



July 7, 2020

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

RE: 12-ZN-2019  
Stagecoach & Windmill Rezoning  
2475P (Key Code)

Dear Mr. Berry:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/16/2020. The following **4<sup>th</sup> Review Comments** represent the review performed on by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**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. Drainage comment below states that all drainage basins shall be in tracts. These Drainage areas are also shown as NAOS (Zoning Ordinance Section 6.1060.A). Please remove these areas from on-lot and create Drainage/NAOS tracts. Update the NAOS plan and the lot areas plan.

**Drainage:**

2. Please submit the revised Drainage Report with the Grading and Drainage plan to comply with the following:
  - Retention/detention basins shall be located in designated tracts.

**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:

Site Design:

3. The revised R1-70 NAOS plan (13 lots) with no amended standards shows a surplus of 1 acre of NAOS. The previous plan under the proposed R1-43 (22 lots) showed a surplus of 4.66 acres of NAOS and dedicated NAOS around the improvement envelopes. Please show areas outside the building envelopes as NAOS if these areas meet the minimum width and square footage for NAOS (Zoning Ordinance 6.1060.F).

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:

4. Please be advised Zoning Ordinance Section 6.1071.A.4 requires lots over 35,000 square feet to provide a minimum setback of 15 feet for all walls from the side and rear property lines.
5. Please be advised the Environmentally Features Map shows a boulder cluster/Rock outcropping as the southwest corner of the property. A boulder easement over this area will be required.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

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

The Planning & Development Services Division has had this application in review for 63 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **4th 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 480-312-4214 or at [dmcclay@ScottsdaleAZ.gov](mailto:dmcclay@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Doris McClay". The signature is written in a dark ink and is positioned above the printed name.

Doris McClay  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **12-ZN-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 item identified below.

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

☒ Site Plan:

\_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

☒ NAOS Plan:

\_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

☐ Other Supplemental Materials:

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

☒ 1 copies of Revised Drainage Report: \_\_\_\_\_  
☐ \_\_\_\_\_ copies of Revised Storm Water Waiver: \_\_\_\_\_  
☐ \_\_\_\_\_ copies of Revised Water Design Report: \_\_\_\_\_  
☐ \_\_\_\_\_ copies of Revised Waste Water Design Report: \_\_\_\_\_

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.