



July 18, 2019

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 6/12/19. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale 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:

General Plan:

1. The General Plan Land Use Element (Goal 3, bullet 1; Goal 7, bullet 2) intends to ensure that neighborhood edges transition to one another by considering appropriate land uses and development patterns. Furthermore, the Open Space Element (Goal 1, bullets 1, 10, 11, 14, 15, 17, 20, and 22) seeks to protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

To that end, the Community Mobility Element (Goal 7, bullet 1) states that scenic corridors should be sensitively integrated, and that the integrity of this setback is preserved. More specifically, Case 1-GP-2004 identified both Stagecoach Pass and Windmill Road as Desert Scenic Roadways within the 2001 General Plan. Desert Scenic Roadways are the one mile and half mile roads within the Environmentally Sensitive Lands Overlay that are not already designated as a Scenic Corridor or Buffered Roadway (Open Space & Recreation Element, Goal 1, bullet 20). The first submittal does not appear to provide a Desert Scenic Corridor setback along Stagecoach Pass and Windmill Road. With a resubmittal, please provide a Desert Scenic Roadway exhibit that provides for a minimum 50' open space setback along both Stagecoach Pass and Windmill Road

2. It is not clear as to whether the proposed development will be providing perimeter site walls. The response to Goal 4 of the Character and Design Element found on page 14 of the first submittal states that “there will be no perimeter development walls *outside* of the individual building envelopes” while page 26 states that “materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes”.

Because the provided site plan identifies construction envelopes and perimeter walls are not permitted within the Desert Scenic Roadway setbacks, please revise the narrative to clearly identify if perimeter walls are to be provided with the proposed development. If there are to be such improvements:

- Please graphically depict walls associated with the proposed subdivision to be constructed outside of the Desert Scenic 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
3. 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.

Zoning:

4. On the NAOS plan, Drainage Easement/NAOS is shown as proposed NAOS and the amount of the area shown on this plan as 2.96 acres. No drainage structures, driveways or rip rap are permitted in NAOS. Please revise the NAOS plan to remove the driveways for Lots 5, 6 and 7 and any future drainage structures as NAOS and provide the revised square footage of these areas (Section 6.1060).
5. Please dimension all proposed NAOS areas to demonstrate compliance with the minimum widths of NAOS (Section 6.1060.F.1b). The minimum requirement is 30 feet and 20 feet where adjacent to right-of-way.
6. On the legend for the NAOS plan, Drainage Easement/NAOS area is separate from Undisturbed and Disturbed NAOS and in the NAOS calculations. Show on this plan what portions of this Drainage Easement/NAOS are disturbed and undisturbed NAOS. The maximum undisturbed NAOS is 70% and 30% for disturbed of the required NAOS. Please demonstrate compliance under Zoning Ordinance Section 6.1060.D.
7. Please provide the square footage of NAOS in tracts. On the NAOS plan, please clearly identify the tract NAOS from the on-lot NAOS. NAOS shown on the west side of Lots 8, 9, 10 and 11 should be tract NAOS to provide a NAOS perpetual buffer from the properties to the west (Zoning Ordinance Section 6.1060.A). The area of these lots is significantly above proposed amended lot area of 32,250 square feet.
8. Please be advised Zoning Ordinance Section 6.1071.A.4 requires a minimum setback of 15 feet for site walls from the side and rear property lines of each proposed lot. NAOS areas are not permitted to be enclosed by walls or fences (Section 6.1071.A.2).
9. Please be advised setbacks for lots on the perimeter of the subdivision shall be equal to or greater than the zoning on the adjacent parcel (Section 6.1083.E.6). Please note on the site plan Lots 7, 8, 9, 10, 21, 22 and 23 are required to have a rear yard setback of 45 feet matching the Tecolote Montana rear yard setback.

10. Please be advised the Scottsdale Revised Code 48-7, 47-10, and 49-219 requires off-site transportation, stormwater, and water resources improvements along property frontages to existing supporting infrastructure, with associated dedications, required. Please update the site plan accordingly.

Circulation:

11. Please be advised that construction of Windmill Road to full Local Collector cross section, Rural/ESL Character with Trail, DSPM Figure 5-3.15 is required. Widen the pavement section approaching Stagecoach Pass to include a separate northbound right-turn lane and left-turn lane (38 feet min. width). Include a pavement transition to the existing street cross section to the south (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please show these requirements on the site plan.
12. Please be advised that construction of Stagecoach Pass to full Local Collector, Rural/ESL Character – 24 feet of pavement with include roll curb on the south side and a 6-foot wide sidewalk separated from the back of curb is required. Widen the pavement section approaching Windmill Road to include a separate westbound left-turn lane. Include a pavement transition to the existing street cross section to the east and west as necessary (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please show these requirements on the site plan.
13. Internal streets to be local residential, Rural/ESL Character, DSPM Figure 5-3.19. A 5-foot wide sidewalk shall be constructed on at least one side of the street and a 6-foot wide shoulder shall be constructed on the other side of the street if no sidewalk is provided (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22; DSPM 5-3.110). Please show these requirements on the site plan.

Drainage:

14. Please submit the revised Drainage Report to me with the rest of the resubmittal material identified in Attachment A addressing the following and the comments in red-lined Drainage Report:
 - The content and analysis requirements for case drainage reports in support of general plan amendments and zoning applications are not the same as those for case drainage reports in support of development review or preliminary plat applications. The City requires significantly less information and analysis for the former applications due to the preliminary nature of these applications. In general, case drainage reports submitted in support of general plan amendments and zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. In general, case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an in-depth evaluation of the proposed project and the associated stormwater management system by City staff. If this project progresses to the development review or preliminary plat level, the case drainage report will need to be updated to meet these requirements.
 - Please amend preliminary grading and drainage plan to reflect 50% design level construction documents which should at a minimum include the following: all proposed contours with adequate elevation labels, limits of inundation, proposed drainage easement boundaries, limits of lateral erosion setback's and measures of

mitigation, identify emergency surface overflow locations and elevation for all hydraulic structures as needed and etc. (Reference: COS DS&PM: Section 4-1.804)

Water and Wastewater:

15. Please submit the revised Water and Wastewater Design Report(s) to me with the rest of the resubmittal material identified in Attachment A.
16. Please be advised there is a waterline payback agreement (11-CP-2017-18) associated with the undeveloped parcel (APN 216-34-009M). The payback amount needs to be paid in full to the City before the zoning case is approved.
17. Property Rights: Proposed easement crossing parcels outside project boundary will require letter of easement dedication intent from affected parcel owners at zoning to consider site plan as a viable option. If letter of intent is not provided, please submit an option B site plan that does not require this easement, include this option in your preliminary BODs with appropriate analysis. If letter of intent is received with this zoning submittal, actual dedication will be required for preliminary plat approval (see related items #26 and 38)

Archaeology:

18. Please revise the Class III Cultural Resource Survey for the 12-ZN-2019 Stagecoach Pass and Windmill Road as follows:
 - In the Recommendations Section, please provide a specific recommendation for the appropriate type of certificate based on the findings in this report.

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:

Water and Wastewater:

19. Please include off-site water demands in calculations per DSPM Section 6-1.201.
20. Please include off-site sewer generations in the calculation per DSPM Section 7-1.201
21. The Final Water Basis of Design Report requires the hydraulic analysis in per DSPM Sections 6-1.201 and 6-1.202. Please provide in the revised Report.
22. Proposed sewer crosses a wash at E. Hawknest Road before connecting to N. 81st Way sewer. It appears that a gravity discharge may not be possible based on the depths of the wash and existing manhole at N. 81st Way. Requires on-site and off-site sewer capacity analysis per DSPM Sections 7-1.201 and 7-1.202 to confirm construction of the proposed sewer line is possible. Please revised BOD report to address this issue.
23. Per DSPM Sections 6-1.201 and 7-1.400, the developer will be required to design, construct, and upgrade any on-site and off-site water and sewer infrastructures, at their expense, necessary to provide services to the site.
24. Requires water sampling station per DSPM Section 6-1.418. Please include in the revised BOD Report.

25. Please be advised that Per DSPM 6-1.407, the developer shall install Pressure Reducing Values (PRVs) at their expense if pressure is in excess of 120 psi.
26. Requires documentation that a minimum of 20-ft of water/sewer easement can be secured from the undeveloped parcel(s) per DSPM Sections 6-1.400, 6-1.419 and 7-1.402.
27. DSPM 6-1.419: Water lines located outside of a public right of way or street tract must be placed in a minimum 20' wide easements and:
 - a. Horizontally, a minimum of 6' is required between the water line and the edge of easement.
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes.
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than 10% and a longitudinal slope not greater than 20%. Hardened paths shall consist of native soil compacted to 95% to a depth of 1'.
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.

Circulation:

28. Please be advised that construction an 8-foot wide non-paved trail along the Windmill Road frontage of stabilized decomposed granite is required (DSPM Sec. 8-3.200, Trail Classifications, 8-3.203). Please show on site plan and revise NAOS plan if effected.
29. Please be advised that dedication of a safety triangle at the site entrance intersection on Windmill Road and at the intersection of Windmill Road and Stagecoach Pass is required (DSPM 5-3.123; Fig. 5-3.27). Please note on site plan.
30. Gated entrances shall be designed in conformance with DSPM Fig. 2-1.2. DSPM Sec. 2-1.302. Please demonstrate compliance on the site plan.
31. Cul-de-sacs shall be designed in conformance with DSPM Fig. 5-3.44. DSPM Sec. 5-3.800. Please demonstrate on the site plan.

Site Design:

32. Please provide cross sections of proposed pads for Lots 9, 10, 11, 17, 18, 19, 21, 22 and 23 and demonstrate the relationship of these lots to the existing homes to the west and north of the subject property (DSPM Section 2-2.405).

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:

Circulation:

33. Please provide a pedestrian connection from the cul-de-sac to Windmill Road (between lot 4 and proposed detention basin); stabilized decomposed granite and revise NAOS plan by removing this area as NAOS.

34. The TIMA study includes a speculative trip generation comparison to non-existing and non-prior approved land uses (maximum dwelling units under current zoning and a charter school). TIMAs submitted to the City of Scottsdale should not have trip generation comparisons other than what is required per DSPM 5-1.101 B3 – existing land uses and/or previously approved developments under current zoning, if applicable.
35. Please indicate any required half-street improvements along property frontage of Stagecoach Pass Road and Windmill Road. Also include the trail (secondary) on the west side of Windmill Road.
36. On the TIMA study, there is a typo on page 4, 3rd paragraph, 2nd to last sentence “...Stagecoach Pass (35 mph posted speed limit) ” TIMA states on page 1 and later on page 4 that the speed limit is 25 mph.

Other:

37. Please note on the Slope Analysis plan that the Landform is Upper Desert.
38. The site plan includes parcel 216-34-009M which has a proposed water/wastewater easement and infrastructure. NAOS dedication will be required with dedication of water/wastewater easement.
39. Please be advised modification of a 50 CFS or greater wash requires a Wash Modification.

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 RETURNED 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 22 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 480-312-4214 or at dmccclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Senior Planner

cc:

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.
- ☒ One copy: Revised Narrative for Project
- ☒ One copy of the Revised Traffic Impact Mitigation Analysis (TIMA)

- ☒ Site Plan:

_____ 24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"
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- ☒ NAOS Plan:

_____ 24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"
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- ☒ Slope Analysis (superimposed on a topography map)

_____ 24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"
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☒ Other Supplemental Materials:

Cross sections, Revised Cultural Resources Report

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

☒ 1 copies of Revised Drainage Report:

☒ 1 copies of Revised Water Design Report:

☒ 1 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.