



Correspondence Between Staff and Applicant
Approval Letter



February 13, 2020

Via Email

Jesus Murillo
City of Scottsdale – Planning
7447 E. Indian School Road
Scottsdale, AZ 85251

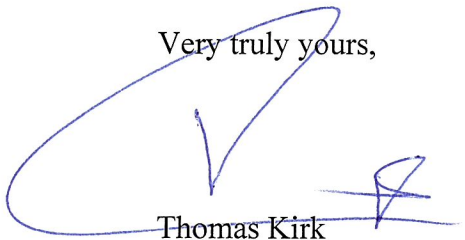
Re: 2-ZN-2020 – Letter of Withdrawal

Dear Mr. Murillo:

Please accept this letter as official and formal notification that the applicant (Camelot Homes) has withdrawn their rezoning application for Zoning Case number 2-ZN-2020 (the Jenan (Enclave) project). We appreciate your past work and help on this project and regret that we will not be moving forward at this time.

Thank you.

Very truly yours,



Thomas Kirk
Chief Operating Officer

April 9, 2018

City of Scottsdale
Planning Department
7447 E Indian School Rd.
Scottsdale, AZ 85251

Re: 7315 E. Jenan Dr.

Dear City of Scottsdale;

Please accept this letter as authorization for Tom Kirk, Chief Operating Officer of Camelot Home to act as my agent when processing zoning map amendments, development variances, preliminary platting, design review, civil design, final platting and/or similar related activities involving the above reference property.

Sincerely



Kevin Steele

April 9, 2018

City of Scottsdale
Planning Department
7447 E Indian School Rd.
Scottsdale, AZ 85251

Re: 7345 E. Jenan Dr.

Dear City of Scottsdale;

Please accept this letter as authorization for Tom Kirk, Chief Operating Officer of Camelot Home to act as my agent when processing zoning map amendments, development variances, preliminary platting, design review, civil design, final platting and/or similar related activities involving the above reference property.

Sincerely



Albert Winn



Kathleen Winn

April 9, 2018

City of Scottsdale
Planning Department
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Re: 7313 East Jenan Dr.
Scottsdale, AZ 85260

Dear City of Scottsdale,

Please accept this letter as authorization for Tom Kirk, Chief Operating Officer of Camelot Homes, to act as my agent when processing zoning map amendments, development variances, preliminary platting, design review, civil design, final platting and/or similar related activities involving the property referenced above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa A Brown', with a long, sweeping horizontal line extending to the right.

Lisa A Brown
Trustee



January 2, 2020

Tom Kirk
Camelot Homes Inc
6607 N Scottsdale Rd Ste H100
Scottsdale, AZ 85250

RE: ~~20-ZN-2018~~ **954-PA-2019**
Jenan Properties
5M819 (Key Code)

***** Camelot Responses to City Comments are shown in RED below each comment. This response letter is dated January 15, 2020. *****

Dear Mr. Kirk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11-8-2019. The following **1st Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. The resubmittal was considered a "First Review" due to the significant change to the request and site plan.

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:

Drainage:

1. Please submit two (2) copies of the revised Drainage Report (OR one electronic copy) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
 - a. **As requested, the revised Drainage Report, along with the original red-lined copy of the report, have been included in this resubmittal.**
 - a. Please update the case drainage report to verify the location of the off-site incoming flows and provide an analysis of street flow depth if the location of the incoming flow results in longitudinal street flow in E. Jenan Drive.
 - a. **In the Drainage Report, the location of the offsite incoming flows are described in section *Existing Offsite Drainage Conditions, Context Relative to Adjacent Projects and Improvements*, and is depicted on Figure 3 –**

2-ZN-2020
1/28/2020

Drainage Conditions Map by large blue arrows labeled *Offsite Historical Flow* in the legend. The Grading and Drainage Plan of the Pre-Plat also shows a black arrow labeled *Offsite Q100* representing the offsite flow as it approaches the site. Hydraulic analysis of East Jenan Drive will be provided in Final Design.

- b. Since the case drainage report has identified there to be no outfall, the case drainage report should evaluate the safety of floor elevations based on an extreme event. In the event of an extreme event or back to back larger events that completely fill the basin, all proposed floor elevations will need be free from inundation. The plan appears to show an overflow in E. Jenan Drive at the northeast corner of the site at around 79.5 or so with the lot 5 floor elevation just a little below this elevation. Please update the case drainage report to discuss this situation, verify the overflow elevation, and raise the lowest floor on lot 5 a minimum of 0.2 feet above the overflow elevation that would result from an extreme event.
 - a. **Sections *Stormwater Storage Method and Conclusions* in the Drainage Report have been updated to clarify the differences in site outfall and finished floor elevations. The extreme storm event has been established as the 100-year, 24-hour storm event. The site will overtop into East Jenan Drive at elevation 1378.30'. The Ultimate Outfall for the site and East Jenan Drive is elevation 1378.95', northeast of the site, in East Jenan Drive. The lowest finished floor elevation, Lot 5, is 1379.47, 0.5' above the Ultimate Outfall for the site on East Jenan Drive(1378.95).**

Policy Issues:

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

Circulation:

2. Please update the project site plan, and associated materials, to provide the internal street to be designed and constructed in conformance with the Local Residential Suburban street standards (DSPM Figure 5-3.20. Sec. 5-3.100 8; Scottsdale Revised Code Sec. 47-21 and 47). This includes 46 feet of right-of-way and a six-foot wide sidewalk on both sides of the street.
 - a. The applicant may request a modification to the City standard local residential street cross section as part of their application.
 - a. **Due to the intimate scale of the neighborhood, the limited number of lots, and the short roadway, we are requesting a modification to the City standard local residential street cross section as past of this application (and as noted on page three (3) of the Project Narrative). The roadway design included in this resubmittal is based on figure 5-3.19 Local Residential – Rural / ESL Character in the Design Standards and Policy Manual, but varies slightly by providing 28' of pavement within the 40' right-of-way instead of 24'. See page 1 of the Pre-Plat for a cross section.**

3. Please resubmit the project TIMA to correct the summary of the project's projected trip generation in the conclusion section of the report to match what is presented in other locations.

a. An updated TIMA that correctly reflects the project's projected trip generation within the summary section has been included with this resubmittal. See corrections requested on page 23 of the revised TIMA.

Engineering:

4. Please update the project narrative, site plan, and associated materials, to identify whether proposed lots "1," "2," and "3" are requesting direct access from E. Jenan Drive.

a. The Project Narrative has been updated as requested. Please see page(s) 6, 21, & 25 within the revised Project Narrative which specifically reference the lots fronting onto Jenan with driveway access from Jenan Drive.

Archaeological Review:

5. Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, 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.

a. The applicant is aware of the requirements related to the Protection of Archaeological Resources code and will abide by the code in the event any archaeological resources are uncovered during construction of the subdivision.

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:

Engineering:

6. The owner shall be required to remove all existing E. Jenan Drive pavement in the area of reconstruction associated with this project and include a Maricopa edge, at minimum, on the north side of center line. Please resubmit the site plan, and associated case materials, to update the E. Jenan Drive cross-section accordingly (where land rights on north side of center line will allow for the required improvements).

a. To satisfy this request, and as discussed with the City's engineering department, the applicant has added a note to the preliminary plat that states "All existing pavement located within the Jenan Road ROW, along the frontage of the Subject Site, will be removed with the new improvements."

7. The existing waterline located in E. Jenan Drive may not be located under any proposed curb without the Water Resources Department specific written approval. A relocation of the roadway/waterline may be required with the development of this project.

a. The applicant understands this requirement and will comply with relocating the existing waterline as needed during the development of the project.

Please resubmit the revised application requirements and additional/supplemental 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/supplemental 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 RETURN TO THE APPLICANT.

In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 39 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **3rd 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 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,



Jesus Murillo
Senior Planner

ATTACHMENT A **Resubmittal Checklist**

Case Number: **20-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded) **OR ONE COPY OF AN ELECTRONIC COPY:**

Digital submittals shall include one copy of each item identified below.

☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

☒ One copy: Revised CD of submittal (CD/DVD, PDF format)

☒ One copy: Revised Narrative for Project

☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

☒ Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 1 11" x 17" 2 8 ½" x 11"

☒ Site Plan/Preliminary Plat:

3 24" x 36" 2 11" x 17" 2 8 ½" x 11"

☒ Open Space Plan Construction Envelope Exhibit:

24" x 36" 2 11" x 17" 2 8 ½" x 11"

☒ Landscape Plan:

Color 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

B/W 2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

☒ Lighting Site Plan(s):

2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

☒ Manufacturer Cut Sheets of All Proposed Lighting:

2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 2 11" x 17" 2 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Technical Reports: Please provide one (1) digital copy of each report requested

☒ 2 copies of Revised Drainage Report:

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.