOS revegetation techniques. Although the current basin area exceeds the 25%, locating a basin would in fact improve the Shea Boulevard Scenic Corridor through native plant enhancement.*

*The applicant would consider an increase of the Scenic Corridor area north, along the wash, to the internal east/west street or can include the 100' scenic corridor easement of phase I in an overall calculation. These dedications would ensure conformance with the 25% area restriction.*



Circulation:

14. Please verify and provide documentation that the Shea Boulevard 65-foot-wide right-of-way is dedicated in fee title (Scottsdale Revised Code Sec. 47-10).

*Response – Currently a 55' roadway exemption and a 10' roadway easement in the Tittle report. The 10' easement will be dedicated to the City in the final plat to create the required 65' Shea Blvd rights-of-way in fee title. The easement and a note on the dedication have been added to the plat.*

15. Please revise plans to show a ten-foot-wide multi-use path (concrete) along the Shea Boulevard frontage separated by a min. distance of 4 feet from the Shea curb. This multi-use path will need to tie into the existing path to the east, and to the bridge structure to the west (replace the short section of six foot wide sidewalk adjacent to the bridge) per DSPM Sec. 5-7.200, Facilities, 5-7.202

*Response – A detached, meandering, ten-foot-wide multi-use path has been incorporated into the proposed site plan. The detached path is within the Shea Boulevard right-of-way and will connect with existing pathway improvements to the east. Materials have been revised to show this path.*

16. Please provide a minimum 6-foot-wide sidewalk connection from the internal street system to the Shea Boulevard path (2008 Transportation Master Plan: Ch. 7, Sec. 8).

*Response – A six-foot-wide natural surface trail has been incorporated into the proposed site plan to connect the southern cul-de-sac of the community to the ten-foot-wide multi-use path along Shea Boulevard. The applicant believes that the use of a natural material surface within the scenic corridor is consistent with the objectives of the Scenic Corridor Guidelines. Materials have been revised to show this connection.*

17. The owner will need to dedicate to the City on the final plat a public non-vehicle access easement over any portion of the multi-use path that is located outside of the right-of-way.

*Response – Agreed.*

### **Technical Corrections**

#### **Site:**

18. The proposed amended development standard is stated as 23 feet on some documents and 19 feet on the plans. Please clarify the amended development standards for the rear yard setback which will be subject to approval by the Development Review Board at the time of preliminary plat.

*Response – The proposed rear yard amended development standard of 19' has been updated on all relevant documents.*

19. Please provide a conceptual site plan that is a black line drawing, without any gray tones, colors, or landscape symbols so that all copies of the site plan will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.

*Response – A black and white conceptual site plan has been included in this submittal.*

20. Notes on the landscape character plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

*Response – The landscape character plan has been revised.*

21. Please revise the Class III Cultural Resource Survey for the Sienna Hills Phase 2 (Case 15-ZN-2017) as follows:

- a. In the Abstract, please add the date of the report, the City of Scottsdale case number, and the City of Scottsdale Discovery Clause.
- b. In the Environmental Setting section, the vegetation is noted for current conditions, but not historically. Please revise this information to include the historical condition of the vegetation on the property.
- c. In the Records Check/Literature Review section, please add the GLO plat number and provide discussion comments regarding the adequacy of the two previous surveys that covered portions of the parcel.
- d. In the Field Methods section, please include the professional qualifications of project personnel.
- e. In the NRHP Criteria for Evaluation section, the NRHP significance criteria are included, but not City of Scottsdale significance criteria. This section is not needed, because no isolates or cultural resources were identified. The term “historic property” is used throughout report, although this is not a federal project.
- f. In the Summary and Recommendations Section, please indicate a recommendation for a Certificate of No Effect or a Certificate of Approval, and add the City of Scottsdale Discovery Clause. Additionally, because no federal oversight is involved with the project, finding recommendation of “No Historic Properties Affected” is not appropriate and reference to “undertaking” is not appropriate.

*Response – A revised Cultural Resource Survey has been included with this submittal.*

Circulation:

22. Please revise the plans to demonstrate that the internal street cross section match the cross section in Sienna Hills Phase 1. The developer shall design and construct internal street to conform to Sec. 5-3.107C, “Local Residential – Suburban Character” (Figure 5.3-20) as set forth in the DSPM. The cross-section shall be modified to show 28 feet BC-BC with roll curb and a 6-foot-wide sidewalk along one side of the street, and shall be contained within a minimum 40-foot-wide private street tract.

*Response – The internal street cross section has been revised to match the internal cross section of Sienna Hills Phase I.*

23. The Typical Street Section must show the 6-foot sidewalk on one side of the street as a continuation of Sienna Hills constructed to match the construction in Sienna Hill.

*Response – The internal street cross section has been revised to match the internal cross section of Sienna Hills Phase I.*

24. Walls within an Intersection and Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to DSPM Section 5.3.

*Response – Walls have been returned 8' back of row not to interfere with site triangles.*

25. Safety Railings are required on or adjacent to retaining walls where the vertical fall is 2 feet or more per DSPM 5-3.502.

*Response – All walls greater than 24" will have railing.*

26. Please address roadside safety precautions that will be necessary along the cul-de-sac with retaining wall approximately 6 feet from back of roll curb.

*Response – The curb adjacent to the walls and wash have been designated as 6" vertical to function as a barrier.*

27. Please address potential safety concerns alongside the roads where steep grades are proposed at culvert crossing.

*Response – The curb adjacent to the walls and wash have been designated as 6" vertical to function as a barrier.*

28. Page 3 of the applicant's narrative incorrectly states that Shea Boulevard is a Desert Scenic Roadway. For transparency, please update the narrative to note that Shea Boulevard is a Scenic Corridor.

*Response – The narrative has been updated to note Shea Boulevard as a Scenic Corridor.*

Please feel free to call me if you have any questions or would like to discuss these responses. My phone number is (480)994-0994 and email is [astedman@lvadesign.com](mailto:astedman@lvadesign.com)

Sincerely,

Alex Stedman

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **15-ZN-2017**

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

Site Plan:

_____ 6 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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NAOS Plan:

_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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Landscape Plan:

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

Other Supplemental Materials:

Class III Cultural Resource Survey

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Technical Reports:

- \_\_\_\_\_ copies of Revised Drainage Report:
- \_\_\_\_\_ copies of Revised Storm Water Waiver:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

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



October 6, 2017

Alex Stedman  
120 S. Ash Ave.  
Tempe, AZ 85281

RE: 6-GP-2017 and 15-ZN-2017  
Sienna Hills Ph. 2

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/7/17. The following **1<sup>st</sup> 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.

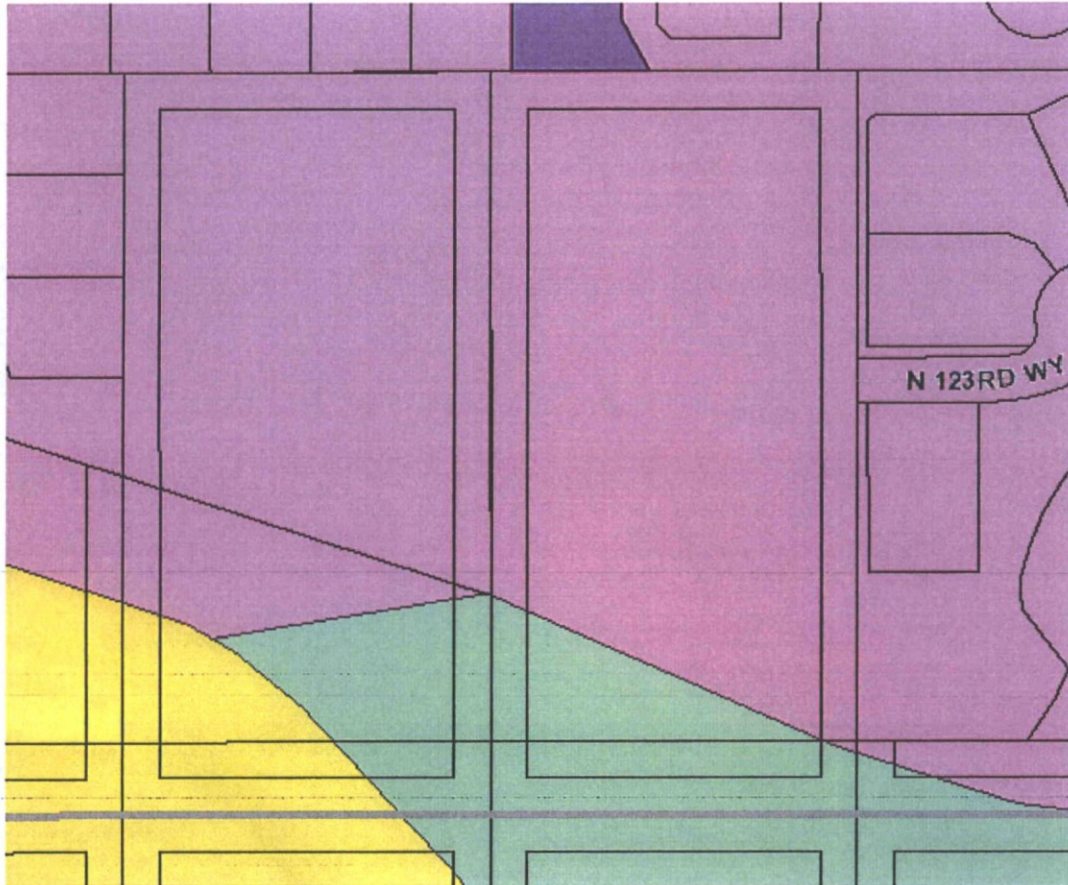
**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

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:

**General Plan/Zoning:**

1. Please revise narrative outlining the Major General Plan Amendment Criteria in the General Plan (pages 62-64). Furthermore, discuss how the Shea Corridor Overlay (Shea Area Plan, 1993) is being utilized as a means to allow for a non-major General Plan amendment for the proposed change to Suburban Neighborhoods.
2. The proposed site plan assumes the existing GLO's are abandoned. The owner must abandon existing GLO easements. Please submit abandonment application with the proposed compensation.
3. Table 1 on page 12 of the applicant's narrative is incorrect in terms of the existing General Plan land use designations noted. For example, Sienna Hills Phase I is designated as Suburban Neighborhoods, whereas the subject site is Rural Neighborhoods. Please correct the table with a subsequent submittal.
4. With a resubmittal, please provide an updated Citizen Involvement Report, if there are any updates.
5. Please provide the signed notification to the school district with the next submittal (Sec. 1.500.)
6. The subject property is in two Environmentally Sensitive Lands Landforms: Upper Desert and Lower Desert Landforms. Please revise the NAOS table on plans to show the area of the property in each landform with slope categories, percentages and required NAOS for each

landform. Please revise the NAOS calculations for Undisturbed and Disturbed NAOS based on revised required NAOS (Zoning Ordinance Section 6.1060). Please also revise the NAOS information in the narrative. These revisions may affect the overall NAOS provided including any excess that was anticipated to justify the future amended development standards request as part of the future preliminary plat submittal. See graphic below (pink indicates Upper Desert Landform and green indicates Lower Desert Landform):



Water and Waste Water:

7. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
8. The developer will provide to the City a 20' wide easement that extends from the southwest corner of the proposed subdivision along the southern property line to the site access road assuming the existing 12" diameter sanitary sewer can be relocated through the proposed subdivision. If the 12" sewer cannot be relocated through the subdivision, a minimum 30' wide easement will be required to accommodate the relocated water transmission main and gravity sewer.
9. The developer will remove the existing pressure reducing station vault on-site and relocate the 8" diameter waterline.
10. Please revise plans to complete the loop of existing dead end line on east side of the development (DSPM 6-1.4B).

11. Please resolve invert elevation on existing 12" diameter sewer to verify that flows came be redirected through the development.

### **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:**

12. Although Scenic Corridor Design Guidelines require a 100' minimum width Scenic Corridor Easement (SCE) along the frontage of Scenic Corridor properties, the Shea Area Plan (Goal 2, Policy 1, Guideline 1a – pg 7) states that single family residential developments may provide a minimum width of 50', with an average width of 60'. The applicant proposes an 80' minimum, 100' average width for the Scenic Corridor. Although the applicant's proposal appears to meet Shea Area Plan policy, the plan also states that "dimensions should be determined on a case by case basis" (Goal 2, Policy 1, Guideline 1 – pg 7) and that "new development should be compatible to existing development through appropriate transitions" (Goal 1, Policy 1 – pg 5). Contextually, both Sienna Hills Phase I and McDowell Mountain Community Church meet the Scenic Corridor Design Guideline required 100' minimum width. With a resubmittal, please alter the proposed site plan to allow for a 100' minimum width Scenic Corridor Easement along the entire Shea Boulevard frontage. Furthermore, provide a dimensioned Scenic Corridor Plan exhibit. Finally, please update the narrative and all other graphics/exhibits to reflect the 100' Scenic Corridor. The 100' can help justify the future request for amended development standards with the future preliminary plat submittal.
13. The Scenic Corridor Design Guidelines restrict drainage basins to 25% of the scenic setback area. Please demonstrate compliance showing the total area of the Scenic Corridor and the area of the basin within the Scenic Corridor.

#### **Circulation:**

14. Please verify and provide documentation that the Shea Boulevard 65-foot-wide right-of-way is dedicated in fee title (Scottsdale Revised Code Sec. 47-10).
15. Please revise plans to show a ten-foot-wide multi-use path (concrete) along the Shea Boulevard frontage separated by a min. distance of 4 feet from the Shea curb. This multi-use path will need to tie into the existing path to the east, and to the bridge structure to the west (replace the short section of six foot wide sidewalk adjacent to the bridge) per DSPM Sec. 5-7.200, Facilities, 5-7.202
16. Please provide a minimum 6-foot-wide sidewalk connection from the internal street system to the Shea Boulevard path (2008 Transportation Master Plan: Ch. 7, Sec. 8).
17. The owner will need to dedicate to the City on the final plat a public non-vehicle access easement over any portion of the multi-use path that is located outside of the right-of-way.

### **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:

18. The proposed amended development standard is stated as 23 feet on some documents and 19 feet on the plans. Please clarify the amended development standards for the rear yard setback which will be subject to approval by the Development Review Board at the time of preliminary plat.
19. Please provide a conceptual site plan that is a black line drawing, without any gray tones, colors, or landscape symbols so that all copies of the site plan will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.
20. Notes on the landscape character plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
21. Please revise the Class III Cultural Resource Survey for the Sienna Hills Phase 2 (Case 15-ZN-2017) as follows:
  - a. In the Abstract, please add the date of the report, the City of Scottsdale case number, and the City of Scottsdale Discovery Clause.
  - b. In the Environmental Setting section, the vegetation is noted for current conditions, but not historically. Please revise this information to include the historical condition of the vegetation on the property.
  - c. In the Records Check/Literature Review section, please add the GLO plat number and provide discussion comments regarding the adequacy of the two previous surveys that covered portions of the parcel.
  - d. In the Field Methods section, please include the professional qualifications of project personnel.
  - e. In the NRHP Criteria for Evaluation section, the NRHP significance criteria are included, but not City of Scottsdale significance criteria. This section is not needed, because no isolates or cultural resources were identified. The term "historic property" is used throughout report, although this is not a federal project.
  - f. In the Summary and Recommendations Section, please indicate a recommendation for a Certificate of No Effect or a Certificate of Approval, and add the City of Scottsdale Discovery Clause. Additionally, because no federal oversight is involved with the project, finding recommendation of "No Historic Properties Affected" is not appropriate and reference to "undertaking" is not appropriate.

Circulation:

22. Please revise the plans to demonstrate that the internal street cross section match the cross section in Sienna Hills Phase 1. The developer shall design and construct internal street to conform to Sec. 5-3.107C, "Local Residential – Suburban Character" (Figure 5.3-20) as set forth in the DSPM. The cross-section shall be modified to show 28 feet BC-BC with roll curb and a 6-foot-wide sidewalk along one side of the street, and shall be contained within a minimum 40-foot-wide private street tract.
23. The Typical Street Section must show the 6-foot sidewalk on one side of the street as a continuation of Sienna Hills constructed to match the construction in Sienna Hill.

24. Walls within an Intersection and Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to DSPM Section 5.3.
25. Safety Railings are required on or adjacent to retaining walls where the vertical fall is 2 feet or more per DSPM 5-3.502.
26. Please address roadside safety precautions that will be necessary along the cul-de-sac with retaining wall approximately 6 feet from back of roll curb.
27. Please address potential safety concerns alongside the roads where steep grades are proposed at culvert crossing.
28. Page 3 of the applicant's narrative incorrectly states that Shea Boulevard is a Desert Scenic Roadway. For transparency, please update the narrative to note that Shea Boulevard is a Scenic Corridor.

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 22 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> 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](mailto:dmcclay@ScottsdaleAZ.gov).

Sincerely,



Doris McClay  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **15-ZN-2017**

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

Site Plan:

\_\_\_\_\_ 6 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

NAOS Plan:

\_\_\_\_\_ 2 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Landscape Plan:

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

Other Supplemental Materials:

Class III Cultural Resource Survey

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Technical Reports:

- \_\_\_\_\_ copies of Revised Drainage Report:
- \_\_\_\_\_ copies of Revised Storm Water Waiver:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

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



# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 105 -PA- 201

Project name: Sienna Hills Phase 2

Project Location NEC Shea Blvd. & CAP Canal

Applicant Name: Alex Stedman Phone: 480-994-0994

Applicant E-mail: astedman@LVAdesign.com Fax: \_\_\_\_\_

School District: Scottsdale Unified School District

I, Laura Smith hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

Laura Smith  
Superintendent or Designee

8/18/17  
Date

### Planning and Development Services Department

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 09/07/17  
Contact Name: ALEX STEDMAN  
Firm Name: LVA  
Address: 120 S. ASH AVE  
City, State, Zip: TEMPE, AZ 85281

RE: Application Accepted for Review.

105 - PA - 2017

Dear MR. STEDMAN:

It has been determined that your Development Application for SIENNA HILLS PHASE 2 has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Keith Niederer  
Title: Sr. planner  
Phone Number: (480) 312 - 2953  
Email Address: kniederer @ScottsdaleAZ.gov

15-ZN-2017  
09/07/17