



Correspondence Between Staff and Applicant

Approval Letter



8/22/19

Stephen Anderson
Stephen
10350 N 133rd Street
Scottsdale, AZ 85259

RE: 5-PP-2019
Anderson Residence
J5622 (Key Code)

Dear Mr. Anderson:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/26/19. 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 Revised 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:

Drainage:

1. There was not any drainage analysis or planned stormwater storage for the new proposed lots included with this submittal. Please remove the proposed structures from the site plan and preliminary plat documents, or provide a drainage report and stormwater storage analysis for the proposed site plan with the resubmittal, in accordance with Scottsdale Revised Code Section 37-38, and the Design Standards & Policies Manual Section 4-1.200.
2. Please revise the proposed preliminary plat to include the following stormwater storage note:
"Upon the development of the newly created lots within this subdivision with a residential structure, the lot owner shall be responsible for constructing an on-lot stormwater storage basin or basins designed in conformance with City of Scottsdale standards including the dedication of a public Drainage Easement (D.E.) covering the limits of the basin(s). The stormwater storage basin(s) will be reviewed and approved for construction by the City of Scottsdale as part of a grading and drainage plan for the proposed residential structure. Additionally, the lots within this subdivision are not eligible for a waiver of the stormwater storage requirement."

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:

3. The City's Transportation Master Plan identifies a planned trail along the east side of 98th Street. The subdivision to the south was required to construct the trail up to the southern boundary of the subject property. Please revise the site plan to show construction of a minimum 6-foot wide non-paved trail along the 98th Street frontage, continuing the trail to Cactus Road, in accordance with the Design Standards & Policies Manual Section 8-3.200. and 8-3.203. A non-motorized public access easement shall be dedicated over any portions of the trail that extend outside of the right-of-way.
4. Please revise the site plan and preliminary plat to show dedication of a 25-foot radius right-of-way at the intersection of Cactus Road and 98th Street. Please also verify that all existing sidewalk and sidewalk ramps are contained in the right-of-way. DSPM Sec. 5-3.123.
5. Please revise the site plan and preliminary plat to show dedication of a traffic safety triangle at the intersection of Cactus Road and 98th Street. DSPM 5-3.123; Fig. 5-3.27.

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 480-312-7767 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.

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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff
Senior Planner

cc: OWNER

ATTACHMENT A
Resubmittal Checklist

Case Number: **5-PP-2019**

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

Digital submittals shall include one copy of each identified below.

☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter

☒ Preliminary Plat:

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

☒ Site Plan:

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