



Correspondence Between Staff and Applicant

Approval Letter

**PAPAGO PLAZA – PSD OVERLAY**  
(6-ZN-20185#2)  
Response to 1st Review Comments

Responses are provided in **RED CAPS BELOW**

Development Agreement:

1. The DA as submitted needs to be amended. Please revise to respond to Legal staff's comments/edits and resubmit. DA is forthcoming; however, the biggest issue is the Development Area Budget. Recommend a meeting once comments have been absorbed prior to resubmitting. Refer to Section 6.1406.C.1 of the Zoning Ordinance.

**THE APPLICANT HAS MET WITH STAFF. THE DEVELOPMENT AGREEMENT HAS BEEN REVISED, INCLUDING THE DEVELOPMENT AREA BUDGET PER COMMENTS BELOW, AND IS INCLUDED IN THIS RESUBMITTAL.**

2. Please be advised that a Covenant to Construct and Assurance will need to be executed prior to the plat recordation for all off-site improvements. Refer to Section 48 of the Scottsdale Revised Code.

**UNDERSTOOD**

3. Please revise the "Shared Facilities" section of the DA to include private sewers, refuse collection and internal sidewalks.

**THE DEVELOPMENT AGREEMENT HAS BEEN REVISED TO INCLUDE PRIVATE SEWER, REFUSE COLLECTION AND INTERNAL SIDEWALKS UNDER SHARED FACILITIES. SEE SECTION 2.8 AND 4.3. THE DEVELOPER HAS AND WILL CONTINUE TO HAVE CC&RS REGARDING THE MAINTENANCE OF SUCH SHARED FACILITIES**

4. The proposed plat indicates a total of 8 lots, with what appears to be 4 lots for pad buildings. The latest site plan indicates 3 pad buildings, which would suggest the overall number of lots should be reduced to 7. Please revise the plat accordingly. Refer to Section 6.1406.D of the Zoning Ordinance.

**THE PLAT HAS BEEN REVISED WITH A TOTAL OF 4 LOTS.**

5. Related to Comment #4 above, the Development Area Budget needs amending. Please revise to reflect the following:
  - a. The correct number of lots

**COMPLETED. SEE DEVELOPMENT AREA BUDGET**

- b. Adjusted allotments based on the correct number of lots. NOTE: contrary to previous discussions, each lot does not have to demonstrate compliance with PRC requirements. The table should simply identify how much of the overall requirement is being provided on each lot.

**ALLOTMENTS HAVE BEEN ADJUSTED. SEE DEVELOPMENT AREA BUDGET**

- c. Related to the previous comment, recommend allotting "surplus" commercial floor area to the pad lots in case a future owner wishes to add square footage. Probably not necessary for hotel or residential lots as those square footages are more or less set; however, surplus square footage for the grocer parcel should probably also be allotted as the design and tenant have yet to be confirmed.....the goal being to avoid a future City Council hearing to amend the PSD

**SURPLUS COMMERCIAL FLOOR AREA HAS BEEN ALLOTTED AS NOTED. SEE DEVELOPMENT AREA BUDGET**

- d. Eliminate Parking Lot Landscaping- this requirement should be met regardless based on lot design. It does not need to be "transferred" or shared.

**PARKING LOT LANDSCAPING HAS BEEN ELIMINATED**

- e. Eliminate parking: Limiting parcels to a certain# of spaces could prove problematic, particularly if the use changes or the property owner wishes to do an addition. Provide Assurances of Remote Parking for all parcels that are "borrowing" from the parking garage.

**PARKING HAS BEEN ELIMINATED**

- f. If a lot line bisects the courtyard, add a "Courtyard" category to the Budget that identifies how much square footage is being provided on each lot; and confirming the minimum requirement is still being met.

**THE LOTS HAVE BEEN REVISED. NO COURTYARDS BISECT LOTS**

- g. Check required overall and frontage open space #'s against the provided Open Space plan and revise #'s as needed to demonstrate compliance with the Open Space plan approved with case 6-ZN-2018

**OVERALL AND FRONTAGE OPEN SPACE HAS BEEN**

## **CONFIRMED WITH CASE 6-ZN-2018**

### Preliminary Plat:

6. It has come to staff's attention that tax parcels have been created and recorded with the County on the master parcel. Note that the City does not recognize parcels that are not created through our platting process. These non-conforming tax parcels affect the issuance of permits and dedication of required easements and should be eliminated. Refer to Section 48-3 of the Scottsdale Revised Code.

### **UNDERSTOOD**

7. Also note, several easements are required to be dedicated for this project and must be dedicated on the plat. Refer to Appendix 3-IB of the DSPM. Revise the preliminary plat accordingly to identify and call out the following easements:
  - a. Drainage and Flood Control Easements over storm water storage facilities, and for portions of storm drain conveying public off-site flows through the site.
  - b. Emergency & Service Vehicle Access Easements over both drive aisles connecting McDowell Road to Scottsdale Road.
  - c. Cross-Access Easements where drive aisles cross proposed property lines.
  - d. Sight Visibility Easements and Corner Safety Triangles at driveways and intersections.
  - e. Public Non-Motorized Access Easements over any portion of street sidewalk that extends onto the project site.
  - f. Water & Sewer Facilities (WSF) Easements- in addition to what is already shown on the preliminary plat, all water meters outside public ROW will need to be contained within a WSF Easement. Note that this project received approval from Water Resources to provide 14-foot wide WSF Easements, as indicated on the civil improvement plans provided by Kland Engineers, to provide room for the private sewer easements.
  - g. Private Sewer Easements. Coordinate with Kland Engineering. These easements must be dedicated to the property owner's association in the Dedication Statement of the plat.
  - h. Private Refuse Easement dedicated to the property owner's association over compactor locations.
  - i. Private Sidewalk Easements dedicated to the property owner's association over all on-site sidewalk locations not located behind gates.

**THE ABOVE REQUESTED EASEMENTS ARE SHOWN ON THE PLAT AND THE PRIVATE EASEMENT LANGUAGE HAS BEEN ADDED.**