



7/6/2021

Chris Brown
7600 E Doubletree Ranch Rd
Scottsdale, AZ 85258

RE: **2-MD-2021**
Scottsdale Nazarene Property Division
3289E (Key Code)

Dear Mr. Brown:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/8/2021. The following **3rd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Significant Policy Related Issues

The following policy related issues have been identified in the third review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Configuration:

1. As previously identified, until the Sheridan Street right-of-way is dedicated, there will need to be easement dedications provided with the proposed Minor Subdivision plat in that area (that will ultimately become dedicated right-of-way) to account for the interim needs of access (public, private, emergency/service, utility) and any physical improvements and utility line extensions across that portion of Lot 2 relative to the function and independence of the remaining church use on proposed Lot 1. The submitted Preliminary Plat still does not reflect those dedications. Please revise the Preliminary Plat and Site Plan sheets to reflect that scenario and show the easement dedications relative to the proposed two lot configuration.
 - a. Because there are improvements required which have the effect of reconfiguring the Church site to align with the proposed Lot 1 configuration, site improvements will be required to be completed in support of the recordation of the subsequent plat for these 2 lots. The response provided from the prior submittal refers to a

private agreement between the 2 parties defining who will make said improvements, but that agreement can not override the City's required timing of those improvements to occur relative to the creation of new parcels.

- b. Our understanding is that the initial motivation behind this MD case submittal was the creation of parcels needed relative to ownership and the purchase of the proposed Lot 2 for the subdivision application. It would appear that transaction has already occurred with the County Assessor. As it sounds like Lot 2 will be responsible for the majority of the street and infrastructure improvements that were stipulated by the zoning case, if there is opportunity to finish out the Preliminary Plat Process started under case 6-PP-2021 that may help resolve some of the "sequence of action" hurdles facing this Minor Subdivision application.

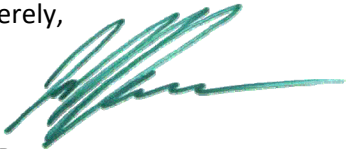
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine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

The Planning & Development Services Division has had this application in review for 51 Staff Review Days since the application was determined to be administratively complete.

These **3rd 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 2-MD-2021

Key Code: 3289E

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **3289E**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this Comment Letter
- Preliminary Plat (Minor Subdivision):
- Site Plan:
- Utility Plan: