



October 3, 2019

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

RE: Case Number  
Stagecoach & Windmill Rezoning

Dear Mr. Berry:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/10/19. The following **2<sup>nd</sup> 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 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. 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.
2. 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). The Sandflower subdivision has a perimeter development setback of 60 feet. Proposed lots 17, 18 and 19 require a building setback of 60 feet to match this perimeter setback of the Sandflower subdivision. Please note this requirement and dimension the setback on the revised plans for those lots.

**Circulation:**

3. 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 show dimensions on plan). Include a pavement transition to the

existing street cross section to the south. Widen the pavement along Windmill Road frontage to 28 feet minimum width pavement/curb dimension regardless of existing pavement width (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22).

4. Please be advised that the Transportation Department requires a westbound turn lane from Stagecoach Pass Road to Windmill Road with standard transitions east and west of Windmill Road (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please show these requirements on the plans.

Drainage:

5. Please submit the revised Drainage Report to me with the rest of the resubmittal material identified in Attachment A. **Please contact staff to schedule a meeting prior to the next resubmittal.** Please review the comments on the red-lined Drainage Report and address the following:

- Retention/detention basins shall be located in designated tracts.
- Proposed storm drain extensions at Windmill Road shall submit hydraulic analysis to demonstrate no adverse backwater impact at the upstream of culverts.
- Pre- and post-project stormwater runoff shall demonstrate no discharge increases for 2-year, 10-year and 100-year storm events.
- Identify all roadway runoff concentration points and demonstrate first flush treatment means.
- See and address comments in "12-ZN-2019\_V2\_CORR-DRN-Prelim Drainage Report 9-30-19.pdf".

Water and Waste Water:

6. Please submit the revised Water and Wastewater Design Report(s) report to me with the rest of the resubmittal material identified in Attachment A.

**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:

Water and Wastewater:

7. Include in Basis of Design off-site water demands from undeveloped parcel# 216-34-009M based on R1-43 zoning in calculations per DSPM Section 6-1.201.
8. Include in Basis of Design off-site sewer generations from undeveloped parcel# 216-34-009M based on R1-43 zoning in calculations per DSPM Section 7-1.201.
9. Provide documentation in Basis of Design report 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.
10. The sewer line shall be 8-inch minimum per DSPM Section 7-1.404.
11. Confirm if all existing invert elevations and slopes are field verified. Per DSPM Section 7-1.201.A.5e, all these information require to be field verified.

Circulation:

12. DSPM 5-3.114: All undivided streets are to have a normal crown that is a two-way cross-slope with the cross-section high point on the street centerline. Please demonstrate compliance and update design on site cross sections to meet this city requirement.
13. 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.

**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:

14. With revised Basis of Design, revise water demand calculation. Per DSPM Fig 6-1.2, "gpm" calculation shall be based on 12-hr usage.
15. Provide hydraulic analysis in the Final Water Basis of Design Report per DSPM Sections 6-1.201 and 6-1.202.
16. An on-site and off-site sewer capacity analysis will be required in the final basis of design report per DSPM 7-1.202.
17. Per DSPM 7-1.408, a minimum burial depth of 3-ft is required for sewer line with cut-off wall. Per Figure 4, the burial depth is 2.4-ft. Additional sewer pipe protection such as concrete encasement, restrained DIP with CIPP lining, two additional manholes upstream and downstream of the wash etc. would be required.
18. 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.
19. Per DSPM 6-1.407, the developer shall install PRVs at their expense if pressure is in excess of 120 psi.

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 480-312-7000 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.**

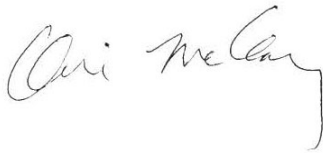
In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 37 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **2<sup>nd</sup> 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 that reads "Doris McClay". The signature is written in dark ink and is positioned to the left of the typed 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):

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

☒ Context Aerial with the proposed Site Plan superimposed

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

☒ 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:

Street cross sections

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

- ☒ 1 copies of Revised Drainage Report:
- ☒ \_\_\_\_\_ copies of Revised Storm Water Waiver:
- ☒ 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.