



September 2, 2021

Alex Stedman
120 South Ash
Tempe, AZ 85281

RE: **1-MP-2021**
Fiesta Ranch
3380C (Key Code)

Dear Alex Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on August 3, 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 relocate signage and walls outside the 100-foot wide Scenic Corridor adjacent to E. Rio Verde Drive zoned Open Space Planned Community district (O-S PCD). Limit walls and signs to 5 feet in height. (Zoning Ordinance Section 8.411 and 8.512 and Scenic Corridor Design Guidelines).
2. Please eliminate the Entry Zones shown within the Scenic Corridor adjacent to E. Rio Verde Drive which is also shown as Natural Area Open Space (Zoning Ordinance Section 6.1060). Scenic Corridor Design Guidelines promote the natural desert within the Scenic Corridor and this area is also zoned Open Space Planned Community district (O-S PCD). On the plan list remove indigenous plants that are not naturally occurring in this area.
3. On Page 3 of the Master Environmental Design Concept Plan map has different number of units in the Parcels than the stipulated Land Use Budget Table for case 6-ZN-2019 (see below). The stipulations on case 6-ZN-2019 allows for redistribution, but the proposed total number units for the R1-43 areas and the R1-18 areas must be the same number of proposed units. Revised plan has 63 R1-43 units and the stipulated table has 59 R1-43 proposed units. Please revise map and table to comply.

MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max Density per ESL	Max # of Units / Lots per parcel	Propose # of Units / Lots
1	5.8	OS	0	0	0	0
2	9.1	OS	0	0	0	0
3	11.9	OS	0	0	0	0
4	8.1	R1-43	.74 .61	.83	6	6 5
5	12.7	R1-43	.78 .70	.83	10	10 9
6	9.2	OS	0	0	0	0
7	14.3	R1-18	1.53 1.39	1.87	26	22 20
8	34.1	R1-18	1.75 1.55	1.87	63	60 53
9	18.7	R1-43	1.43 .53	.83	15	11 10

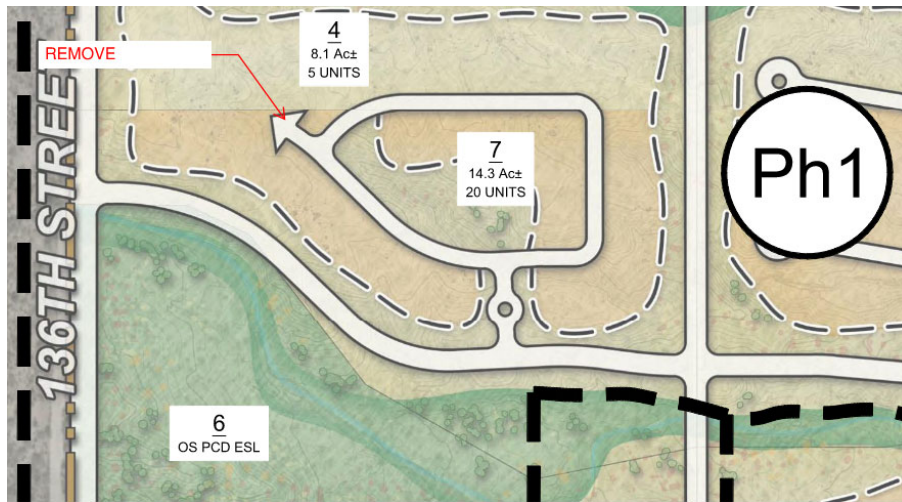
10	11	R1-43	.63 .72	.83	9	9 8
11	73.6	R1-18	1.46 1.29	1.87	137	108 95
12	24	R1-43	.62 .5	.83	19	15 12
13	10.2	OS	0	0	0	0
14	10.2	R1-43	.68 .58	.83	8	7 6
15	20.3	R1-43	.59 .45	.83	16	12 9
Total:	273.2					260 227

Circulation:

4. Please address the following comments on the Circulation Master Plan and update the Circulation Master Plan.
 - a. Phase 2 boundaries modified to add in 138th Street improvements not being done by Phase 1 (this should be a function of 95 units division vs. 8 units).
 - b. Phase 5 boundary to remove 138th.
 - c. Phase 2 boundaries modified to add in the 141st Street improvements to include wash crossing south of currently proposed boundary (this should be a function of 95 units division vs. 15 units)
 - d. Phase 4 boundary to remove 141st.
 - e. Phase 1 boundaries modified to include improvements along lift station gravity and forcemain corridors such that any. not currently proposed within phase 1 boundaries

impacted, local collectors shall be fully improved and residential roads improved to unpaved standards (coordinate with Wastewater master plan).

- f. Add note as follows to phase plan: Should phasing not progress as proposed herewith, a new phasing plan will be submitted to the city for review + approval through an amendment to this MP case with any sequence of phasing improvements proposed such that regardless of whichever phase goes first, all of Rio Verde Drive stipulated improvements will be a condition of that phase. Each subsequent phase will be required to improve local collectors along their frontage and north to Rio Verde Dr. and south to city jurisdictional boundary and east to 138th Street or 141st Street and west to 138th Street or 136th Street (whichever is closest). Sub-phasing may be considered but doing so will not change improvement requirements for the sub-phase based on the improvements required for phase.
- g. Remove the arrow interior to the western internal portion of phase 1 or replace with a cul-de sac:



Fire:

5. Please note: Key switch/pre-emption sensor required for gates on the plans.
6. Please indicate the Hydrant spacing on the plans and demonstrate compliance with code.

Drainage:

7. Please submit revised Drainage Report with the rest of the resubmittal material identified in Attachment A addressing comments in the Drainage Report.

Water and Wastewater:

8. WASTEWATER MASTER PLAN: Update as follows:
 - a. If Alternatives 1 and 2 are not approved, make clear this development will need to wait for Reata Ranch to develop or build the Reata Ranch lift station.
 - b. Modify phasing boundary per circulation master plan comments, with improvements accordingly.
9. WATER MASTER PLAN: Update as follows:
 - a. Phase 2 boundaries to add in 138th St not being done by Phase 1 (waterline will be done accordingly as it is needed to loop Phase 2 to active water systems, not waiting on a future phase to complete).

- b. Modify phasing boundary per circulation master plan comments, with improvements accordingly.
10. Please submit the revised Master Water and Wastewater Design Report(s) with the rest of the resubmittal material identified in Attachment A. Please address the following comments and comments in the Reports.

Per DSPM Section 6-1.400 and SRC Sec. 49-219 the developer/owner will be required to install waterlines along all property frontages (E Rio Verde Dr and N 136th St) at their expense.

- a. The Developer/Owner shall install a minimum of 12-inch water line across the entire E Rio Verde Dr frontage of the project. This line will not be eligible for any reimbursement agreement and shall be at sole cost of the Developer/Owner.
- b. The Developer/Owner shall install a minimum of 12-inch water line along N 136th St frontage of the project providing future extension to the south. The Developer/Owner may request a water line payback agreement for partial reimbursement per SRC.

If development of this project precedes Reata Ranch, the following off-site water line extensions are required:

- c. The Developer/Owner shall install a 16-inch water line along E Rio Verde Dr from N 122nd St to N 128th St along with a PRV and vault just east of N 128th St. This water line may be credit eligible compliant to SRC.
 - d. The Developer/Owner shall install a 12-inch water line along E Rio Verde Dr from N 128th St to N 136th St. The Developer/Owner may request a water line payback agreement for full reimbursement per SRC.
- Site Plan: Provide the location of proposed Fire Hydrants per DSPM Section 6-1.201.
 - Add demands for Reata Ranch 330 dwelling units plus any other off-site demands and update modeling per DSPM Section 6-1.202. Current modeling results not reviewed as no off-site demands have been incorporated.
 - Add Model Scenario 4 per DSPM Section 6-1.202.G.6d.
 - Incorporate hydraulic model result summary tables per DSPM Section 6-1.202: build out and phased scenario.
 - Requires sampling stations per DSPM Section 6-1.418.
 - Show sewer generation calculation per DSPM Section 7-1.403 (Fiesta & Reata).
 - Per DSPM Section 7-1.400 the developer will be required to design, construct, and upgrade any on-site and/or off-site sewer infrastructure, at their expense, necessary to provide services to the site. The developer shall be financially responsible for the modifications to the existing Lift stations, particularly, SNGC, dual force mains/valves (if Alternatives 3A or 3B in the BOD is chosen) and downstream gravity sewer along E Rio Verde Dr/E Dynamite Blvd (up to Alma School Rd) that will be impacted by this development.
 - Requires backwater valves per DSPM Section 7-1.409.G.
 - The proposed Lift station location at Fiesta Ranch is adjacent to wash, with no roadway access as shown on Exhibit. Should have a drivable access per DSPM 7-1.302 A.
 - Per DSPM Section 7-1.303, max allowed velocity in force main is 6 fps. With this velocity, max conveyance capacity of a 6" force main is approximately 529 gpm. If the flow from SNGC LS (including flow from Reata & Fiesta LS) exceeds 6 fps velocity criteria within one 6" force main, will require installation of a third larger force main (sized to be determined) at the sole cost of the developer/owner.

- Add total dwelling units for Fiesta, Reata and any other off-site parcels per DSPM Section 7-1.403. Add 35 gpm for pool back wash per COS Sewer LS design guideline manual.
- Add total dwelling units for Fiesta, Reata and any other off-site parcels per DSPM Section 7-1.403. Add 35 gpm for pool back wash per COS Sewer LS design guideline manual.
- Sewer Report Section 6.1: upgrading interim impellers shall be developer's responsibility Per DSPM Section 7-1.400.

Please address the following technical comments:

- Water Report: Section 6: Per Section 3.2 of the report, the Development is within pressure zone 10.
- Water Report – Appendix B: The report section 4.2 specifies 1,500 gpm fire flow for building size up to 10,000 sq ft. update hydraulic modeling using 1,500 gpm fire flow.
- Water Report – Appendix B: The report section 4.2 specifies 1,500 gpm fire flow for building size up to 10,000 sq ft. update hydraulic modeling using 1,500 gpm fire flow.
- If Fiesta Ranch precedes Reata Ranch, Fiesta Ranch developer shall be financially responsible for all on-site and off-site sewer infrastructure developments. For Alternatives 3A & 3B, Fiesta Ranch also needs to secure Reata Ranch LS lot from the Reata Ranch Developer.
- Update Lift Station sewer flow per Design capacity 275 gpm – information added to the report redlines.
- Sewer Report – Section 3.1: Discharge to be west of 118th St. West of 118th St? The east of 118th St gravity sewer is discharged into LS#47 and therefore, would require upgrading LS#47.
- Sewer Report: Due to long run of the of the force main, dual force main system, similar to LS#47 would be required for redundancy.
- Also needs to secure Reata Ranch LS lot from the Reata Ranch Developer.
- Sewer Report Section 4.2:
 - Include a map showing locations of all three monitoring manholes.
 - The flow monitoring data is questionable. Based on City's SCADA, the discharge from SNGC LS (#47) varies from 250 to 280 gpm. The designed capacity of the LS is 275 gpm. Needs to verify if the LS was down during the monitoring period for maintenance.
 - Specify slope for d/D ratio 53%. At min slope of 0.52%, 8" can convey 386 gpm @ d/D=0.65.
 - Compare slope of 10-inch sewer with as-built drawing. Coordinate with Water Resources for the as-built drawing. There are 10" sewer sections W/slope of 0.19%. When SNGC flow (~275 gpm) is accounted, it appears that the existing gravity sewer along Rio Verde/Dynamite Blvd does not have capacity to accept full flow from Fiesta and Reata Ranch. Per DSPM Section 7-1.400, the Developer must install all on-site and off-site improvements necessary to serve their development.
- See water and Sewer Report redlines for additional comments.

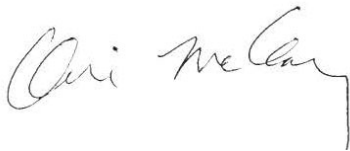
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine 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 21 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 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 1-MP-2021
Key Code: 3380C

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: **3380C**. 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
- ☒ Revised MEDCP for Project
- ☒ Master Circulation Plan

☒ Other Supplemental Materials:

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

☒ Revised Drainage Report:

☒ Revised Master Water Design Report:

☒ Revised Master Wastewater Design Report: