



8/11/2021

Chris Brown
Arcadia Capital Group LLC
7600 E Double Tree Ranch RD STE 220
Scottsdale, AZ 85258

RE: **6-PP-2021**
26 Oaks
82Q46 (Key Code)

Dear Mr. Brown:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/7/2021. 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 revise the Open Space Plan so that areas within the dedicated right-of-way are not being calculated as open space. Please also update the plan to recognize that the Sheridan Street loop is being dedicated as right-of-way and open space areas along it can be counted as frontage open space.
2. Please revise the Open Space Plan to calculate the required open space in accordance with the property development standards of the R-4 zoning district (Sec. 5.804.B) and the R-5 zoning district (Sec. 5.1004.B.2) for the respective portions of the site with each zoning district designation.

Engineering:

3. Please revise the plans to comply with the following stipulations of case 18-ZN-2019:
 - A. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. N HAYDEN ROAD.
 - i. Construct a minimum eight (8) foot wide sidewalk, separated from the back of curb, along the site frontage.

**The submitted site plan represents the new detached sidewalk returning to the existing sidewalk midway along the Hayden Road frontage of the church site.*

- B. WATER INFRASTRUCTURE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following:
- b. Project development connection into N. Hayden Road water system to include removal of a minimum of one segment of existing twelve cast iron pipe and replacement with ductile iron pipe and a reducing tee and isolation valve(s). Project owner to coordinate with the city to isolate this main at time of connection construction.
 - c. Water sampling stations are generally required in all new residential subdivisions consisting of twenty or more platted lots. Project owner shall contact the Water Quality Division prior to the preliminary plat submittal for a determination. Sampling stations are to be located within the right-of-way, a private street tract, or utility easement at mid- street, 3-feet behind the sidewalk, along a property line extension. Required construction will be per COS Standard Detail No. 2349. **Please submit letter of determination from the Water Quality Division and update the plans accordingly.*
 - d. Water service connections to each residential property.

Water and Wastewater:

- 4. Please submit revised Water and Wastewater Design Report(s) to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
- 5. Water:
 - a. Per DSPM 6-1.405, please provide a certified and witnessed hydrant flow test on the system you are proposing to connect to.
 - b. Per DSPM 6-1.202, please provide an updated utility plan showing:
 - i. water and sewer and storm drains
 - ii. clearances
 - iii. service lines
 - iv. valves
 - v. hydrants
 - vi. provided looping
 - c. Per DSPM 6-1.501, please provide the determined fire flow needed for largest proposed structure per IFC and IBC and verify with hydrant flow test results and that fire flow is adequate. Please include analysis in the report.
- 6. Sewer:
 - a. Per DSPM 7-1.202, please provide an updated utility plan and profile of the proposed sewer line showing:
 - i. slopes
 - ii. pipe material/diameter
 - iii. connection onto Hayden (drop connection if necessary w/coating of manhole)
 - iv. service connections (MAG 440-3)
 - v. coordination on plan with water and storm drain (with horizontal and vertical clearances)
 - b. Per DSPM 7-1.404, the minimum slope of a line shall be .0052 so that when $d/D=1.0$ velocity is 2.5fps.
 - c. Per DSPM 7-1.403, please revise the loading calcs to 2.5 persons per unit

Significant Policy Related Issues

The following policy related issues have been identified in the first 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:

Site Design:

7. Please revise the plans to show the dedication of a Public Motorized Access Easement over the vehicular connection from Sheridan Street to the property to the north, at a minimum width of 40-feet, per the stipulations of case 18-ZN-2019.
8. Please revise the plans to show the dedication of safety triangle easements at all intersections within the subdivision and at the Hayden Road and Sheridan Street intersection, in accordance with DSPM 5-3.123; Fig. 5-3.27.
9. With the next submittal, please provide material and color samples for proposed stone, CMU and paint finishes for various walls located throughout the project.

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:

Water and Wastewater:

10. Check and address the associated comments and previous case stipulations of cases 2-MD-2021 and 18-ZN-2019 respectively.

Circulation:

11. Provide a signing and pavement marking plan for Hayden Road in the vicinity of the site.

Engineering:

12. In accordance with SRC Ch.48, this project site has been illegally split through the County which is not permissible within the City's Land Division code. No permits will be issued until a final plat is approved and recorded through the City's processes. The final plat will need to be accompanied by executed Covenant to Construct and Assurance agreements, and bond posted for all project public infrastructure requirements.
13. In accordance with SRC Ch.48, permitting for this subdivision is contingent upon associated permitting for the church site, as portion of church needs to be demolished and its parking lot reconfigured to accommodate the proposed residential subdivision.

Drainage:

14. Please update the FIRM table based on the most recent information.
15. Please revise the plans to show and identify the dedication of a Drainage Easement/tract around the proposed stormwater basin.

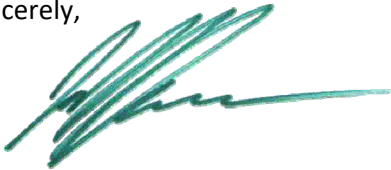
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine 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 26 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,

A handwritten signature in blue ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 6-PP-2021

Key Code: 82Q46

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: **82Q46**. 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 1st Review Comment Letter
- Preliminary Plat:
- Open Space Plan:
- Material Sample Board (digital):
- Utility Plan:
- Pavement, Signing, and Striping Plan:

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

- Revised Water Design Report:
- Revised Wastewater Design Report: