



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter

RESPONSE TO COMMENTS FOR 3RD ZN SUBMITTAL

June 4, 2020

John Berry
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 17-ZN-2019, 10-AB-2019, 3-WM-2020
Solitude

Michele Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on May 8, 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 District Map Amendment (17-ZN-2019):

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second 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. The zoning district map amendment site plan and density is dependent upon the request for a Preliminary Plat approval to combine HV91 and Solitude. With the next submittal, please submit a Preliminary Plat application for staff review and City Council approval (Zoning Ordinance Table 6.1081).

RESPONSE: A Preliminary Plat application will be submitted concurrently, following this resubmittal.

2. The zoning district map amendments also dependent on amended development standards as outlined in ZO Sections 6.1083.E.1. (ESL), 6.212, 6.205.A, and 6.207. The amended setbacks are not equal to or greater than the setbacks of the underlying zoning on adjacent parcels (ZO Section 6.1083.E.6). Specifically, the western property line (HV91) is adjacent to a required rear yard setback of sixty (60) feet. Please either revise the setback exhibit and amended development standards or submit a preliminary plat to combine HV91 and Solitude to create a 40-acre subdivision.

RESPONSE: A Preliminary Plat application will be submitted concurrently, following this resubmittal, creating a 40-acre subdivision.

General Plan:

3. Upon resubmittal, please graphically depict, by separate exhibit, walls associated with the proposed subdivision adjacent to the Buffered Roadway setback. Additionally, please expand the response within the project narrative the consideration made in locating the wall, now modified into the existing subdivision located west of the subject site, remarking upon how the goal of preserving NAOS will be maintained. Please consider Goal 4 of the Character and Design Element from the 2001 General Plan, bullets 9 and 10.

RESPONSE: - All walls have been located outside the required setback, which meets the requirements of 1-GP-2004 and DSPM 2-1.306.A.3.

- A separate exhibit has been provided and all other exhibit have been updated accordingly.
- The narrative has been updated accordingly.

CHARACTER AND DESIGN ELEMENT GOALS:

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

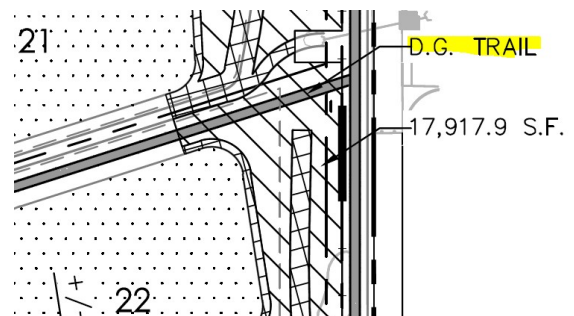
RESPONSE: Solitude intends to apply the Desert Scenic Roadway Setback Corridor designation on Happy Valley Road, which will provide a consistent (50' avg.) buffer that will minimize the impact of this highly traveled road and complement the surrounding developments. The large revegetated and natural open spaces are intended to enhance scenic views for the passersby both from Happy Valley Road and within the neighborhood. Similarly, proposed decorative screening elements, located outside the dedicated easement, will aim to minimize the noise pollution while also providing an attractive neighborhood character and design. Any proposed screening materials will be consistent with the City of Scottsdale Scenic Corridor Guidelines and will be provided in small segments to avoid impeding natural flows or the ability for wildlife to travel along open space corridors. The desert character is a vital part of the neighborhood setting and buffering of roadway impacts is equally important. This is can be seen in the treatment of 92nd St., which is only a local residential street, is not designated as a major street and does not have the Desert Scenic Roadway Setback Corridor designation. But it will be treated similarly with large setbacks ranging from 30'-100'+ and will also provide an attractive desert buffer and a consistent character along the projects edge.

Natural Area Open Space:

4. Per ZO Section 6.1090 (ESL submittal requirements) and DSPM Section 2-2.404 (1), please submit a NAOS analysis plan that includes all civil improvements and proposed construction envelopes. Please confirm all man-made structures including drainage headwalls, retaining walls, rip-rap, and sidewalks ("access to wash") etc. are not located with NAOS. Specifically, please eliminate NAOS from Tract B due to the proposed drainage channel shown on the grading and drainage plans. Additionally, eliminate NAOS between lots 5 and 6 as rip-rap is conflicts with the NAOS. Please revise the NAOS configuration and calculations accordingly.

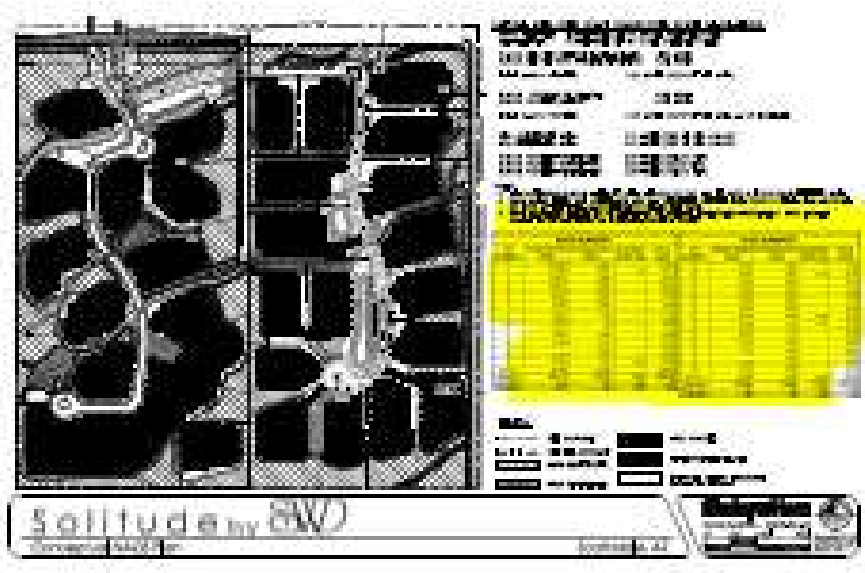
RESPONSE: - The NAOS plan has been updated to include civil improvements.

- The drainage channel in tract B (now tract j, to coincide with pre-plat) has been revised to be reveg. NAOS instead of undisturbed. It will be revegetated to appear more like a natural wash.
- NAOS has been removed from rip-rap areas.
- The NAOS between lots 5 and 6 (now 21 & 22) has been pulled back. Although, there is no rip-rap in that area. What you were probably seeing is the hatch for the natural d.g. trail which is allowed within NAOS. The area where the drainage swale occurs will be revegetated NAOS to appear like a natural wash.



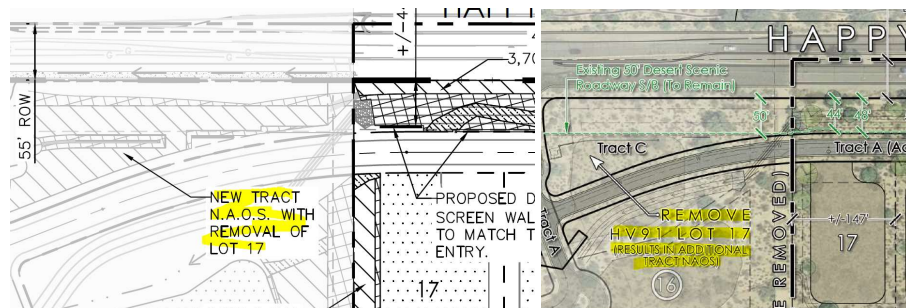
5. Please demonstrate compliance with the distribution of NAOS as outlined in ZO Section 6.1060.F.1. Please dimension the width and square footage (on-lot and Tract) of NAOS.
RESPONSE: Areas (for undisturbed NAOS) and dimensions have been added to the NAOS plan.
6. In accordance to ZO Section 6.1060.D., Please revise the NAOS exhibit and calculations by providing the following: **RESPONSE:** NAOS plan has been updated.
 - NAOS summary table with square footage of disturbed and undisturbed NAOS on individual lots,

RESPONSE: Per the ESLO this needs to occur prior to or concurrent with the “filing of a final plat”. We felt that this was more appropriate to provide this level of detail, in regard to specific lot NAOS, with the subsequent preliminary plat giving the potential changes from that PP review and how that it is related to the “conformance” stipulation that will come from zoning. As you will see, the concurrent PP NAOS plan will include an updated table with all the on-lot naos calcs for all the lots within the 40-acre subdivision. The zoning NAOS plan just reflects the overall NAOS calcs.



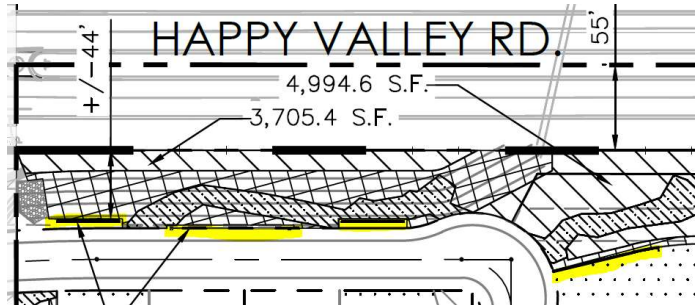
- Add lot 17 from the HV91 subdivision to the NAOS exhibit and covert lot 17 into Tract NAOS,

RESPONSE: Because this is not within the zoning boundary, we will provide this area (S.F) in the PP NAOS plan with detail. We added it graphically for the zoning albeit screened back with a note that it will be tract naos. We added this on the site plan as well.



- Provide five (5) feet of revegetated NAOS along both sides of the theme wall located on-lot 17 of HV91.

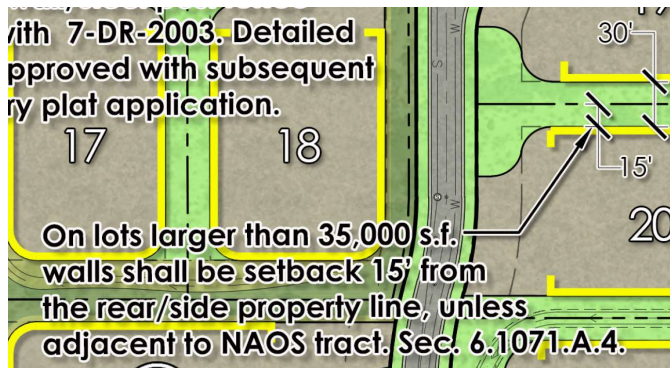
RESPONSE: The NAOS boundaries have been reworked around the theme walls. Also, 5' or more of reveg NAOS surrounds those walls.



Wall Plan:

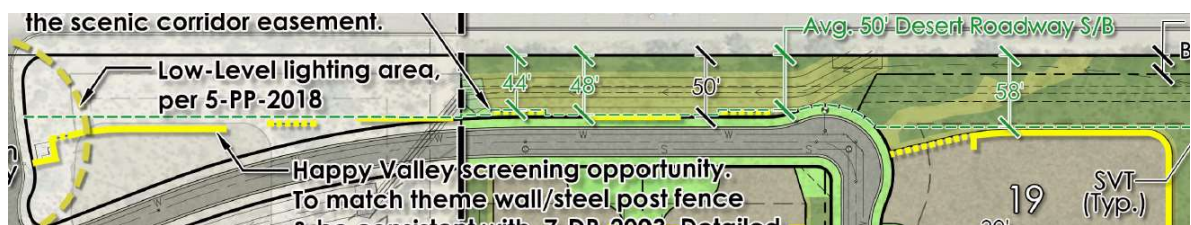
- Pursuant to ZO Section 6.1071.A.4., on lots larger than 35,000 square feet, individual or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to a NAOS Tract. On a revised wall exhibit, please identify and dimension the required wall setback on lots greater than 35,000 square feet that are not adjacent to NAOS.

RESPONSE: This is understood and is accommodated. A specific note has been added to the wall plan.



- On a revised wall plan, please conform to the Desert Buffer Setback requirements by eliminating walls within the corridor, shift walls south to maximize buffer area and consider the steel post fence along the corridor maintain an open corridor (1-GP-2004).

RESPONSE: Walls have been pulled back and out of the desert buffer setback to maintain an area consistent with the allowed dimensions (avg. 50') of the required buffer. Specific wall details will be coordinated through the development review (PP) case.



9. Within the next submittal, please provide a Desert Buffer Setback that identifies and dimensions the minimum, maximum and average setback. Additionally, please identify the location of walls adjacent or within the setback along with the linear footage and square footage of wall that encroaches into the required setback. Please note the maximum height of the wall shall not exceed 8 feet tall measured from existing natural grade. Please provide a dimensioned wall/fence detail.

RESPONSE: A separate Desert Scenic Roadway exhibit has been submitted. Walls have been pulled back and out of the desert buffer setback to maintain an area consistent with the allowed dimensions (avg. 50') of the required buffer. We figured the specifics of the walls (heights/linear footage/types) can be worked out during the appropriate development review process, given there will be a detailed landscape plan and that is what the DRB approves. For now we have a corridor that meets City requirements, we pulled the walls back out of the setback and we say that the walls will meet the requirements of the zoning and dspm.

Native Plant:

10. Within the next submittal, please provide a revised Native Plant Plan and Inventory to indicate all protected plant species located within undisturbed NAOS as "Remain in Place" Please provide a revised inventory and Native Plant Plan with NAOS boundaries (Scottsdale Revised Code Section 46-116).

RESPONSE: This is more detail than usual for a zoning case. Although a conceptual plan has been overlayed and submitted. Specific trees in the spreadsheet will be identified during PP.

Circulation:

11. Please dedicate 20 feet of fee title right-of-way along the southern site frontage from 92nd Street to a point 330 feet west (along the 217-05-010E parcel frontage), in conformance with the Local Residential street classification (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10).

RESPONSE: Per discussion with transportation and engineering, this is no longer needed.

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

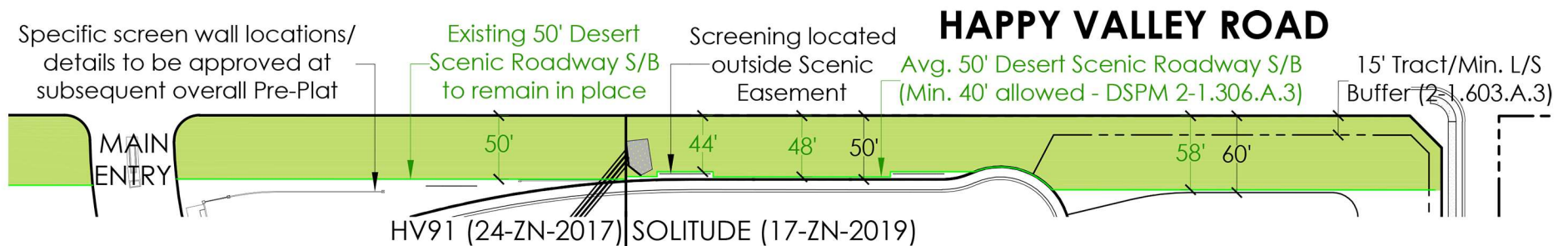
Drainage:

12. Please note, several significant first review comments were not addressed. Please see 1st review comments and address the following on revised grading and drainage plans;

- Proposed basins should be located within dedicated tracts (DSPM Section 4-1.402),
Response: Per discussion and approved by Rich Anderson by email dated 7/20. Center basin has been located in a dedicated Tract. Other basins to remain as shown on lot with drainage easement.
- Depict proposed grading associated with all re-routing of washes (DSPM Section 4- 1.901),
Response: Grade callouts added to all channel and swale grading.
- Revise building envelope to be outside of the EHS. Please note the proposed building envelopes are located within design storm inundation limits. Inundated areas shall have dedicated drainage easement and may not be within proposed building envelopes. Proposing building envelopes within inundation limits is prohibited (DSPM Section 4-1.501),

Solitude (17-ZN-2019) - Desert Scenic Roadway Exhibit

Note: The heights/dimensions of the walls located outside of the Scenic Setback will conform to the requirements of the City of Scottsdale Zoning Ordinance and DSPM.



Excerpt from Scottsdale City Council Report - Case No. 1-GP-2004

"Staff is recommending a third level of scenic roadway designation called the "Desert Scenic Roadways"...Setbacks of these roadways will vary based on the topography and specific site conditions."

Excerpt from Scottsdale Design Standards & Policies Manual -

Corridors & Streetscapes 2-1.306.A.3:
"Desert Scenic Roadways Setbacks: All major mile and half-mile streets...within the Environmentally Sensitive Lands Overlay zoning areas of the city shall provide an average 50-foot-wide open space corridor along the edge of the street right-of-way...may provide a minimum of a 40-foot width..."

Response: Per discussion, building envelopes removed from limits of inundation. Proposed drainage easement covers limits of inundation. EHS will require scour protection with development of individual lots.

- Please provide a details of Culvert 'A', develop profile with HGL and WSL in the channel and call out surface overflow location and elevations. Please note: subject alignment will create perpetual maintenance issue due to sedimentation and introduce additional clogging and overflowing risks. Please re-align to mitigate sedimentation. Proposed culvert should match natural channel alignment and slope as close as possible to maintain low sedimentation rate (DSPM Sections 4-1.901),

Response: HY-8 Hydraulic design with HGL is provided in drainage report. WSE of channel is provided in drainage report and shown on grading plan. Culvert surface overflow added to grading plan. Per discussion, alignment and slope of culvert updated to better match channel.

- Please refer to Table 1 of the drainage report, to qualify for pre versus post storage criteria, please mitigate all proposed condition flow increases (DSPM Section 4-1.402)

Response: Adjustments to hydrologic design of basin outflows have been updated. Pre-vs-Post is now meet at site discharge locations.

- Per DSPM Section 4-1.402, please locate drainage easements within dedicated Tracts.
Response: Per discussion and approved by Rich Anderson by email dated 7/20. Center basin has been located in a dedicated Tract. Other basins to remain as shown on lot with drainage easement. Other drainage easements will remain as shown on plan.

Engineering:

13. In conformance with the Happy Valley Capital Improvement Project and the DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10, the developer shall dedication the following;

- 25-foot x 25-foot intersection right of way dedication at the corner of Happy Valley and 92nd street,

Response: Understood, this was shown on last submittal. Added callout to plans for clarify.

- 38.5-foot x 64.75-foot drainage easement dedication along Happy Valley property line,

Response: Understood, a much larger drainage easement is proposed along the happy valley boundary to cover the proposed drainage swale and channel and will cover the existing drainage structures.

- 30-foot temporary construction easement along Happy Valley property boundary; to extinguish at the completion of city's Happy Valley widening project.

Response: TCE will be dedicated. Added to subdivision plan.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second 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:

Amended Development Standards:

14. To distinguish the amended development standards, please utilize a bold font for new text and bold font with strikethrough text for the eliminated development standards.

RESPONSE: ADS has been updated to include bold font.

Abandonment (10-AB-2019):

Submittal requirements:

15. Please address the previous provided legal and graphic corrections and provide updated exhibits within the next submittal.

RESPONSE: Updated legal provided.

16. Please prepare an Exhibit for the Resolution that outlines the parcels that are affected by the Abandonment. This is typically Exhibit C of the Resolution.

RESPONSE: Exhibit C is provided.

17. Please update the narrative to discuss the following consideration:

- Eastern Parcel (APN 217-05-008F): \$24,046.20 (based on purchase contract reviewed by Martha W.)
- Western parcel (APN: 217-05-008E): $330 \times 20 = 6,600 \text{ sf} \times \$0.50 = \$3,300$
- Combined Total: \$27,346.20

RESPONSE: Per discussion with City staff and email coordination on Monday, June 15, 2020 9:11 AM, it has been determined that through additional dedications that Solitude provides an offset for the abandonment consideration.

18. Please note, Water Resources support the abandonment subject to approved BOD's and a plat that provides new right of way with water and sewer to all new lots.

RESPONSE: Understood.

19. Please note, other departments support the abandonment contingent upon the associated Preliminary Plat.

RESPONSE: Understood.

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.

In an effort to get this Zoning District Map Amendment and Abandonment 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 43 Staff Review Days since the application was determined to have the minimal information to be reviewed.

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,

A handwritten signature in black ink, appearing to read 'MT', followed by a horizontal line.

Meredith Tessier
Senior Planner

cc: Scott Pfeiffer-Sonoran Development

ATTACHMENT A
Resubmittal Checklist

Case Number: **17-ZN-2019, 10-AB-2019, 3-WM-2020**

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

- ☒ One copy: Response letter
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Revised Amended Development Standards
- ☒ One copy: Revised Abandonment Narrative to discuss considerations
- ☒ One copy: Graphic that outlines parcels affected by the Abandonment

☒ Site Plan:

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

☒ NAOS Plan with Construction Envelope Exhibit:

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

☒ Setback Exhibit:

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

☒ Wall Plan:

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

☒ Native Plant Plan:

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

☒ Scenic Corridor Plan:

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

☒ Grading and Drainage Plan:

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

To: City of Scottsdale

From: Zach Hill, P.E.
Kimley-Horn and Associates, Inc.

Date: March 12, 2020

Subject: Solitude – **Zoning** – 1st Review Comments (Plan Check No:17-ZN-2019. Key Code:5L617)

Comment Response Letter

Application submittal requirements:

1. The intent of the Environmentally Sensitive Lands Ordinance is leave washes in place and in natural conditions where practical. When necessary, limited modifications to natural watercourses shall be designed in accordance with the standards specified in Chapter 37 (Floodplain and Stormwater Regulations). Prior to the next submittal, please submit a wash modification application and justification for the request if the existing washes are altered and not protected within an easement or Tract (ZO Section 6.1070.G.I.).

Response: We will submit the Wash Mods with the next submittal.

2. 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. (ZO Sec. 1.305.C.2.b.). Additionally, please refer to comment #3 below and update the notifications based on the new zoning district map amendment boundary line.

Response: The latest update is being provided with the resubmittal. No further contact has been received.

Zoning:

3. According to Zoning Ordinance Table 6.1081 the allowed base density is 0.83 du/ (20.01) acre which equates to 16 lots. Currently 17 lots are proposed which equates to 0.849 du/acre which exceeds the allowed base density. Please either revise plans to reflect 16 lots or revise the zoning district map amendment boundary line to include lot 17 of HV91.

Response: The 1993 Hadder zoning interpretation allows you to round up to the next whole integer number if the fractional calculation is .5 or more when you're in ESL and under 20 lots. This is true both in the approved HV91 case and the proposed HV92 case where we round from +/-16.6 to 17 lots. Note that we are removing one lot from the approved HV91 project so overall the subdivision will have 33 lots on 40-acres (.82 du/ac). Regardless, the 1993 interpretation has been the result of similar rounding for many similar projects.

Amended Development Standards:

4. The zoning district map amendment site plan is dependent upon the request for amended development standards as outlined in ZO Sections 6.1083.E.1. (ESL), 6.212, 6.205.A, and 6.207. Please address the following;
 - Within a revised narrative, please discuss the justifications for the proposed amended development standards and any excess NAOS dedication in exchange of the amended standards.

Response: We will break out the 20% increase, among other things, and expand on why they justify the ADS.

17-ZN-2019
5/8/2020

- On a revised site plan, please provide a data table on a revised subdivision plan that outlines the development standards in comparison to the amended developments standards, and the allowable/provided reduction percentage.

Response: Comparison table to be added.

- Please note, it appears that the amended standards are not equal to or greater than the setbacks of the underlying zoning on adjacent parcels (ZO Section 6.1083.E.6). Please revise the site plan and amended standards accordingly.

Response: Per ESLO, this only applies to the south boundary. On the east we have a tract in between the property line and lots. We do provide +60' on the south, adjacent to the R1-190

- Please provide a setback exhibit that identifies and dimension the amended setbacks and lot width.

Response: Setback exhibit has been provided with this submittal

- Demonstrate compliance with minimum lot width requirement for flag lots for ESL amended standards and/or within the definition of lot width (ZO Sec. 6.1083.E.8. and 3.100).

Response: KH to dimension minimum 20' width for flag lot. Discussion has been added to the narrative as well. Overall, being able to have north/south lots (because of the flags) allows us to create a large buffer along the south perimeter to preserve the large wash and slopes, rather than stacking east/west facing lots down to the south that have proper frontage, minimizing the buffers.

5. According to Resolution No. 6716 and 1-GP-2004, Happy Valley Road is designated as a Desert Scenic Roadway, which prohibits walls and other improvements. Please eliminate the walls improvements within the Happy Valley Road, 50-foot-wide buffered setback.

Response: Per the scenic corridor guidelines walls within the setback are "discouraged." We will work through the specifics on the landscape plan at pre-plat but the intent is that whatever propose it will be consistent with the guidelines as follows.

- Development Walls at the Edge of the Scenic Desert Landscape Setback:

The following is a list of preferable situations in terms of enhancing the meaningful visual open space:

1. No visual fence barrier
2. Individual site walled development envelopes
3. Low non-orthogonal, organic development walls that follow the criteria listed below.

Alignment:

- No walls should be placed within the designated scenic landscape setback.
- Development walls along the edge of the scenic desert landscape setback should gradually meander horizontally (ideally following topography changes).
- Straight uninterrupted lengths of walls should not exceed 150' in length.
- Walls should be placed to move around large plant specimens or landform features.
- Development walls should not cross wash channels, nor should they impede wash natural flows or the ability for wildlife to travel along those corridors.

Height:

- All walls should be designed into the surrounding landscape setting so that they are perceived visually to be as low as practically possible.
- Walls in residential districts should be no higher than a range between 6' and 8' in height as measured from grade at the street face.
- A wall/landscape berm combination may be used to achieve higher screening without increasing setback distance. Exposed wall height should be limited to 6' to 8' measured from top of berm at street face. Gradual horizontal meandering alignment should be required for wall/landscape berm combination.
- Walls are encouraged to vertically roll with the topography in cases of natural or manmade undulations.
- View fence and openings that allow wildlife passage are strongly encouraged.

Natural Area Open Space (NAOS):

6. Pursuant to Zoning Ordinance Section 6.1060.(3)&(5), permanent NAOS shall be achieved and maintained through a methodology subject to the satisfaction of the City. Please revise the placement of NAOS within Tracts for a higher level of protection. Please provide the acreage and square footage of NAOS within Tracts on revised plans. Furthermore, this application is dependent on the future request for amended development standards, in summary; please provide Tract NAOS so that the open space provided by this development proposal will be protected permanently.

Response: Just like HV91 we are proposing a majority of on-lot NAOS to accommodate the necessary lot sizes. Additional protection methods (easements) would be considered. 18% of the current NAOS will be provided in tracts.

Transportation:

7. On a revise site plan, please identify and dimension a dedication of a 55-foot wide fee title right-of-way along the Happy Valley Road site frontage, in conformance with the Minor Arterial street classification and Happy Valley Road Capital Improvement Project (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10).

Response: KH to update dimension on site plan. Subdivision plan is correct.

8. On a revise site plan, please identify and dimension a dedication of a 25-foot wide fee title right-of-way along the 92nd Street site frontage (entire length), in conformance with the Local Collector street classification (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10).

Response: This has been identified.

9. On a revise site plan, please dedicate additional fee title right-of-way at the Happy Valley Road and 92nd Street intersection in conformance with the Happy Valley Road Capital Improvement Project (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10).

Response: KH to review plans to match intersection dedication.

10. The Developer shall complete the 92nd Street improvements along the west side of the street to conform to the Local Collector, Rural/ESL Character, standards (DSPM Fig. 5-3.16), including a six-foot sidewalk. The street cross section south of Whispering Wind shall be min. 22 feet of pavement with curb and gutter along the west side of the street (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Within the next submittal, please provide street cross sections.

Response: Through our pre-app and 1st submittal coordination, 92nd street was not a through street. The City updated the LAIP on January 13th (after our submittal) to make 92nd a through street. We have provided the sidewalk and improvements as requested although it is our proposal to still treat the section south of whispering wind as rural condition and are proposing d.g. trail in place of the sidewalk since there is no pedestrian connectivity/improvement on 92nd all the way down to pinnacle peak (over a mile) or for miles past that as 92nd turns into 93rd and Los Gatos (no sidewalk at all through out that stretch of already improved roadway).

Before:

After:



Engineering:

11. Please note, in lieu payment for half street Happy Valley Improvements for project frontage based on CIP costs must be paid prior to final plat recordation (Scottsdale Revise Code (SRC) Chapter 47).

Response: Understood, as discussed in meeting, in-lieu is for the sidewalk and trail.

12. Please note, a Right-of-way abandonment required for E Whispering Wind Dr within project boundaries prior to final plat recordation (Scottsdale Revise Code (SRC) Chapter 47).

Response: Understood

13. Please note, a Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation (Scottsdale Revise Code (SRC) Chapter 47).

Response: Understood

14. Off-site transportation, stormwater, and water resources improvements along property frontages to existing supporting infrastructure, with associated dedications, required. Update site plan accordingly (SRC 48-7, 47-10, 49-219).

Response: Understood, site plan updated with infrastructure on 92nd Street as requested in other comments.

15. Replat of HV91, in its entirety required, so that new parcels can be identified as beneficiaries and have responsibility of HV91 street entrance tract, required to access new lots, and vica versa so that HV91 lots are not solely responsible for a street tract which they have no benefit of, portion within what was HV91 lot 17. Additionally, any new lot owners within HV 91 would be required to be a signatory to a revised HV91 plat agreeing to modify their once private 17 lot street tract to now private 33 lot street tract (Scottsdale Revise Code (SRC) Chapter 48).

Response: Understood

Drainage:

16. Please address comments in the following documents and please note that the proposed basins should be located within dedicated tracts; 17-ZN-2019_V1_CORR_Preliminary Drainage Report.pdf and 17-ZN-2019_V1_CORR_Grading & Drainage Plan.pdf

Response: Similar to HV91, drainage basin to be located on lot as needed to meet increased lot size. Basins are located adjacent to roadway and outside of proposed building envelope. Basin will be located within a drainage easement and generally dedicated over with NAOS.

Grading Plan Comments, all comments address, additional clarify provided below:

- Depicted flows do not match Figure 4.

Response: The flows in Figure 4 do match with the flows depicted in the plan.

- Add section.

Response: Addressed. Section A-A added for specified area.

- Revise building envelope to be outside of the EHS.

Response: Addressed. Note added. Phase 2 plans (single lots grading plans) will provide erosion protection or develop outside of the EHS.

- Call out culvert sizes:

Response: Addressed. Dimensions for the 3 existing culverts were called out.

Drainage Report Comments, comments address except as responded to below:

- To qualify for pre vs post storage please mitigate all proposed condition flow increases.
Response: Flow increases are minor and should be considered incidental and within the range of the analysis. The flow does not negatively impact the downstream development, also the property is under the same ownership as this development. Furthermore, the increase flow is general from offsite areas or lots on the western (lower side) of the site, where the flow cannot be routed through a detention basin.

Water and Waste Water:

17. Please submit revised Water and Waste Water Design Report(s) and address the following;

- Please note the following stipulation; The Developer shall construct an approved biofilter to be retrofitted on the sewer lift station that was constructed for HV91 subdivison, Case 24-ZN-2017.

Response: Understood, note added to report.

- Within the next submittal, please discuss the HV91 lift station design capacity and include the approved design report as appendix to this report.

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Response: Discussion added to report.

- Within the next submittal please provide a map of the fire hydrant flow test locations indicating the hydrant that was flowing and the one used for the gauge. Note a PRV at 96th Street creates a zone boundary between Zones 9-C and 8-D.

Response: The static and flowing hydrant are now labeled on the Figure 2: Water System Layout sheet. Two fire flow tests were submitted incorrectly. The only fire flow test used is now the only test shown in the report (NEC & SEC of 92nd & Happy Valley). The fire flow test & model are all on one pressure zone.

- Within the next submittal please provide a map of modeled system.

Response: The entire modeled system including the pump, reservoir, pipes, and junctions are all shown on Figure 2. The static and flowing hydrant are now shown here as well.

Native Plant Plan:

18. Within the next submittal, please provide a revised Native Plant Plan and Inventory to indicate all protected plant species located within undisturbed NAOS as "Remain in Place". Please provide a revised inventory and Native Plant Plan with NAOS boundaries (Scottsdale Revised Code Section 46-116).

Response: Native plant plan has included with this submittal.

Archaeology:

19. Please provide an archaeology survey and report that is prepared by a qualified archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI. – Protection of Archaeological Resources.

Response: Arch study is included with this submittal.

Significant Policy Related 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:

General Plan:

20. Please respond to the 2001 General Plan Open Space and Recreation Element, Goal #1. Please expand on the discussion of what this proposal is providing in terms of buffering between the subject property, adjacent neighbors and planned roadways. Please discuss the method of application in providing these open spaces. Consider the provisions of both Buffered Roadway in the response. Please address bullets 1, 9, 20, 22 and 23.

- a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Happy Valley Road and 92nd Street are classified as a Buffered Roadway which provides setback widths of fifty (50) feet in dimension in accordance with ESLO NAOS priorities, the placement of NAOS, and zoning setbacks. However, adjacent setbacks surrounding the subject site are greater than amended rear yard setbacks (35 feet) provided with lots 3 and 6. With a resubmittal, please provide a Buffered Roadway graphic, outlining those areas proposed as being dedicated as a Scenic Corridor, as proposed along Happy Valley Road and the above policy for 92nd Street shown from the back of the ultimate street improvement.

Response: We pulled the building setback for lot 3 out of the DSRE on Happy Valley. Although, at the time of the submittal, 92nd wasn't even a through street so it was not considered a "Major Half-Mile Street". As you follow the alignment there is no evidence as such, including areas where the wall is right on the right of way. Because there is no

precedent of it having any dedicated Desert Scenic Roadways Setback easements we are not proposing to do that either. Although, we understand the intent of the guideline and are providing the same 50' average setback that we do on Happy Valley. The pedestrian and vehicular circulation plan has been updated to also be the scenic corridor plan and shows these Desert Scenic Roadway Setback areas.



21. For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

- b. Please graphically depict walls associated with the proposed subdivision to be constructed outside of the Buffered Roadway setback and please expand the response within the project narrative as to the consideration made in locating the wall and further, how the goal of preserving NAOS will be maintained. Please consider Goal 4 of the Character and Design Element, bullets 9 and 10.

Response: The average 50' desert scenic buffer line has been put on the landscape zones/wall plan which shows the walls outside of the average 50' line.

22. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Response: An updated report has been provided. No new outreach has been received since the last update. The key issues as described in the report have been related to density, lot grading and vehicular access which have been discussed and worked through individually or at the neighborhood meeting. Because there has been no follow-up it is believed that the teams responses and site plan considerations have been well received.

Site Design:

23. According to Section 2-1.1105 of the DSPM, Flag lots should not be used regularly in the layout of subdivisions. However, where there are major washes, rock formations or steeper slopes that would cause a street extension to achieve frontage to each lot to result in significant cuts and fills, flag lots can be used to reduce the physical impact of providing access and utilities to lots in sensitive areas. Please submit a revised site plan that identifies all major washes, rock formation and steep slopes to justify the flag lots.

Response: Just like the approved HV91, we are providing flag lots in order to create a more sensitive plan. Being able to have north/south lots (because of the flags) allows us to create a large buffer along the south perimeter to preserve the large wash and slopes, rather than stacking east/west facing lots down to the south that have proper frontage, minimizing the buffers.

24. According to Section 2-1.1103.D.1. of the DSPM, along vacant properties, Grade breaks at the edge of a subdivision should be kept to less than 2 feet wherever possible. If this is not possible then these lots

should be made deeper so that the transition is not so abrupt.

Response: Understood, with layout of lots, no grade change is proposed at property boundaries, with the exception of frontage roadway improvement which will be significantly less than 2 feet.

Natural Area Open Space (NAOS):

25. According to the ALTA, there is an existing 10-foot-wide Drainage Flood Control easement (DOC 1985-0549705) located within the 50-foot-wide Desert Scenic Roadway Setback. Please revise plans and NAOS calculations accordingly to remove drainage infrastructure such as headwalls from the NAOS.

Response: Noted.

Engineering:

26. Per the Design Standards and Policy Manual (DSPM) Sections 5-3.105 & 5-3.110-Minor Collector, along N. 92nd Street please dedicate and construct a 30-foot wide half street Right-of way, one 11-foot wide south bound travel lane, raised median (including eastern edge along existing northbound travel lane, 6-foot wide bike lane and a minimum 6-foot wide sidewalk along N. 92nd Street project boundary from Happy Valley to E Whispering Wind Drive. Please update the site plan accordingly.

Response: Site plan updated with proposed cross sections. 25' ROW is provided, which matches existing ROW on east side of street, as well as the 50' total ROW to the south. A minor collector required 35' ROW. The existing improvement are constructed almost entirely on the east side of the section line. We propose a modified local collector with an additional 14 feet of pavement on west side of the road. This provided for a north and south bound travel lane and a two way left turn lane. The two way left turn lane can provide access to the existing church driveway and left onto Happy Valley Road.

27. Per DSPM Sections 5-3.107&5-3.110, Local Residential, N. 92nd Street. Please dedicate and construct a 25-foot wide half street ROW, one 12-foot wide travel lane (both directions) along N 92nd Street project boundary from E Whispering Wind Dr to the project southern boundary. Please update the site plan accordingly.

Response: Site plan updated with comment. 25 ROW is provided. Per comment 10, 22 feet of pavement will be provided. Roll curb is provided on the west side.

28. Per DSPM Section 7, the Lift Station within subdivision HV91 must be modified subject to Water Resources satisfaction. Update preliminary BOD accordingly.

Response: Understood, additional discussion added to BOD. Discussion on Bio-filter added.

29. Per DSPM Sections 6-1.202&7-1.201, the Preliminary Basis of Design (BOD) Reports must be reviewed and accepted by the Water Resources Department prior to zoning approval. Please update the BODs accordingly.

Response: Understood

Transportation:

30. On a revised site plan, please identify and dimension the dedication of a 25-foot wide non- motorized

public access easement on Happy Valley along the site frontage for future trail construction – or dedicate the 50-foot scenic corridor to allow public access (DSPM Sec. 8- 3.200, Trail Classifications, 8-3.202).

Response: Added to subdivision and site plan

31. On a revised site plan, please dedicate safety triangles at all street intersections along the perimeter of the site and along the internal streets.

Response: Added to subdivision and site plan

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:

Site Plan:

32. Please remove the FO supplemental district, as the Zoning District Map Amendment request is to rezone from Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL).

Response: Updated.

33. On revised plans, please provide a Tract table the identifies the intent of each Tract.

Response: Tract table with uses has been added to subdivision and the site plan

34. On all plans, please identify and dimension existing and proposed easements and Tract and delineate with various line weights.

Response: Certain dimensions and labels have been added. High level detail to be provide at preliminary plat.

Transportation:

35. Please note the following stipulation; The Developer shall pay an in-lieu of construction fee for a 6-foot wide sidewalk and 6-foot wide non-paved trail along the Happy Valley site frontage (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22).

Response: Understood

36. Please provide a pedestrian connection (concrete sidewalk or stabilized decomposed granite) from the internal street to 92nd Street in the southern portion of the site (south of Whispering Wind) if a street connection is not provided.

Response: Stabilized DG trail added from 92nd Street to internal street between lot 5 and 6.

Engineering:

37. Existing water and fire lines not used by a development shall be noted on the plans to be abandoned at the main by the contractor as follows (DSPM 6-1.416):

- a. Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler):

- i. Removal of line back to and including the tee/saddle/or sleeve and installation of spool piece of pipe. City crews will isolate and reinstate the main.

Response: Understood.

b. Removal/abandonment of unused water service lines

- ii. Water Resources' crew to full remove the water service back to the main after applicant payment of city water service removal fee. Receipt of payment will be needed to issue associated site/improvement plan permits.

Response: Understood.

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.

In an effort to get this Zoning District Map Amendment request to 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 27 Staff Review Days since the application was determined to have the minimal information to be reviewed.

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

ATTACHMENT A
Resubmittal Checklist

Case Number: 17-ZN-2019

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded). 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 original: Updated Citizen Involvement Report One
- ☒ copy: Revised Narrative for Project
- ☒ One copy: Archaeological Report

☒ Site Plan:

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

☒ NAOS Plan with construction envelope:

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

☒ Setback Exhibit:

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

☒ Cross Sections:

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

☒ Native Plant Plan:

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

☒ Scenic or Vista Corridor Plan

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

Technical Reports: Please include one (1) digital copy with each report

- ☒ Revised Drainage Report:
- ☒ Revised Water Design Report:
- ☒ Revised Waste Water Design Report:



Native Plant Inventory

Happy Valley & 92nd Street

SWC of Happy Valley Road & 92nd Street

Scottsdale, AZ

11/29/2019

Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
1	Foothills Palo Verde	16		NS	Mistletoe / Cambium Damage
2	Foothills Palo Verde	12		S	
3	Foothills Palo Verde	10		NS	Cambium Damage
4	Foothills Palo Verde	10		S	
5	Foothills Palo Verde	8		S	
6	Foothills Palo Verde	10		NS	Mistletoe / Poor Structure
7	Foothills Palo Verde	6		NS	Mistletoe / Poor Structure
8	Foothills Palo Verde	14		NS	Cambium Damage
9	Foothills Palo Verde	14		NS	Mistletoe / Cambium Damage
10	Foothills Palo Verde	9		NS	Cambium Damage
11	Foothills Palo Verde	12		NS	Cambium Damage
12	Foothills Palo Verde	8		S	
13	Saguaro	5		S	
14	Foothills Palo Verde	8		S	
15	Foothills Palo Verde	18		NS	Cambium Damage
16	Foothills Palo Verde	15		S	
17	Foothills Palo Verde	6		NS	Form / Leaning
18	Foothills Palo Verde	9		S	
19	Saguaro	6		S	
20	Foothills Palo Verde	4		NS	Exposed Roots
21	Foothills Palo Verde	10		S	
22	Foothills Palo Verde	18		S	
23	Foothills Palo Verde	8		S	
24	Foothills Palo Verde	8		S	
25	Foothills Palo Verde	9		NS	Cambium Damage
26	Foothills Palo Verde	22		NS	Cambium Damage
27	Foothills Palo Verde	9		S	
28	Foothills Palo Verde	7		NS	Leaning / Proximity to Adjacent
29	Foothills Palo Verde	7		S	
30	Foothills Palo Verde	7		NS	Form / Leaning
31	Foothills Palo Verde	10		S	
32	Foothills Palo Verde	6		S	
33	Foothills Palo Verde	4		S	
34	Foothills Palo Verde	8		S	
35	Foothills Palo Verde	10		S	
36	Saguaro	13		S	
37	Foothills Palo Verde	8		NS	Exposed Roots

17-ZN-2019

5/8/2020
623-869-6757

Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
38	Foothills Palo Verde	18		S	
39	Saguaro	4		S	
40	Foothills Palo Verde	16		NS	Cambium Damage
41	Foothills Palo Verde	5		S	
42	Saguaro	4		S	
43	Saguaro	4		S	
44	Saguaro	4		S	
45	Foothills Palo Verde	7		S	
46	Foothills Palo Verde	4		S	
47	Foothills Palo Verde	7		NS	Form / Leaning
48	Foothills Palo Verde	6		S	
49	Foothills Palo Verde	5		S	
50	Foothills Palo Verde	18		S	
51	Foothills Palo Verde	7		S	
52	Foothills Palo Verde	26		NS	Cambium Damage / Poor Structure
53	Foothills Palo Verde	18		NS	Cambium Damage / Poor Structure
54	Foothills Palo Verde	7		NS	Cambium Damage / Poor Structure
55	Foothills Palo Verde	9		S	
56	Saguaro	4		S	
57	Foothills Palo Verde	7		S	
58	Foothills Palo Verde	9		NS	Cambium Damage
59	Foothills Palo Verde	12		S	
60	Foothills Palo Verde	9		S	
61	Foothills Palo Verde	10		S	
62	Foothills Palo Verde	8		NS	Cambium Damage
63	Saguaro	5		S	
64	Foothills Palo Verde	12		NS	Cambium Damage
65	Foothills Palo Verde	8		S	
66	Barrel	4		S	
67	Foothills Palo Verde	8		NS	Form / Cambium Damage
68	Foothills Palo Verde	7		NS	Form / Cambium Damage
69	Foothills Palo Verde	7		S	
70	Foothills Palo Verde	9		NS	Cambium Damage
71	Saguaro	4		S	
72	Foothills Palo Verde	12		NS	Exposed Roots
73	Foothills Palo Verde	12		S	
74	Foothills Palo Verde	20		NS	Cambium Damage
75	Foothills Palo Verde	14		NS	Leaning / Poor Structure
76	Saguaro	4		S	
77	Saguaro	4		S	
78	Foothills Palo Verde	14		NS	Cambium Damage / Poor Structure
79	Foothills Palo Verde	18		NS	Cambium Damage / Poor Structure
80	Ocotillo	19		S	
81	Foothills Palo Verde	7		NS	Leaning / Poor Structure
82	Foothills Palo Verde	16		S	
83	Foothills Palo Verde	9		S	
84	Foothills Palo Verde	7		NS	Cambium Damage
85	Saguaro	49	3	S	
86	Ocotillo	22		S	

17-ZN-2019

5/8/2020
623-869-6757

Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
87	Foothills Palo Verde	7		NS	Cambium Damage
88	Foothills Palo Verde	9		NS	Cambium Damage
89	Foothills Palo Verde	9		S	
90	Foothills Palo Verde	7		NS	Mistletoe / Cambium Damage
91	Foothills Palo Verde	10		NS	Mistletoe / Cambium Damage
92	Foothills Palo Verde	20		NS	Cambium Damage / Poor Structure
93	Saguaro	16		S	
94	Foothills Palo Verde	8		S	
95	Foothills Palo Verde	8		S	
96	Foothills Palo Verde	14		NS	Cambium Damage
97	Foothills Palo Verde	6		S	
98	Foothills Palo Verde	6		NS	Exposed Roots
99	Foothills Palo Verde	12		NS	Cambium Damage
100	Foothills Palo Verde	4		S	
101	Foothills Palo Verde	8		S	
102	Foothills Palo Verde	11		NS	Exposed Roots
103	Foothills Palo Verde	14		NS	Mistletoe
104	Foothills Palo Verde	8		S	
105	Foothills Palo Verde	9		NS	Cambium Damage
106	Foothills Palo Verde	7		S	
107	Foothills Palo Verde	10		NS	Cambium Damage
108	Saguaro	4		S	
109	Foothills Palo Verde	12		NS	Cambium Damage / Mistletoe
110	Foothills Palo Verde	8		S	
111	Foothills Palo Verde	10		NS	Mistletoe
112	Foothills Palo Verde	8		NS	Exposed Roots
113	Foothills Palo Verde	9		S	
114	Foothills Palo Verde	12		NS	Cambium Damage
115	Foothills Palo Verde	8		S	
116	Ocotillo	16		S	
117	Saguaro	5		S	
118	Saguaro	5		S	
119	Saguaro	5		S	
120	Foothills Palo Verde	8		NS	Cambium Damage
121	Foothills Palo Verde	10		S	
122	Foothills Palo Verde	10		S	
123	Foothills Palo Verde	7		NS	Form / Leaning
124	Foothills Palo Verde	4		S	
125	Foothills Palo Verde	9		S	
126	Foothills Palo Verde	9		S	
127	Saguaro	74	7	S	
128	Foothills Palo Verde	16		NS	Cambium Damage
129	Foothills Palo Verde	12		S	
130	Foothills Palo Verde	12		NS	Cambium Damage
131	Foothills Palo Verde	11		NS	Cambium Damage / Poor Structure
132	Foothills Palo Verde	7		NS	Leaning / Poor Structure
133	Saguaro	59	2	S	
134	Foothills Palo Verde	8		S	
135	Foothills Palo Verde	5		S	

17-ZN-2019

5/8/2020
623-869-6757

Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
136	Foothills Palo Verde	9		S	
137	Foothills Palo Verde	20		NS	Wide Base / Poor Structure
138	Foothills Palo Verde	5		NS	Cambium Damage / Poor Structure
139	Foothills Palo Verde	9		S	
140	Foothills Palo Verde	6		S	
141	Foothills Palo Verde	12		NS	Cambium Damage / Poor Structure
142	Foothills Palo Verde	7		NS	Cambium Damage / Mistletoe
143	Foothills Palo Verde	18		S	
144	Foothills Palo Verde	15		S	
145	Saguaro	4		S	
146	Foothills Palo Verde	10		S	
147	Foothills Palo Verde	16		S	
148	Foothills Palo Verde	12		NS	Mistletoe / Cambium Damage
149	Ironwood	26		NS	Cambium Damage / Poor Structure
150	Saguaro	99	9	S	
151	Saguaro	9		S	
152	Ocotillo	20		S	
153	Foothills Palo Verde	9		S	
154	Foothills Palo Verde	6		NS	Exposed Roots
155	Foothills Palo Verde	16		NS	Cambium Damage
156	Foothills Palo Verde	8		NS	Cambium Damage
157	Foothills Palo Verde	8		S	
158	Foothills Palo Verde	8		NS	Cambium Damage
159	Saguaro	8		NS	Damaged
160	Foothills Palo Verde	8		NS	Cambium Damage
161	Barrel	4		S	
162	Foothills Palo Verde	8		NS	Cambium Damage
163	Foothills Palo Verde	8		NS	Cambium Damage
164	Foothills Palo Verde	8		S	
165	Foothills Palo Verde	4		NS	Branch Dieback
166	Foothills Palo Verde	4		NS	Branch Dieback / Poor Structure
167	Foothills Palo Verde	8		S	
168	Foothills Palo Verde	8		NS	Cambium Damage
169	Foothills Palo Verde	8		S	
170	Ocotillo	6		S	
171	Foothills Palo Verde	6		NS	Form / Leaning
172	Foothills Palo Verde	8		NS	Cambium Damage
173	Foothills Palo Verde	6		NS	Form / Leaning
174	Saguaro	3		S	
175	Foothills Palo Verde	12		S	
176	Foothills Palo Verde	8		NS	Cambium Damage
177	Foothills Palo Verde	8		NS	Cambium Damage / Leaning
178	Barrel	4		S	
179	Foothills Palo Verde	8		NS	Cambium Damage / Leaning
180	Foothills Palo Verde	5		S	
181	Ironwood	6		S	
182	Ironwood	6		NS	Cambium Damage
183	Foothills Palo Verde	8		NS	Cambium Damage
184	Foothills Palo Verde	8		NS	Cambium Damage / Leaning

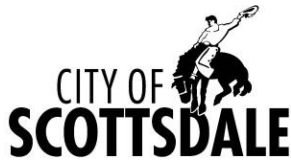
17-ZN-2019

5/8/2020
623-869-6757

Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
185	Foothills Palo Verde	8		NS	Branch Dieback / Leaning
186	Foothills Palo Verde	9		NS	Cambium Damage / Leaning
187	Foothills Palo Verde	9		S	
188	Foothills Palo Verde	9		NS	Cambium Damage
189	Foothills Palo Verde	7		NS	Cambium Damage
190	Foothills Palo Verde	9		NS	Cambium Damage
191	Foothills Palo Verde	5		NS	Cambium Damage
192	Foothills Palo Verde	10		S	
193	Ocotillo	16		S	
194	Foothills Palo Verde	8		S	
195	Foothills Palo Verde	8		NS	Form / Leaning
196	Foothills Palo Verde	16		NS	Cambium Damage / Leaning
197	Foothills Palo Verde	5		NS	Form / Leaning
198	Foothills Palo Verde	7		S	
199	Foothills Palo Verde	6		S	
200	Foothills Palo Verde	12		NS	Form / Poor Structure
201	Foothills Palo Verde	7		NS	Leaning / Root Growth
202	Foothills Palo Verde	9		S	
203	Foothills Palo Verde	4		NS	Form / Leaning
204	Saguaro	5		NS	Damaged
205	Foothills Palo Verde	10		NS	Cambium Damage / Poor Structure
206	Saguaro	13		S	
207	Foothills Palo Verde	14		NS	Cambium Damage / Poor Structure
208	Foothills Palo Verde	7		NS	Leaning / Poor Structure
209	Foothills Palo Verde	10		NS	Cambium Damage / Poor Structure
210	Foothills Palo Verde	14		S	
211	Foothills Palo Verde	7		NS	Form / Leaning
212	Foothills Palo Verde	7		NS	Form / Leaning
213	Foothills Palo Verde	5		NS	Form / Leaning
214	Foothills Palo Verde	10		NS	Cluster / Leaning
215	Foothills Palo Verde	10		NS	Poor Structure / Cambium Damage
216	Foothills Palo Verde	15		S	
217	Foothills Palo Verde	12		NS	Cambium Damage
218	Foothills Palo Verde	8		S	
219	Saguaro	12		S	
220	Foothills Palo Verde	15		NS	Exposed Roots / Cambium Damage
221	Saguaro	4		S	
222	Foothills Palo Verde	9		S	
223	Foothills Palo Verde	10		S	
224	Foothills Palo Verde	8		S	
225	Foothills Palo Verde	7		NS	Cambium Damage
226	Foothills Palo Verde	6		NS	Form / Leaning
227	Foothills Palo Verde	8		NS	Mistletoe
228	Foothills Palo Verde	10		NS	Mistletoe / Cambium Damage
229	Ocotillo	6		S	
230	Foothills Palo Verde	6		NS	Form / Leaning
231	Foothills Palo Verde	14		NS	Mistletoe
232	Foothills Palo Verde	6		NS	Cambium Damage
233	Foothills Palo Verde	10		NS	Cambium Damage

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May 1, 2020

John Berry
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: Minimal Submittal Comments
17-ZN-2019 and 3-WM-2019
Solitude-5L617 (Key Code)

Michele:

The Planning & Development Services Division has completed its minimal submittal review of the above referenced Development Applications submitted on April 22, 2020 (WM) and April 24, 2020 (ZN) and has determined that the applications do not meet the minimal submittal requirements specified on the application form. The information below is provided to assist you with a revised submittal of the application material that contains the minimal required information.

Minimal Submittal Issues-17-ZN-2019

The following items have been determined to be missing, deficient, or incomplete. Please refer to the 1st review comment letter for required submittal items:

1. Revised Drainage Report and grading and drainage plan.
2. Revised Water and Wastewater reports
3. Archaeology report
4. Native Plant Plan
5. Scenic and Vista Corridor Plan
6. Please note, in response to the Hadder interpretation on Density, the document is under review by city staff and on-hold. In result, the interpretation is not an active document that can be applied to ESL projects.

Minimal Submittal Issues-3-WM-2020

7. Context Aerial
8. Please provide a signed Wash Modification application.
9. Drainage Report
10. Wash Modification justification,
11. Revegetation Plan,

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12. Topographic Plan,

13. Native Plant Plan

Please resubmit the revised application material identified above and as outlined in the WM application checklist and substantive review comment letter. Please provide 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 addresses the minimal submittal requirements.

These **Minimal Submittal 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,

A handwritten signature in black ink, appearing to read 'MT', with a horizontal line extending to the right.

Meredith Tessier
Senior Planner

Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
234	Foothills Palo Verde	12		NS	Cambium Damage
235	Foothills Palo Verde	8		NS	Exposed Roots
236	Foothills Palo Verde	7		NS	Cambium Damage
237	Ironwood	9		NS	Cambium Damage / Wash
238	Foothills Palo Verde	11		S	
239	Foothills Palo Verde	12		S	
240	Foothills Palo Verde	10		NS	Exposed Roots / On Slope
241	Saguaro	45	3	S	
242	Foothills Palo Verde	16		S	
243	Foothills Palo Verde	10		NS	Cambium Damage
244	Foothills Palo Verde	10		NS	Exposed Roots
245	Foothills Palo Verde	6		NS	Cambium Damage
246	Ironwood	9		S	
247	Ironwood	16		S	
248	Foothills Palo Verde	6		NS	Cambium Damage
249	Foothills Palo Verde	10		S	
250	Foothills Palo Verde	6		S	
251	Foothills Palo Verde	9		NS	Cambium Damage
252	Saguaro	4		S	
253	Foothills Palo Verde	18		NS	Cambium Damage
254	Barrel	4		S	
255	Foothills Palo Verde	8		S	
256	Foothills Palo Verde	6		NS	Form / Leaning
257	Foothills Palo Verde	14		NS	Cambium Damage
258	Foothills Palo Verde	12		S	
259	Foothills Palo Verde	10		NS	Cambium Damage
260	Foothills Palo Verde	10		NS	Cambium Damage / Poor Structure
261	Foothills Palo Verde	6		NS	Form / Poor Structure
262	Foothills Palo Verde	8		S	
263	Foothills Palo Verde	4		NS	Form / Leaning
264	Foothills Palo Verde	14		NS	Cambium Damage / Poor Structure
265	Foothills Palo Verde	12		NS	Mistletoe / Cambium Damage
266	Saguaro	4		S	
267	Saguaro	4		S	
268	Foothills Palo Verde	5		NS	Exposed Roots / Cambium Damage
269	Foothills Palo Verde	7		S	
270	Foothills Palo Verde	7		NS	Exposed Roots
271	Saguaro	37	2	S	
272	Foothills Palo Verde	7		NS	Leaning / Poor Structure
273	Foothills Palo Verde	7		S	
274	Foothills Palo Verde	7		NS	Cambium Damage / Poor Structure
275	Foothills Palo Verde	22		NS	Wide Base / Poor Structure
276	Foothills Palo Verde	12		NS	Leaning / Poor Structure
277	Foothills Palo Verde	7		NS	Leaning / Poor Structure
278	Foothills Palo Verde	5		NS	Leaning / Poor Structure
279	Foothills Palo Verde	5		NS	Leaning / Poor Structure
280	Foothills Palo Verde	20		NS	Cambium Damage / Poor Structure
281	Foothills Palo Verde	4		S	
282	Foothills Palo Verde	8		S	

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Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
283	Foothills Palo Verde	16		NS	Cambium Damage
284	Foothills Palo Verde	14		S	
285	Foothills Palo Verde	6		NS	Leaning / Cambium Damage
286	Foothills Palo Verde	7		S	
287	Foothills Palo Verde	8		S	
288	Foothills Palo Verde	5		S	
289	Foothills Palo Verde	16		NS	Wide Base / Poor Structure
290	Foothills Palo Verde	7		S	
291	Mesquite	7		S	
292	Mesquite	10		S	
293	Ocotillo	12		S	
294	Mesquite	8		S	
295	Foothills Palo Verde	14		S	
296	Ocotillo	13		S	
297	Mesquite	8		S	
298	Foothills Palo Verde	10		NS	Form / Poor Structure
299	Foothills Palo Verde	10		S	
300	Foothills Palo Verde	14		NS	Cambium Damage
301	Saguaro	5		S	
302	Mesquite	10		NS	Form / Cambium Damage
303	Saguaro	21		S	
304	Ocotillo	9		S	
305	Mesquite	8		NS	Form / Leaning
306	Mesquite	7		NS	Cambium Damage / Poor Structure
307	Mesquite	7		S	
308	Mesquite	12		S	
309	Mesquite	8		NS	Leaning / Poor Structure
310	Barrel	4		S	
311	Ocotillo	12		S	
312	Mesquite	10		S	
313	Barrel	4		S	
314	Barrel	4		S	
315	Mesquite	6		NS	Cambium Damage / Poor Structure
316	Foothills Palo Verde	8		S	
317	Mesquite	18		S	
318	Saguaro	13		S	
319	Barrel	4		S	
320	Mesquite	20		S	
321	Ocotillo	18		S	
322	Saguaro	78	6	NS	Declining
323	Saguaro	11		S	
324	Barrel	4		S	
325	Barrel	4		S	
326	Saguaro	49	6	NS	Damaged
327	Barrel	4		S	
328	Ocotillo	14		S	
329	Saguaro	12		S	
330	Barrel	4		S	
331	Foothills Palo Verde	8		NS	Cambium Damage

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Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
332	Foothills Palo Verde	14		NS	Cambium Damage / Proximity to Wall
333	Barrel	4		S	
334	Saguaro	13		S	
335	Saguaro	11		S	
336	Ocotillo	14		S	
337	Foothills Palo Verde	12		NS	Form / Poor Structure
338	Saguaro	8		S	
339	Foothills Palo Verde	5		S	
340	Saguaro	4		S	
341	Foothills Palo Verde	8		NS	Exposed Roots
342	Saguaro	16	1	S	
343	Foothills Palo Verde	12		NS	Mistletoe
344	Barrel	4		S	
345	Foothills Palo Verde	10		NS	Exposed Roots / Poor Structure
346	Saguaro	16		S	
347	Foothills Palo Verde	7		S	
348	Foothills Palo Verde	12		S	
349	Saguaro	22		S	
350	Saguaro	22	1	S	
351	Ironwood	36		S	
352	Saguaro	29	5	S	
353	Foothills Palo Verde	4		S	
354	Ironwood	30		NS	Cambium Damage
355	Foothills Palo Verde	12		S	
356	Foothills Palo Verde	6		NS	Form / Leaning
357	Foothills Palo Verde	9		S	
358	Foothills Palo Verde	14		S	
359	Foothills Palo Verde	10		NS	Leaning / Cambium Damage
360	Foothills Palo Verde	14		S	
361	Foothills Palo Verde	10		NS	Leaning / Poor Structure
362	Saguaro	37	4	S	
363	Foothills Palo Verde	14		NS	Leaning / Poor Structure
364	Foothills Palo Verde	10		S	
365	Foothills Palo Verde	12		NS	Form / Poor Structure
366	Ocotillo	13		S	
367	Foothills Palo Verde	8		NS	Form / Poor Structure
368	Foothills Palo Verde	8		S	
369	Foothills Palo Verde	10		S	
370	Foothills Palo Verde	12		NS	Cambium Damage
371	Foothills Palo Verde	10		S	
372	Ironwood	22		S	
373	Saguaro	60	4	NS	Declining
374	Saguaro	12		S	
375	Saguaro	40	5	S	
376	Ironwood	18		S	
377	Foothills Palo Verde	11		S	
378	Saguaro	16		S	
379	Saguaro	48	4	NS	Damaged
380	Ironwood	38		NS	Cambium Damage

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Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
381	Mesquite	8		NS	Cambium Damage
382	Saguaro	44	3	NS	Damaged
383	Ironwood	20		S	
384	Saguaro	17		S	
385	Saguaro	134	4	NS	Damaged
386	Foothills Palo Verde	8		NS	Cambium Damage
387	Foothills Palo Verde	18		NS	Cambium Damage
388	Foothills Palo Verde	14		NS	Form / Poor Structure
389	Ocotillo	10		NS	Damaged
390	Mesquite	22		NS	Proximity to Wall
391	Ocotillo	13		NS	Form / Proximity to Utility
392	Foothills Palo Verde	6		S	
393	Saguaro	34	3	S	
394	Ironwood	22		NS	Proximity to Building
395	Saguaro	48	4	NS	Damaged
396	Saguaro	5		S	
397	Saguaro	21		S	
398	Saguaro	48		S	2 heads
399	Foothills Palo Verde	8		S	
400	Foothills Palo Verde	4		NS	Form / Poor Structure
401	Foothills Palo Verde	10		S	
402	Ocotillo	14		S	
403	Foothills Palo Verde	5		NS	Form / Leaning
404	Foothills Palo Verde	8		NS	Cambium Damage
405	Foothills Palo Verde	12		NS	Leaning / Poor Structure
406	Foothills Palo Verde	12		S	
407	Foothills Palo Verde	18		NS	Cambium Damage / Broken Branches
408	Saguaro	3		S	
409	Foothills Palo Verde	4		S	
410	Saguaro	47	3	S	
411	Saguaro	7		S	
412	Foothills Palo Verde	9		S	
413	Saguaro	6		S	
414	Ocotillo	13		S	
415	Ironwood	10		S	
416	Foothills Palo Verde	9		S	
417	Foothills Palo Verde	5		S	
418	Foothills Palo Verde	9		S	
419	Barrel	4		S	
420	Foothills Palo Verde	16		S	
421	Saguaro	4		S	
422	Barrel	4		S	
423	Foothills Palo Verde	4		NS	Branch Dieback
424	Foothills Palo Verde	8		S	
425	Foothills Palo Verde	8		S	
426	Barrel	4		S	
427	Ocotillo	9		S	
428	Ocotillo	9		S	
429	Ocotillo	6		S	

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Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
430	Ocotillo	5		S	
431	Barrel	4		S	
432	Barrel	4		S	
433	Saguaro	33	1	S	
434	Foothills Palo Verde	4		NS	Form / Leaning
435	Foothills Palo Verde	10		S	
436	Foothills Palo Verde	13		S	
437	Ocotillo	13		S	
438	Foothills Palo Verde	8		S	
439	Foothills Palo Verde	12		NS	Cambium Damage
440	Saguaro	5		NS	Damaged
441	Ocotillo	18		S	
442	Ocotillo	6		S	
443	Foothills Palo Verde	8		NS	Cambium Damage
444	Foothills Palo Verde	12		NS	Cambium Damage
445	Foothills Palo Verde	14		NS	Cambium Damage
446	Foothills Palo Verde	8		NS	Cambium Damage
447	Foothills Palo Verde	8		NS	Exposed Roots / Root Growth
448	Foothills Palo Verde	12		NS	Exposed Roots / Cambium Damage
449	Foothills Palo Verde	5		NS	Exposed Roots / Leaning
450	Foothills Palo Verde	7		NS	Cambium Damage / Leaning
451	Foothills Palo Verde	7		NS	Cambium Damage / Leaning
452	Saguaro	28	2	S	
453	Ironwood	40		NS	Cambium Damage
454	Foothills Palo Verde	14		NS	Cambium Damage / Poor Structure
455	Foothills Palo Verde	8		NS	Exposed Roots / Poor Structure
456	Ocotillo	14		S	
457	Foothills Palo Verde	9		S	
458	Foothills Palo Verde	16		S	
459	Foothills Palo Verde	6		S	
460	Saguaro	4		S	
461	Foothills Palo Verde	7		NS	Cambium Damage
462	Ocotillo	17		S	
463	Foothills Palo Verde	8		S	
464	Foothills Palo Verde	5		NS	Exposed Roots
465	Foothills Palo Verde	8		S	
466	Foothills Palo Verde	7		S	
467	Foothills Palo Verde	5		S	
468	Foothills Palo Verde	6		NS	Form / Leaning
469	Saguaro	34	4	S	
470	Foothills Palo Verde	7		NS	Diseased / Poor Structure
471	Foothills Palo Verde	14		S	
472	Saguaro	23	3	S	
473	Ocotillo	17		S	
474	Foothills Palo Verde	9		S	
475	Foothills Palo Verde	8		NS	Cambium Damage
476	Foothills Palo Verde	8		NS	Leaning / Poor Structure
477	Foothills Palo Verde	4		NS	Cambium Damage / Leaning
478	Foothills Palo Verde	16		NS	Cambium Damage

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Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
479	Barrel	5		S	2 heads
480	Saguaro	36	4	S	
481	Ironwood	20		S	
482	Foothills Palo Verde	9		S	
483	Foothills Palo Verde	14		NS	Mistletoe
484	Foothills Palo Verde	8		S	
485	Ocotillo	8		S	
486	Foothills Palo Verde	12		S	
487	Foothills Palo Verde	10		NS	Leaning / Cambium Damage
488	Foothills Palo Verde	10		S	
489	Foothills Palo Verde	14		NS	Cambium Damage
490	Foothills Palo Verde	10		S	
491	Foothills Palo Verde	11		S	
492	Foothills Palo Verde	16		S	
493	Barrel	5		S	
494	Foothills Palo Verde	12		S	
495	Foothills Palo Verde	12		NS	Cambium Damage
496	Foothills Palo Verde	14		NS	Cambium Damage / Mistletoe
497	Saguaro	46	4	S	
498	Barrel	4		S	
499	Foothills Palo Verde	8		S	
500	Foothills Palo Verde	7		NS	Form / Leaning
501	Foothills Palo Verde	8		S	
502	Foothills Palo Verde	8		NS	Cambium Damage / Leaning
503	Saguaro	6		S	
504	Ironwood	10		NS	Form / Leaning
505	Foothills Palo Verde	10		NS	Exposed Roots / Cambium Damage
506	Foothills Palo Verde	12		S	
507	Saguaro	25	1	S	
508	Foothills Palo Verde	7		NS	Cambium Damage
509	Foothills Palo Verde	7		S	
510	Saguaro	10		S	
511	Foothills Palo Verde	12		S	
512	Foothills Palo Verde	7		S	
513	Foothills Palo Verde	7		S	
514	Foothills Palo Verde	8		S	
515	Foothills Palo Verde	8		S	
516	Foothills Palo Verde	5		NS	Form / Leaning
517	Foothills Palo Verde	14		NS	Trunk Form / Poor Structure
518	Foothills Palo Verde	10		NS	Exposed Roots / Leaning
519	Foothills Palo Verde	4		NS	Leaning / Poor Structure
520	Foothills Palo Verde	8		NS	Cambium Damage / Leaning
521	Foothills Palo Verde	8		S	
522	Foothills Palo Verde	12		S	
523	Ocotillo	16		NS	Damaged
524	Saguaro	48	3	S	
525	Foothills Palo Verde	10		S	
526	Ocotillo	10		S	
527	Ocotillo	9		NS	Form / Poor Structure

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Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
528	Foothills Palo Verde	8		NS	Cambium Damage / Poor Structure
529	Foothills Palo Verde	12		NS	Cambium Damage / Poor Structure
530	Saguaro	4		S	
531	Saguaro	51	2	S	
532	Foothills Palo Verde	10		NS	Mistletoe
533	Foothills Palo Verde	14		S	
534	Foothills Palo Verde	14		NS	Cambium Damage
535	Foothills Palo Verde	6		NS	Mistletoe
536	Foothills Palo Verde	6		S	
537	Ironwood	10		NS	Cambium Damage
538	Saguaro	6		S	
539	Saguaro	7		S	
540	Saguaro	5		S	
541	Ocotillo	12		S	
542	Foothills Palo Verde	8		NS	Mistletoe
543	Blue Palo Verde	9		NS	Cambium Damage
544	Foothills Palo Verde	7		S	
545	Barrel	4		NS	Form / Poor Structure

Summary		
	Trees	Cacti
Salvageable	179	128
Non-Salvageable	223	15
Remain-In-Place	0	0
Total	402	143

Legend
S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place