

**Correspondence Between
Staff and Applicant
Approval Letter**



11/20/2018

Kurt Jones
Tiffany & Bosco, P.A.
2525 E Camelback Rd 7FI
Phoenix, AZ 85016

RE: 12-MD-2018
101 Mega Raintree LLC

Dear Mr. Jones:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/17/2018. 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. With the second submittal, please submit an open space worksheet that demonstrates how each proposed lot will meet the open space requirement on an individual basis. (Zoning Ordinance, Sec. 1.303.)
2. Please delineate the required 15% parking lot landscape requirement on the open space plan as set forth in Sec. 10.501.F.2 of the Zoning Ordinance.
3. Please delineate the required one-third (1/3) interior parking lot landscape area requirement on the open space plan as set forth in Sec. 10.501.H.2.a. of the Zoning Ordinance.

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:

Engineering:

4. Please revise the project plans to provide a minimum 24-foot-wide drive aisle width on all proposed lots. As currently shown, proposed ingress and egress easement within Lot 2 and along western property boundary of Lot 4 do not meet requirement. (DSPM, Sec. 2-1.303)

- [illegible]

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- Diagram illustrating the proposed access easement and existing parking lot. The plan shows a building footprint on the left, labeled "BUILDINGS". A red shaded area indicates the "PROPOSED ACCESS EASEMENT". An arrow points to the "EXISTING PARKING LOT". A red line indicates the "EXISTING ACCESS EASEMENT". Dimensions shown include 294'-4" for the building footprint, 43'-0" for the easement width, and 326'-2" for the easement length. The text "provide cross access + emergency service access easement to connect existing easements, minimum 40' overlap" is written in red. The zoning is labeled "C-2 ZONING".