



4/5/2017

Donald Hadder, Sr.
8232 E San Miguel
Scottsdale, AZ 85250

RE: 2-UP-2017
Rancho Pacifico

Dear Mr. Hadder:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/2/2017. 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:

Zoning:

1. Please submit a revised Project Narrative that addresses the Conditional Use Permit criteria for a Ranch as set forth in Sec 1.403.O, specifically the following.
 - a. Sec. 1.403.O.1 - The minimum property shall be five (5) acres gross.

The site currently consists of two 2.5 acre parcels that will need to be combined together as one to meet the required 5 acre property size.
 - b. Sec. 1.403.O.2 - Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district.

There is an existing arena along the north property boundary and existing stables along the west and south boundaries that do not meet the currently required fifty (50) foot setback from adjacent single-family residential properties.

There are future private stalls identified in the middle of the property towards the north boundary. They are shown at a twelve (12) foot setback but will need to be shown to meet the required fifty (50) foot setback.

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:

Fire:

1. All new proposed structures shall be required to be fire sprinklered per SRC 36-18, sec 903.

Site:

2. A land division plat assembling the two parcels is required. The plat is to include a formal right of way in fee dedication and show evidence of occupation & encroachments. This plat should occur before the Conditional Use Permit application goes before the City Council.
3. The site plan should show the location of the existing water meter and identify if the existing meter will be adequate to serve the proposed improvements.
4. The site plan should show the location of the existing septic systems as they relate to the other improvements on the site. If proposed improvements include adding fixture units to the septic system, that will require the abandonment of the septic system per Maricopa County Health Department requirements and connecting to the COS sewer system.
5. The proposed future site improvements should include upgrading the driveway to meet current COS standards.

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.

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 RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 25 Staff Review Days since the application was determined to be administratively complete.

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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **2-UP-2017**

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 1st Review Comment Letter

2 copies: Revised Narrative for Project

Site Plan:

6 24" x 36" 2 11" x 17" 1 8 ½" x 11"