



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter



July 17, 2020

Tom Kirk
Camelot Homes
6607 N Scottsdale Rd Ste H-100
Scottsdale, AZ 85250

RE: **2-PP-2020 and 10-WM-2019**
Happy Valley 18
943W8 (Key Code)

***** Camelot Responses to City Comments are shown in RED below each comment. This response letter is dated July 24, 2020 *****

Tom Kirk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 06/23/2020. The following 3rd 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. Pursuant to 13-ZN-2019, please revise the legislative draft of the amended developments to reflect the City Council approved stipulations that states: No building on the site shall exceed twenty-four (24) feet in height, measured from pre-disturbed natural grade and buildings shall not exceed one (1) story. Additionally, please add the proposed PRD Subdivision Building Setback.
 - a. **The Legislative Draft of the Amended Development Standards has been updated as requested. Please see pages 2 and 3 of the revised Legislative Draft document included within this resubmittal.**

2-PP-2020
7/27/2020

Transportation:

2. Stipulations set forth in 13-ZN-2019 require a 6-foot-wide multi-use trail (non-paved) along the entire Alma School Road frontage. On revised plans, please identify and dimension a trail along N. Alma School Road that connects to the Happy Valley trail.
 - a. **It has always been the applicant's impression that the inclusion of the 6' wide non-paved trail, located from the entrance of the Project to the southern boundary, and the 8' wide paved sidewalk, located from the entrance of the Project to the northern boundary, sufficiently addressed this stipulation (as this comment has not come up on any of our first three (3) pre-plat submittals or associated rezoning submittals). With that said, in order to remain in accordance with this stipulation, the Landscape Plan has been updated to show a 6' non-paved multi-use trail along the entire length of the Alma School frontage (shown in BROWN on page 1 of the updated Landscape Plan submittal).**

Drainage:

3. Please submit a revised drainage report and address the comments provided within the following attachments: Preliminary Plat (2-PP-2020_V3_CORR-DRAINAGE-HAPPY VALLEY 18 PRE PLAT.pdf) and the redline Preliminary Drainage Report (2-PP-2020_V3_CORR-DRAINAGE-Drainage Report.pdf).
 - a. **The revised drainage report, along with the redlined preliminary drainage report from the previous submittal, is included within this revised submittal.**

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. To accommodate the widening of E. Happy Valley Road, please refer to the attached exhibit titled Happy Valley Road_HV-TCE & Drainage ESMT.pdf. On a revised preliminary plat, please identify and dimension the location of the Temporary Construction Easement, Drainage Easement and Public Non-Motorized Access Easement.
 - a. **The Temporary Construction Easement(s) have been added to the NAOS exhibit (Page 3 of the revised Pre-Plat package) and accounted for as Revegetated NAOS. The Temporary Construction Easement(s) will not be shown on the Preliminary Plat per the conversation with City staff on July 23rd, 2020. The Drainage Easement(s) have been added to the Preliminary Plat and NAOS exhibits (Pages 2 & 3 of the revised Pre-Plat package). The easements show as revegetated NAOS and the areas for the drainage easement and the construction easements are shown in the revised NAOS area calculations.**
5. Pursuant to 13-ZN-2019, please update the preliminary plat with the following improvement to include a cross-section of E. Desert Vista Drive. Please construct low volume unpaved standard improvements along the project frontage to include a cul de sac at the west termination of corridor. According to the Scottsdale Stormwater Department, the wash

across Desert Vista is running at a 100-year flow of 5000 to 6000 CFS versus the preliminary plat's stated 1500 CFS. Please update calculations for correctness and provide a section illustrating the depth, extent and flow rate at the wash crossing associated with the 100-year event. City staff will be determining if wash crossing proposal is acceptable, prior to preliminary plat approval. Preliminary plat approval is contingent upon an acceptable wash crossing improvement.

- a. **The requested E. Desert Vista Drive section, as long as the language reading "Project to Supply Improvements to E. Desert Vista Per DS&PM 5.3-109D. Low volume unpaved standard, including cut-off walls as required by the City of Scottsdale (Note #13)" are now included on both the revised Preliminary Plat and the two (Interim and Ultimate) Grading sheets (Pages 2, 4, and 5 on the revised Pre-Plat package). It should be noted that this cross-section was included on the previous submittal, but was included on only the two (2) grading sheets and not the Preliminary Plat.**

Transportation:

6. On a revised preliminary plat, please identify and dimension a Vehicular Non-Access Easements along the Happy Valley Road and Alma School Road site frontages (DSPM Sec. 5-3.203).
 - a. **The Preliminary Plat has been revised to document the general location of the Vehicular Non-Access Easement. It should be noted that this easement was noted on the previous submittal (and is again noticed within this resubmittal) in Note #13 on the Preliminary Plat (see page 2 of the revised Preliminary Plat package).**
7. Please provide maintenance verbiage on plat that the unpaved trail will be maintained by the HOA. Please refer to the 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200 and Municipal Code 47-47 (f) (2)(5).
 - a. **As required, the HOA maintenance verbiage for the unpaved trails has been included on the revised cover sheet of the Preliminary Plat (page 1 of the revised Preliminary Plat package).**

Natural Area Open Space:

8. Please update the NAOS exhibit and calculations to reflect the easements and improvements for the Happy Valley Road widening as outlined in Comment #4 (Zoning Ordinance Section 6.1060).
 - a. **Per our phone call with City staff on July 22nd, 2020, this comment has been addressed by revising the NAOS calculations to show the updated reveg #'s based on the Temporary Construction Easement, etc. (as noted in Comment 4). The amount of required NAOS is not affected by these easements, per the same phone call on July 22nd (i.e. our deficiency in the reveg amount due to this TEMPORARY requirement has been approved by the City, per the discussion with City staff on July 22nd, 2020).**

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.

The Planning & Development Services Division has had this application in review for 65 Staff Review Days since the application was determined to be administratively complete.

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 480-312-4211 or at mtessier@ScottsdaleAZ.gov.

Sincerely,

Meredith Tessier
Senior Planner

2-PP-2020
7/27/2020

ATTACHMENT A
Resubmittal Checklist

Case Number: 2-PP-2020 and 10-WM-2020

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 item identified below.

- (1) One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- (2) **Revised Narrative (due to NAOS calc changes per Comment #8)**
- (3) One copy: Revised Legislative Draft of the Amended Development Standards
- (4) Preliminary Plat
- (5) NAOS Plan
- (6) Grading and Drainage Plan
- (7) Landscape plan and wall plan

Technical Reports:

- (8) ___ Revised Drainage Report:



April 14, 2020

Camelot Homes, Attn: Tom Kirk
6607 N Scottsdale Rd Ste H-100
Scottsdale, AZ 85250

RE: 2-PP-2020 and 10-WM-2019-943W8 (Key Code)
Happy Valley 18

***** Camelot Responses to City Comments are shown in RED below each comment. This response letter is dated May 14, 2020 *****

Tom Kirk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 03/05/2020. 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.

Wash Modification (10-WM-2019):

Submittal requirements:

1. Please contact the Stormwater Reviewer-Mohammad Rahman at 480-312-2563 to discuss the required site improvements along E. Desert Vista and any impacts on the existing wash. Please note, these improvements may require a resubmittal of the improvement plans and drainage report.
 - a. **An updated Wash Modification application has been resubmitted in conjunction with this Preliminary Plat resubmittal to address the required site improvements along E. Desert Vista Drive.**

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:

2. Please discuss in a revised narrative and demonstrate on revised plans that the natural vegetation density and diversity of existing channels are maintained within wash corridors and how the view shed of the large wash are preserved.
 - a. **As discussed above, an updated Wash Modification application has been resubmitted in conjunction with this Preliminary Plat resubmittal to address the required site improvements along E. Desert Vista Drive. The narrative has been revised as requested to address maintaining the natural vegetation and view shed of the large wash that cuts through the Subject Property.**

2-PP-2020
5/15/2020

Preliminary Plat (2-PP-2020):

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:

3. Please submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts, including any additional public comments that may have been received (Zoning Ordinance (ZO) Section 1.305.C.2.b.).
 - a. **As requested, a revised copy of the Citizen Review Report has been included within this 2nd submittal.**
4. As part of the Development Review Board application, please include within a revised narrative the request for Development Review Board approval for a Sound-buffer Wall within the Desert Scenic Buffer and excavation cuts and fills over eight feet in depth. Please discuss where the cut and fill excavations will occur on the property, the minimal impact on open space, wash corridor, and NAOS and the purpose of the excavation (ZO Section 6.1091.3.b. and Design Standards and Policy Manual (DSPM) Section 2-2.405.2.).
 - a. **As requested, the Project Narrative has been updated to include the applicants request for DRB approval for the sound-buffer wall within the Desert Scenic Buffer and the cuts and fills over 8' in depth. This updated language can be found within the revised Project Narrative on Pages 1, 5, & 6.**

Site Plan and Site Design:

5. On revised plans, please identify and dimension the required 60-foot-wide PRD perimeter building setback (ZO Section 6.213).
 - a. **As shown on the Setback Exhibit (Page 8 of the Pre-Plat package), the required PRD perimeter building setbacks have been identified and dimensioned (60' wide on the southern and western boundaries, 35' wide on the northern boundary, and 20' wide along the eastern boundary).**
6. Please demonstrate compliance with PRD minimum lot width requirements of 120 feet. Please refer to the definition of lot width (ZO Section 3.100).
 - a. **The applicants revised Preliminary Plat (page 2 of the updated Pre-Plat package), all lots meet the required PRD minimum lot width requirement of 120 feet.**

Cuts and Fills:

7. Currently the grading and drainage plan show areas of cuts and fills over eight (8) feet. Please consider mitigation techniques for cuts and fills greater than eight (8) feet, and revise the grading and drainage plan to include existing and proposed contour lines with 2-foot intervals for review and approval by the Development Review Board. (ZO Section 6.1091.3.b. and DSPM Sections 2-2.405.2.

and 2-2.303.A.9). Additionally, please identify NAOS Tracts and the Desert Buffer Scenic Corridor Easement on the cuts and fill plan.

- a. **The grading is designed to meet the ESLO requirements of roof heights 24 foot over existing ground. Due to the topography this will require some cuts over 8 feet in certain areas. The areas with the largest cuts are in the retention basins and are located internal to the project to screen them from external view. All cut slopes will be revegetated to blend into the surrounding areas.**

Wall Plan:

8. The intent of the Environmentally Sensitive Lands District is to protect and preserve significant natural and visual resources such as washes. Walls shall not enclose or disconnect contiguous NAOS and are not permitted to cross washes over fifty (50) cfs. Currently, the sound wall and other site walls are crossing the wash. Please protect the existing washes by eliminating walls at locations that cross the wash and revise plans accordingly (ZO Section 6.1011.B.).
 - a. **The wall plan has been revised to show and clearly notate that the wall is not crossing the wash and is simply a drainage required headwall.**
9. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence (DSPM Section 2-2.501.B.2.s). Please revise the wall plan and wall details accordingly.
 - a. **The applicant requests DRB approval to remove this requirement as it relates to the sound-buffer wall located along the Happy Valley Rd & Alma School Rd frontages as this requirement is inconsistent with the perimeter walls of the neighboring properties.**
10. Pursuant to 13-ZN-2019, the maximum wall height of the sound wall shall not exceed eight (8) feet. Please revise the wall height and design of the sound wall to emulate the existing wall that meanders along the northside of E. Happy Valley Road. Please revise the wall design to a rounded and undulating wall design versus linear and angular. (DSPM Section 2-2.501.B.5).
 - a. **Per Zoning Stipulation # 5 of the associated Zoning Case (13-ZN-2019), the maximum height of the sound wall has been limited to 8'. The wall is currently meandering, rounded, undulating and overlapping to meet the DSPM section 2-2.501. B.5. The only difference is the wall across the street is stucco and ours is a split face block CMU painted in an ESLO color compliant. This meandering wall is also shown on exhibit 41 and 42 "wall elevations/details/ hardscape plan and community features plan (Page 1 of the revised Landscape Plan)". Additional graphic enhancement has been provided to understand how the walls meets this requirement.**

Natural Area Open Space:

11. Please relocate the proposed concrete sidewalks located along N. Alma School Road outside of the undisturbed NAOS or revise the configuration of NAOS and update calculations accordingly. With the updates to NAOS, please demonstrate conformance with the minimum NAOS acreage of 10.15 acres per 13-ZN-2019.
 - a. **Revised as requested and as shown on exhibit 41 and 42 "wall elevations/details/ hardscape plan and community features" (Page 1 of the revised Landscape Plan). Additionally, please see the updated NAOS exhibit provided on page 3 of the updated Pre-Plat package.**

Desert Buffer Setback:

12. Pursuant to 13-ZN-2019, please provide a dimensioned Desert Buffer Scenic Corridor Exhibit and table that outlines that the minimum, maximum and average setbacks along N. Alma School Road and E. Happy Valley Road.

- a. As requested, a dimensioned Desert Buffer Scenic Corridor Exhibit and Table has been provided within this updated submittal. This exhibit can be found on sheet 8 of the Pre-Plat package (the Setback Exhibit).**

Landscape Plan:

13. On a revised landscape plan, please include a preliminary summary data indicating the landscape area (on-site, street right-of-way, buffers and other areas). Additionally, please indicate the locations of salvaged and or undisturbed plant materials according to the inventory number and provide caliper size for single and multi-trunk trees (ZO Sections 7.504.B and 10.200).

- a. The data table has been added to the first sheet of the revised Landscape Plans (Page 4 of the Landscape Plan set). As discussed, the trees will be field located based on the quality of the trees at time of planting. This allow for the best trees to be located in areas of highest visibility. Currently the landscape plans show by symbol available salvage tree quantities based on infrastructure grading. There is a note on the plans that indicates trees will be selected and placed by the landscape architect at time of construction.**

Native Plant:

14. The site plan shall be designed to protect on-site amenities and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. Please revise the Native Plant Plan Inventory by changing the status of plants to 'Remain in Place' in locations that are beyond the required setbacks, in wash corridors and in locations where grading does not occur on lots or within Tracts (ZO Section 7.503.(2)).

- a. Per discussions with City Staff, the current labeling of the plants to "Remain in Place" on the Inventory Plan is correct based on the planned individual lot and pad grading processes.**

Transportation:

15. Please demonstrate conformance with case 13-ZN-2019 stipulations and revise plans to identify and dimension the following easements:

- One hundred-foot by one hundred-foot (100' x 100') right-of-way triangle to be dedicated at the Alma School Road and Desert Vista Drive intersection,
- Fifty-foot by fifty-foot (50' x 50') right-of-way triangle to be dedicated at the Alma School Road and Happy Valley Road intersection,
- Vehicular non-access easements should be dedicated on Happy Valley Road and Alma School Road along the site frontages (DSPM Sec. 5-3.203).

The noted easements above have all been identified and dimensioned on the revised Pre-Plat plan set.

16. Pursuant to 13-ZN-2019, stipulations of approval, please update the preliminary plat with the following requirements (please know that this payment will need to be paid prior to final plat recordation): the developer shall be responsible for an in-lieu payment for Happy Valley Road improvements. The payment shall be based upon an engineer's estimate as approved by City staff.

The cost shall be based upon design and construction of one lane of pavement, bike lane, curb and gutter, and a six-foot wide sidewalk- street cross section to match the City's Happy Valley Road capital improvement project.

- a. **This requirement is noted and the requested language has been added to the cover sheet of the revised Pre-Plat plan set (Page 1).**

Drainage:

17. Please submit a revised drainage report and address the comments provided within the following attachments: Preliminary Plat (2-PP-2020_V1_CORR-DRAINAGE-HAPPY VALLEY 18 PRE PLAT.pdf) and the redline Preliminary Drainage Report (2-PP-2020_V1_CORR-DRAINAGE-Drainage Report.pdf).

- a. **A revised Drainage Report that addresses the comments provided by City Staff is included within this revised submittal.**

Engineering:

18. Pursuant to 13-ZN-2019, please update the preliminary plat with the following improvement to include a cross-section of E. Desert Vista Drive. Please construct low volume unpaved standard improvements along the project frontage to include a cul de sac at the west termination of corridor.

- a. **A note and cross section have been added identifying E. Desert Vista Drive as a Low Volume Unpaved road to be built with this project (see Page 4 of the updated Pre-Plat package).**

19. Pursuant to 13-ZN-2019, please update the preliminary plat to include a cross-section of N. Alma School Road (separate out from local street cross section). Additionally, please provide the following improvements:

- Limits of pavement improvement in plan view,
- Construct the local collector, Rural/ESL, west half street improvements for a total of twenty-eight (28) feet of pavement, to include pavement centered crown, plus western edge roll or ribbon curb,
- Identify and dimension a six (6) foot-wide multi-use trail,
- Identify and dimension an eight (8) foot-wide shared use path from E Happy Valley Road to project entrance.

The Preliminary Plat has been updated as requested. Per conversations with City Staff, the applicant has added the following note to its Preliminary Plat (Page 2 of the Revised Pre-Plat Package): "Project to supply street improvements that give a minimum street width of 28 feet from back of curb to back of curb, to include a pavement centered crown". Additionally, an updated cross-section of N. Alma School Road has been provided on Pages 4 and 5. Additionally, preliminary saw cut limits have been added to the 2 grading sheets (Pages 4 & 5 of the updated Pre-Plat package).

Water and Wastewater:

20. Pursuant to 13-ZN-2019 stipulations, please update the preliminary plat submittal to provide a 30-foot by 40-foot chemical dosing station at the site at their expense and dedicate it to the City for future access, operation and maintenance. The dosing station, at a minimum, shall include a concrete pad with provision for future canopy, a screen wall, access gate, chemical (bleach) storage tank, dosing equipment, power, lighting and all required plumbing for drain, water, dosing line to a manhole etc. The developer shall coordinate with Water Resources Department for footprint of the

dosing station, and preferences on the dosing station equipment, tank and materials. Please identify and dimension the dosing station on revised plans.

- a. **The applicant has updated the Preliminary Plat to provide for a 30' X 40' chemical dosing station, located on the southeast corner of the Project (as shown on Page 2 of the revised Pre-Plat package). Per discussions with City, the applicant intends to provide the walled in enclosure (walls to match the exterior community walls), requested entry gates, and to stub the utility lines to the location of the odor station for future connection.**

Archaeology: - **Per communication with Steve Venker at the City of Scottsdale on April 27, 2020, along with the received Certificate of No Effect for Cultural Resources associated with the underlying Zoning Case (13-ZN-2019), the comments below have been removed.**

21. Please revise the Class III Cultural Resource Survey (SRSF) for the 2-PP-2020 as follows:

- a. ~~In the Abstract, please provide the date of the report.~~
- b. ~~In the Abstract, please include information about datum and coordinate system along with the UTM coordinates of project area that are listed in the Abstract.~~
- c. ~~In the Environmental Setting section, please provide additional discussion regarding vegetation that was historically in the project area.~~
- d. ~~In the Culture History section, please provide discussion of potentially applicable historic contexts.~~
- e. ~~In the Records Check/Literature Review section, please provide summary discussion of all previous project results within the 1-mile buffer.~~
- f. ~~In the Records Check/Literature Review section, please relocate Table 3 of previously recorded sites from body of report into the confidential appendix.~~
- g. ~~In the Records Check/Literature Review section, please provide discussion of the adequacy of projects older than 10 years (per SHPO Guidance Point No. 5).~~
- h. ~~In the Field Methods section, please provide citation for historical artifact identification.~~
- i. ~~In the Survey Results section, please provide a site map or discussion of the artifact assemblage of the previously recorded site that was not re-recorded or mapped.~~
- j. ~~In the Site Description section, the NRHP eligibility recommendation includes reference to significance criteria of both the National and Scottsdale registers, but this is provided without reference to aspects of integrity or any discussion of relevant historic contexts to justify the change in eligibility recommendation from eligible to not eligible. Please revise accordingly.~~
- k. ~~In the Appendix for Confidential Information, please relocate Table 3 of previously recorded sites from body of report into the confidential appendix.~~

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 Plan/Site Design:

22. According to the DSPM Section 2-1.603.C.3., development along the perimeter of a new subdivision should be minimized. In particular, the lots in the new subdivision should not be more than 18 inches above the abutting lots in the existing subdivision. If greater grade change is desired, there should be a buffer or a gradual grade transition on the new subdivision in order to minimize the change at the property line. Please submit a revised grading and drainage plan and preliminary plat

plan that demonstrates compliance with this policy by providing off-site spot elevations. Please label existing and proposed contour lines on a revised grading and drainage plan.

- a. **The project has supplied a large buffer adjacent to existing development that is protected by undisturbed NAOS. Additional contour labels have been added to the Grading Plan (Page 4 and 5 of the updated Pre-Plat Package) per our discussion on April 27, 2020.**

23. Pursuant to Section 3-1.301.7 of the DSPM, if the subdivision has or requires a property owners' association, indicate this on the plat with an appropriate statement as it relates to the responsibilities and requirements as outlined in the CC&Rs.

- a. **As requested, a note that reads "H.O.A. to maintain all tracts, drainage structures, and walls located within tracts, as outlined in the CC&Rs" was added to the coversheet (Page 1) of the updated Preliminary Plat package.**

24. All residential subdivisions in ESL area shall establish a construction envelope at time of preliminary plat approval (DSPM Section 2-1.605. J). On revised plans, please provide a construction envelope.

- a. **As discussed with City Staff and as shown on the updated NAOS exhibit (see page 3 of the revised Pre-Plat package), the vast majority of the NAOS is located in tracts and is not On-Lot (although there are five (5) lots with planned on-lot NAOS). For the lots with no on-lot NAOS, the entirety of the lot will be the construction envelope. For the five (5) lots with on-lot NAOS (lots 3, 4, 5, 6, & 7), the NAOS exhibit has been updated to show the construction envelope areas on the lots (where-as the on-lot NAOS is located outside the perimeter of the future walled-in lot area).**

25. Design of utility cabinets that are located within ESL shall be painted Frazee Paint 'Enduring Bronze or shall be constructed of self-weathering steel. Please refer to the DSPM Section 2-2.106 and indicate the location and method of screening utility cabinets on revised plans.

- a. **A Note has been added to the plans for the cabinets to be painted as requested (see page 1 of the updated Landscape Plan package).**

Entry and Wall Character Plan:

26. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. Please refer to Zoning Ordinance Section 6.1070.G.

- a. **The Color and Material Sample Board have been updated to include the Chroma, Value, and Light Reflectance Value as requested (see Page 2 of the updated Landscape Plan package).**

Cut and Fill:

27. Per DSPM Section 2-2.303.A.6., the maximum height of cuts and fills for roadway improvements is eight (8) feet in Upper Desert, as measured vertically from pavement surface to the natural grade at the toe or top of the constructed slope. Currently, it appears there are a few locations that exceed eight (8) feet. Additionally, please revise the cuts and fills exhibit by providing the existing and proposed contour lines shown on the grading and drainage plans. Please revise the plans accordingly.

- a. There is one area along the northern road that generates 640 sq.ft. of cut that exceeds 8 feet. To raise this would create a pad that would need a hardship exemption to meet the ESLO 24-foot roof height requirement. The cut is internal to the project and will be screened from all outside view. The area of fill that exceeds 8' is limited to 2780 sq.ft. at our entry. The ground falls off sharply from Alma School as you head to the west. To keep off site flows from entering the site, a highpoint needs to be placed in the road on our entry road. Additionally, for the gates to operate correctly a flat area at the high point needs to be created so the gates can swing open and closed. The proposed street falls off steeply after the gates to get back to existing grade. The area of fill has been designed and landscaped to tie into the proposed lots to the north and Alma School road to the east in such a way as to create a smooth transition into the project off of Alma School. The area of the fill in excess of 8 foot is more of the function of the width of the entry road with the median than the length of the area in fill.**
28. According to section 2-2 of the DSPM, all exposed slopes created by grading must be restored to a natural condition and stabilized to minimize erosion and slope collapse. Restoration shall include revegetation with native species as found on similar natural slopes in the area. Please submit a revised landscape plan that identifies revegetation methodologies.
 - a. As discussed, the planting plan provided illustrates a fully symbolized landscape plan utilizing native ESL species and/or hydroseed on all open space areas impacted by grading or infrastructure improvements. The open space ground plane will be treated to match the surrounding conditions with “native topdressing” which is a combination of native rock, grading and debris associated with the surrounding conditions.**
29. Cuts and fills that a visible from adjacent properties must be achieved in a manner that matches the surrounding native soils and rocks. Please indicate on a revised landscape plan how the areas of cut and fill will be treated with native soils and rocks (DSPM 2-2.400).
 - a. The open space ground plane will be treated to match the surrounding conditions with “native topdressing” which is a combination of native rock and debris associated with the surrounding conditions. This will be raked and graded out to blend with the adjacent landforms.**

Landscape Design:

30. On a revised landscape plan, please identify all-natural features such as washes and boulders. According to the Zoning Ordinance 6.1091.A.3.i. and DSPM 2-2.400 significant natural boulders and rock formations shall remain intact, specifically boulders that exceed six (6) feet in width and six (6) feet in height. If necessary, please provide a boulder easement as defined in section 6.1070.F. of the Zoning Ordinance.
 - a. There are no boulders that exceed 6' on this site.**
31. Please add a note on sheet 1 of 2 of the Conceptual Landscape Plan that all plants proposed to be installed in retention basins will be in conformance with Design Standards and Policies Manual Section 2-1.903: Native Plants in Detention Basins and Drainage Channels.
 - a. The requested notes have been added to the landscape sheet (please see page 4 of the updated Landscape Plan package).**
32. In addition to the hydroseed, please incorporate ESL approved plant species in areas designated as revegetated NAOS, specifically along the perimeter of each lot.

- a. Full revegetation has been provided adjacent to lots that have disturbance between the curb and the lot and by retention or retaining walls. In a few select locations where the total disturbed area is limited to 5' or less and where there are significant native NAOS buffers mitigating the 5' disturbed area, we have provided hydroseed. Often trenching irrigation through these areas to a few plants causes additional disturbance beyond the NAOS being preserved.**
- 33. The plant legend indicated plants that do not conform to the ESL Indigenous Plant List such as, the "Thornless Argentine Mesquite", "Bubba Desert Willow" and "Native Barrel". Please refer to the City of Scottsdale Indigenous Plant List and revise the plant legend accordingly.
 - a. The Plant List has been updated as requested to remove the indicated plants that do not conform to the ESL Indigenous Plant List.**
- 34. The minimum shrub size is 5 gallon per ZO Section 10.501.E. Please revise plan accordingly.
 - a. The Landscape Plan has been revised as requested. The previously listed "ground cover" has been recategorized as requested.**

Lighting Design:

- 35. Within the next submittal, please provide a site lighting plan, and photometric analysis with a vertical and horizontal site analysis footcandles table. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
 - a. As reviewed in our phone conference on April 27th, 2020, the landscape lighting plan was included and all the fixtures shown are landscape low voltage and are consistent with the ESL requirements. Also as discussed and agreed to, a foot candle exhibit is not needed due to the general low lumen output of the landscape fixtures. The landscape fixtures are shown on the updated plan as well.**
- 36. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
 - a. Please see the response to Comment #35.**
- 37. No fixture shall be mounted higher than sixteen (16) feet in ELSO areas. (City of Scottsdale Exterior Lighting Policy and DSPM)
 - a. The applicant is aware of this requirement and will comply.**
- 38. The total lumen per luminaire shall not exceed 24,000 lumens. (City of Scottsdale Exterior Lighting Policy)
 - a. The applicant is aware of this requirement and will comply.**
- 39. All exterior luminaires in ESL area shall have an integral lighting shield and shall be directed downward, including landscape lighting. (Table 7.602.A.2. of the Zoning Ordinance.) Please revise the proposed fixture accordingly.
 - a. All proposed lighting fixtures will meet this requirement.**

40. No lighting shall be permitted in dedicated NAOS easements, Desert Roadway Setback Buffer, Vista Corridor easements and Scenic Corridor easements. (City of Scottsdale Exterior Lighting Policy, and DSPM). Please revise the lighting plan accordingly.

a. The applicant is aware of this requirement and will comply.

Engineering:

41. Pursuant to the DSPM, Section 6-1.419, drainage structures and facility may not be placed within water and sewer facilities easement. The plat is the first document to contain water, sewer and storm infrastructure in one document. Therefore, this is the first opportunity to provide comments on the unacceptability of water, sewer, and storm within same limits. Additionally, both water and sewer lines are to be a minimum of seven (7) feet from the edge of an easement line (4-foot separation between water and sewer infrastructure from retaining wall, in parallel, is not acceptable). In result, the existing design on lots 7 and 8 do not comply. Please modify accordingly.

a. This area has been redesigned and coordinated with the City Engineering staff. It is our understanding that the new design will meet the City criteria.

42. Pursuant to the DSPM sections 6-1.202 and 7-1.201, the Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board. Please update the reports accordingly.

a. The applicant is aware of this requirement and has updated the reports as requested.

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. Please address the following:

Preliminary Plat:

43. Please update the Preliminary Plat coversheet-amended development standards table and setback exhibit to reflect the most recent revisions that were changed in the associated zoning case.

a. The "Amended Development Standards" table on the Preliminary Plat coversheet has been updated as requested.

Site Design:

44. Please update the setback exhibit and NAOS exhibit, currently walls and property lines appear to encroach into Tract C which is inconsistent with the Preliminary Plat.

a. There are no walls cutting off the existing wash, the grading exhibit shows some culvert headwalls that will be built as part of the culverts to convey the flow under the street. Note 12 has been added to both grading sheets identifying the headwall and stating that "no above grade wall at wash crossing per ESLO ordinance.

45. Please clarify if the project will be phased and if so, please provide a phasing plan within the next submittal.

a. The Project will not be phased and as such, a phasing plan is not required and has not been provided.

Cut and Fill:

46. Please note all cut and fill slopes shall be rounded to blend into the existing terrain to produce a contoured transition from the slope face to the natural ground.
- a. **A note has been added to both the updated Ultimate Grading Plan and the updated Interim Grading Plan. This note reads: "all cut and fill slopes shall be rounded to blend into the existing terrain to produce a contoured transition from the slope face to the natural ground". This note can be found on the updated Grading plans which are located on Pages 4 and 5 of the revised Pre-Plat package.**

Wall Plan:

47. Please revise the wall detail plan to include a detail of the retaining walls located within Tract E.
- a. **As requested, we have added a detail to illustrate the retaining wall conditions and that the exposed portion of the retaining wall match the other portions of the wall.**

Landscaping:

48. On a revised landscape plans, please provide the Botanical name of each plant species.
- a. **As discussed, and agreed to, the Botanical names have been added to the first sheet of the revised Landscape Plan set (see Page 4 of the revised Landscape Plan package).**
49. On revised landscape plans, please identify and dimension the existing and proposed right-of-way, easements and Tracts.
- a. **As requested, dimensions have been added to the Landscape Plans to identify the right-of-way, easements, and tracts.**

Lighting:

50. Please eliminate the exterior lighting cutsheets on the Material Board and provide on a separate exhibit.
- a. **As requested, exterior cut sheets for the homes have been eliminated and there is a separate low volt landscape lighting package in the landscape set showing those fixtures (see Page 2 of the revised Landscape Plan set).**

Land Divisions:

51. A separate Map of Easement Release must be processed and recorded prior to the recordation of the final plat.
- a. **The applicant is aware of this requirement.**

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 Planning & Development Services Division has had this application in review for 29 Staff Review Days since the application was determined to be administratively complete. 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 480-312-4211 or at mtessier@ScottsdaleAZ.gov.

Sincerely,

Meredith Tessier, Senior Planner

2-PP-2020
5/15/2020

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **2-PP-2020 and 10-WM-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.

- Cover letter – Respond to all the issues identified in this 1st Review Comment Letter **(#1)**
- Revised Narrative for the Wash Modification and Preliminary Plat **(#2)**
- Material Board **(#3, #9-13)**
- ~~Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)~~
- Site Plan/Setback Exhibit **(#4 – 8)**
- Preliminary Plat **(#4 – 8)**
- NAOS Plan with Construction Envelope **(#4 – 8)**
- Desert Buffer Scenic Corridor Exhibit **(#4 – 8)**
- Cuts and Fills Exhibit **(#4 – 8)**
- Wall Elevations: **(#3, #9-13)**
- Landscape Plan: **(#3, #9-13)**
- Lighting Site Plan(s): **(#3, #9-13)**
- Photometric Analysis Plan(s): **(#3, #9-13)**
- Manufacturer Cut Sheets of All Proposed Lighting: **(#3, #9-13)**
- ~~Phasing Plan~~

Technical Reports:

- Drainage Report **(#14)**
- Grading and Drainage Plan **(#15)**
- Citizen Update Report **(#16)**
- Water Basis of Design Report **(#17)**
- Wastewater Basis of Design Report **(#18)**

From: sfojo@aol.com
To: [Projectinput](#)
Subject: Case Name: Happy Valley 18, Case #2-PP-2020
Date: Wednesday, March 25, 2020 9:20:54 AM

External Email: Please use caution if opening links or attachments!

City of Scottsdale,

Please STOP destroying our desert!

Please stop all this development.

You are destroying North Scottsdale. You are turning into LA from where I recently moved.

Why does the city succumb to these developers?

Where is the extra water and services coming from?

This was a quiet beautiful area, now it will be full of traffic, people, pollution, and much less natural beauty...why? FOR MONEY!

We purchased an older home in a peaceful area, it will no longer be that peaceful area....

Please stop, please stop!

Susan Johnson
Sonoran Highlands II



June 12, 2020

Tom Kirk
Camelot Homes
6607 N Scottsdale Rd Ste H-100
Scottsdale, AZ 85250

RE: 2-PP-2020 and 10-WM-2019
Happy Valley 18
943W8 (Key Code)

***** Camelot Responses to City Comments are shown in RED below each comment. This response letter is dated June 22, 2020 *****

Tom Kirk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on May 15, 2020. The following 2nd 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. Please revise the zoning district comparison table to include the required PRD Perimeter Setbacks along the northern and eastern property lines. Currently, the table only acknowledges the required setbacks along the southern and western property lines (Zoning Ordinance (ZO) Section 6.213). Additionally, within the next submittal please provide a copy of the proposed amended development standards in a legislative format.

- a. **As requested, the zoning district comparison table has been updated to include the required PRD perimeter setback information for all directions (north, east, south, and west). While this correct table was previously included on the cover sheet of the Pre-Plat package, the correct table was not included in the Pre-Plat Narrative. As such, we have revised the Pre-Plat Narrative to include this corrected version of the Zoning District Comparison Table (see page 11 of the revised Pre-Plat Narrative). Additionally, the applicant has included a copy of the proposed amended**

2-PP-2020
6/23/2020

development standards in legislative format within this updated submittal, as requested.

Preliminary Plat:

2. Please demonstrate compliance with PRD minimum lot width requirements of 120 feet. Please refer to the definition of lot width (ZO Section 3.100). Specifically, on the flaglots and lots 6, 9, 12.
 - a. **The Preliminary Plat was updated to include a lot width dimension as measured from the front setback + 30 feet for the flag lots in question (lots 6, 9, & 12). As you will see, all lots comply with the PRD minimum lot wide requirement of 120 feet. The Preliminary Plat is found on page 2 of the updated Pre-Plat package.**

Natural Area Open Space:

3. The proposed landscape plans show a very formal planting of native species near the entry gates to the community. This area is designated as revegetated NAOS. Any NAOS area must be revegetated in a way that mimics the natural growth pattern and density of the native desert. Please revise the landscape plans to remove the formal planting arrangements in areas of NAOS (ZO Section 6.1060.D).
 - a. **As discussed, the planting in the NAOS areas around the entry gate to the community has been revised to be more organic in nature and to mimic the natural growth pattern and density of the natural desert. Please see sheet 5 of the revised Landscape Plans included in this resubmittal to see the change in planting strategy.**
4. In locations where the future trail is located within the NAOS, please delineate as revegetated NAOS and revise calculations accordingly (ZO Section 6.1060). With the updates please demonstrate conformance with the minimum NAOS acreage of 10.15 acres per 13-ZN-2019.
 - a. **The NAOS exhibit has been revised to show the future trail as revegetated NAOS and the NAOS calculations have been updated accordingly. Please see sheet 3 of the revised Pre-Plat package (the NAOS plan) for these revisions. The amount of NAOS provided equals 10.11 acres which is the same amount of the minimum 10.11 acres required per zoning case 13-ZN-2019 (please note, the 10.15 acres was revised to 10.11 acres in the final City Council approved zoning stipulations).**
5. Pursuant to 13-ZN-2019, please provide a dimensioned Desert Buffer Scenic Corridor Exhibit and table that outlines that the minimum, maximum and average setbacks along N. Alma School Road and E. Happy Valley Road. A table was provided on the setback exhibit however, the minimum and maximum dimensions were not provided. Please provide the desert buffer setbacks and table on a revise NAOS exhibit.
 - a. **As requested, the applicant has provided a completely separate “Desert Buffer Scenic Corridor” exhibit within the updated Pre-Plat package that outlines various dimensions of the corridor (including the minimum, maximum, and average dimensions). This exhibit can be found on page 11 of the revised Pre-Plat package.**

Landscape Plan:

6. On a revised landscape plan, please provide caliper size for single and multi-trunk trees (ZO Sections 7.504.B and 10.200).

- a. **As requested, the Landscape Plans have been revised to provide the caliper size for the single and multi-trunk trees (as shown on the revised "Plant Legend" on Page 4 on the updated Landscape Plans).**

Drainage:

7. Please submit a revised drainage report and address the comments provided within the following attachments: Preliminary Plat (2-PP-2020_V2_CORR-DRAINAGE-HAPPY VALLEY 18 PRE PLAT.pdf) and the redline Preliminary Drainage Report (2-PP-2020_V2_CORR-DRAINAGE-Drainage Report.pdf).
 - a. **The revised Drainage Report that addresses the noted comments is included within this resubmittal. Comment Response documents of the G&D plan and the Drainage Report are labeled "CR" for reference.**
 - (a) **G&D Plan 2-PP-2020_V2_CORR-DRAINAGE-HAPPY VALLEY 18 PRE PLAT - CR.pdf**
 - (b) **Preliminary Drainage Report (2-PP-2020_V2_CORR-DRAINAGE-Drainage Report - CR.pdf**

Engineering:

8. Pursuant to 13-ZN-2019, please update the preliminary plat with the following improvement to include a cross-section of E. Desert Vista Drive. Please construct low volume unpaved standard improvements along the project frontage to include a cul de sac at the west termination of corridor. According to the Scottsdale Stormwater Department, the wash across Desert Vista is running at a 100-year flow of 5000 to 6000 CFS versus the preliminary plat's stated 1500 CFS. Please update calculations for correctness and provide a section illustrating the depth, extent and flow rate at the wash crossing associated with the 100-year event. City staff will be determining if wash crossing proposal is acceptable, prior to preliminary plat approval. Preliminary plat approval is contingent upon an acceptable wash crossing improvement.
 - a. **Per the Pinnacle Peak AMDP, Reata Wash, at the location noted, has an inflow hydrograph showing approximately 4,315 cfs in the 100-year event. Normal Depth calculations, cross sections, and erosion setback calculations have been provided in Appendix D of the drainage report, and the results are reported on the Hydraulic Workmap as well. The proposed improvements in the vicinity of the existing culvert crossing are minor and do not impact the hydraulic conveyance of the culverts or the wash downstream. Furthermore, any flow overtopping the culvert will continue to flow south in Alma School Road, away from the proposed development.**
9. Pursuant to 13-ZN-2019, on revised plans please provide a 6-foot-wide multi-use trail along the project frontage.
 - a. **As requested, the multi-use trail has been outlined on the Pre-Plat and the revised NAOS exhibit (pages 2 and 3 of the revised Pre-Plat package).**
10. Pursuant to 13-ZN-2019, on revised plans please provide an 8-foot-wide shared use path from E. Happy Valley Road to the project entrance.
 - a. **As requested, the shared-use path has been outlined on the Pre-Plat and the revised NAOS exhibit (pages 2 and 3 of the revised Pre-Plat package).**

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:

Natural Area Open Space (NAOS):

11. NAOS that is to be dedicated adjacent to the cut-side of retaining wall shall be considered revegetated for the length of the wall and a width that is determined by the following calculations: (The difference between the natural grade and the bottom of the footing X 2) plus the width of the foot on the NAOS side (DSPM 2-2.501.D.3). Please revise the NAOS site plan and calculations accordingly.
 - a. **Per discussions with City Staff (Meredith Tessier and Brad Carr), this comment has been removed as after further review of the NAOS exhibit, the 5' of revegetation has been provided.**

Engineering:

12. Per DSPM Section 6-1.419, neither drainage structure nor facility may be placed within water and sewer facilities easement. The plat is the first document to contain water, sewer and storm infrastructure in one document. Therefore, this is the first opportunity to provide comments on the unacceptability of water, sewer, and storm within same limits. Additionally, both water and sewer lines are to be a minimum of seven (7) feet from the edge of an easement line (four (4) feet separation between water and sewer infrastructure from retaining wall, in parallel, is not acceptable). Existing design at lots 7 and 8 do not comply with this. Separation requirements appear to be met but still calling for a joint easement with stormwater. Please update by providing separate easements and associated requirements for each.
 - a. **The utility tract has been widened by five feet for a total tract width of 40'. The engineer is continuing to investigate eliminating the culvert length south of the onsite road to E Desert Vista Drive. For this submittal the (3) 36" culverts are shown until the alternative design can be thoroughly vetted.**

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:

Wall Plan Details:

13. Within the next submittal, please provide dimensioned wall details that reference color and material for the screening material required for the future odor control system dosing station. Please demonstrate that the screening materials are consistent with the overall wall plan.
 - a. **Per discussions with City Staff, this has been agreed upon to be a stipulation of the DRB approval of the Preliminary Plat. The applicant agrees with being stipulated to**

provide the same type of wall for the odor station as it will provide along the perimeters of the community and individual homesites.

14. The legend currently indicates a new split face perimeter wall that delineated in blue font however the site plan identifies this wall as the entry gate, keynote A. Please clarify and provide the corresponding keynote within the wall plan legend.

- a. **The Wall Plan has been updated to show the requested label / marking / keynote / & delineated line updates. Please see page 1 of the updated Landscape Plan for these changes.**

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 a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary. The Planning & Development Services Division has had this application in review for 48 Staff Review Days since the application was determined to be administratively complete. These 2nd 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 480-312-4211 or at mtessier@ScottsdaleAZ.gov.

Sincerely,



Meredith Tessier
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 2-PP-2020

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 item identified below.

- Cover letter – Respond to all the issues identified in this 2nd Review Comment Letter

- Site Plan/Setback Exhibit

- Preliminary Plat

- NAOS Plan

- Wall Elevations:

Technical Reports:

- Drainage Report and Grading and Drainage Plan