



November 24, 2021

1<sup>st</sup> REVIEW COMMENT LETTER RESPONSES BY APPLICANT. RESPONSES ARE PROVIDED IN **BOLD TEXT BELOW**.

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 **1<sup>st</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 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).

**RESPONSE: All project signage shall be located outside of the Rio Verde Drive Scenic Corridor. Exhibits reflecting signage locations have been updated to remove signage designations from this area.**

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.

**RESPONSE: Entry Zone designations have been removed/relocated.**

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  | <del>.74</del> .61   | .83                 | 6                                | <del>6</del> 5            |
| 5                     | 12.7        | R1-43  | <del>.78</del> .70   | .83                 | 10                               | <del>10</del> 9           |
| 6                     | 9.2         | OS     | 0                    | 0                   | 0                                | 0                         |
| 7                     | 14.3        | R1-18  | <del>1.53</del> 1.39 | 1.87                | 26                               | <del>22</del> 20          |
| 8                     | 34.1        | R1-18  | <del>1.75</del> 1.55 | 1.87                | 63                               | <del>60</del> 53          |
| 9                     | 18.7        | R1-43  | <del>1.43</del> .53  | .83                 | 15                               | <del>11</del> 10          |

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

**RESPONSE:** The MEDCP Map has been revised to reflect that the total number of R1-43 units will not exceed 59 units, and that the total number of R1-18 units will not exceed 168 units. As discussed with staff, unit transfers between similarly zoned parcels shall be permitted, but not in excess of base density maximums identified in the ESL Ordinance.

Circulation:

4. Please address the following comments on the Circulation Master Plan and update the Circulation Master Plan.

- Phase 2 boundaries modified to add in 138<sup>th</sup> Street improvements not being done by Phase 1 (this should be a function of 95 units division vs. 8 units).

**RESPONSE:** Phase 5 is shown to be included with Phase 2 as requested.

- Phase 5 boundary to remove 138<sup>th</sup>.

**RESPONSE:** No longer Phase 5, 4 phases in total.

- Phase 2 boundaries modified to add in the 141<sup>st</sup> Street improvements to include wash crossing south of currently proposed boundary (this should be a function of 95 units division vs. 15 units)

**RESPONSE:** Based on required infrastructure, the applicant does not agree with or

understand this request. Phase 4 is the phase that would require the crossing and infrastructure, not Phase 2. Significant infrastructure is required with Phase 1 to support this project and deferring infrastructure until appropriately required is very important to the ability to develop the project. The project is owned by a single entity and is responsible for the entire project.

- d. Phase 4 boundary to remove 141<sup>st</sup>.

**RESPONSE:** Based on required infrastructure, the applicant does not agree with or understand this request. Phase 4 is the phase that would require the crossing and infrastructure, not Phase 2. Significant infrastructure is required with Phase 1 to support this project and deferring infrastructure until appropriately required is very important to the ability to develop the project. The project is owned by a single entity and is responsible for the entire project.

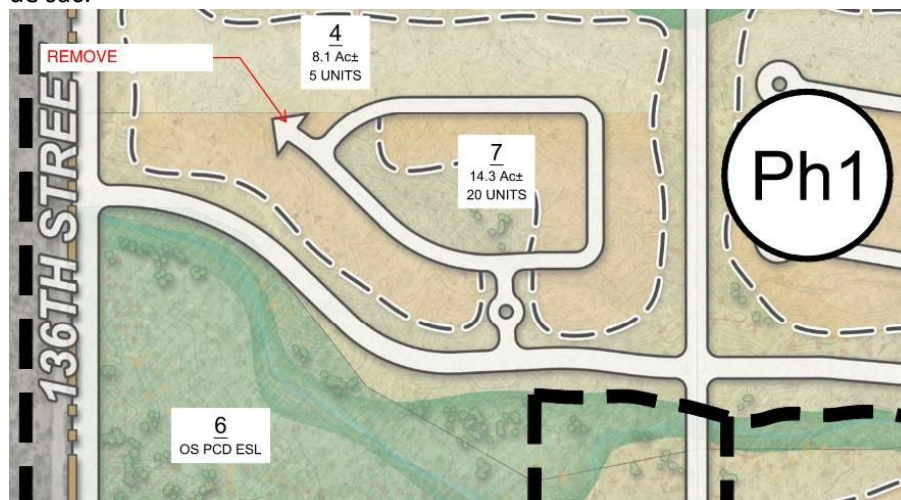
- e. Phase 1 boundaries modified to include improvements along lift station gravity and forcemain corridors such that any. not currently proposed within phase 1 boundaries impacted, local collectors shall be fully improved and residential roads improved to unpaved standards (coordinate with Wastewater master plan).

**RESPONSE: Noted. utilities and access route to LS will require improvements with Phase 1 to meet City standards prior to Parcel/lot development.**

- 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 138<sup>th</sup> Street or 141<sup>st</sup> Street and west to 138<sup>th</sup> Street or 136<sup>th</sup> 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.

**RESPONSE: Noted. Please note that the essential infrastructure to serve the development is required with Phase 1 and the phasing shown is more specific to adjacent infrastructure and not essential to serve the development after Phase 1.**

- g. Remove the arrow interior to the western internal portion of phase 1 or replace with a cul-de sac:



**RESPONSE: ok**

Fire:

5. Please note: Key switch/pre-emption sensor required for gates on the plans.

**RESPONSE: Noted and Provided.**

6. Please indicate the Hydrant spacing on the plans and demonstrate compliance with code.

**RESPONSE: Noted and Provided.**

Drainage:

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

**RESPONSE: Noted and comments addressed**

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.

**RESPONSE: PER MULTIPLE DISCUSSIONS WITH THE CITY, REPORT UPDATED TO REFLECT SUBMERSIBLE OPTION WITH OPTION FOR VFD FOR THE CITY'S CONSIDERATION. ALTERNATIVES SECTION REVISED**

- b. Modify phasing boundary per circulation master plan comments, with improvements accordingly.

**RESPONSE: PHASING MODIFIED TO INCLUDE 4 PHASES TOTAL. PHASE 1 REQUIRES UTILITIES AND ACCESS REQUIREMENTS THROUGH PHASE 3 TO LIFT STATION.**

9. WATER MASTER PLAN: Update as follows:

- a. Phase 2 boundaries to add in 138<sup>th</sup> 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).

**RESPONSE: PHASE 5 REMOVED AND INCLUDED WITH PHASE 2 INFRASTRUCTURE.**

- b. Modify phasing boundary per circulation master plan comments, with improvements accordingly.

**RESPONSE: PHASE 5 REMOVED AND INCLUDED WITH PHASE 2. PHASE 4 IS PROPOSED TO REMAIN AS SHOWN AS IT INDICATES INFRASTRUCTURE REQUIRED TO ONLY SERVE PHASE 4 AND NOT REQUIRED FOR ANY OTHER PHASE.**

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 136<sup>th</sup> 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.

**RESPONSE: Noted.**

- b. The Developer/Owner shall install a minimum of 12-inch water line along N 136<sup>th</sup> 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.

**RESPONSE: Noted. Payback will be requested.**

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 122<sup>nd</sup> St to N 128<sup>th</sup> St along with a PRV and vault just east of N 128<sup>th</sup> St. This water line may be credit eligible compliant to SRC.

**RESPONSE: Noted.**

- d. The Developer/Owner shall install a 12-inch water line along E Rio Verde Dr from N 128<sup>th</sup> St to N 136<sup>th</sup> St. The Developer/Owner may request a water line payback agreement for full reimbursement per SRC.

**RESPONSE: Noted. Payback will be requested.**

- Site Plan: Provide the location of proposed Fire Hydrants per DSPM Section 6-1.201.

**RESPONSE: HYDRANT LOCATIONS SHOWN FOR REFERENCE, HOWEVER, AS TYPICAL, FINAL ENGINEERING WILL INCLUDE DESIGN FOR HYDRANT SPACING.**

- 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.

**RESPONSE: REATA RANCH DEMANDS INCLUDED. OFFSITE DEMANDS IN ADDITION TO KNOWN REATA DEMANDS IS BEYOND THE SCOPE OF THIS STUDY. HYDRANT TEST AND STIPULATED WATERLINE SIZING FOR RIO VERDE PROVIDED FOR THE CITY'S ASSESSMENT.**

- Add Model Scenario 4 per DSPM Section 6-1.202.G.6d.

**RESPONSE: Addressed**

- Incorporate hydraulic model result summary tables per DSPM Section 6-1.202: build out and phased scenario.

**RESPONSE: Addressed.**

- Requires sampling stations per DSPM Section 6-1.418.

**RESPONSE: Noted.**

- Show sewer generation calculation per DSPM Section 7-1.403 (Fiesta & Reata).

**RESPONSE: Addressed**

- 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.

**RESPONSE: NOTED. A PRIVATE AGREEMENT WITH REATA RANCH IS BEING DISCUSSED FOR ALL SHARED IMPROVEMENT REQUIREMENTS TO SERVE REATA/FIESTA.**

- Requires backwater valves per DSPM Section 7-1.409.G.

**RESPONSE: Noted.**

- 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.

**RESPONSE: NOTED. ACCESS REQUIRED PER DSPM TO LIFT STATION WITH PHASE 1.**

- 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.

**RESPONSE: THIS PROJECT PROPOSES AND REQUESTS THE CITY TO ACCEPT A VARIANCE ON MAX VELOCITY AS THE VELOCITIES ARE STILL WELL BELOW MANUFACTURER'S VELOCITY MAXIMUMS FOR PVC. ADDITIONALLY, THIS CONDITION WOULD ONLY BE AT FULL BUILD-OUT BASED ON PROJECTED FLOWS FROM SNGC WHICH MAY NOT HAPPEN (CURRENTLY LESS FLOW). DUAL FORCEMAIN EXISTS. SEE REPORT UPDATES FOR DISCUSSION AND ALTERNATIVES TO REQUIRING THIRD FORCEMAIN.**

- 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.  
**RESPONSE: Addressed.**
- 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.  
**RESPONSE: Addressed.**
- Sewer Report Section 6.1: upgrading interim impellers shall be developer's responsibility Per DSPM Section 7-1.400.  
**RESPONSE: Noted.**

Please address the following technical comments:

- Water Report: Section 6: Per Section 3.2 of the report, the Development is within pressure zone 10.  
**RESPONSE: Addressed.**
- 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.  
**RESPONSE: Addressed.**
- 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.  
**RESPONSE: Addressed.**
- 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.  
**RESPONSE: NOTED. A PRIVATE AGREEMENT BETWEEN REATA AND FIESTA IS BEING DISCUSSED TO ACCOUNT FOR SHARED IMPROVEMENTS PROPOSED.**
- Update Lift Station sewer flow per Design capacity 275 gpm – information added to the report redlines.  
**RESPONSE: See updated report for design flow and pump alternatives.**
- Sewer Report – Section 3.1: Discharge to be west of 118<sup>th</sup> St. West of 118th St? The east of 118th St gravity sewer is discharged into LS#47 and therefore, would require upgrading LS#47.  
**RESPONSE: See updated report.**
- 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.  
**RESPONSE: See updated report.**
- 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.

**RESPONSE: Sewer Report Section 4.2 response: FLOW MONITORING MAP INCLUDED. PER DISCUSSIONS WITH CITY, TOTAL FLOW FOR LS #47, FIESTA, AND REATA ADDED TO DOWNSTREAM FLOW MONITORING DATA. DUE TO SHORT PUMP TIMEFRAMES FROM LS#47, IT IS ASSUMED THE FLOW MONITORING STATIONS TO EXPERIENCE REDUCED FLOW MEASUREMENTS AS THE SYSTEM SEEKS TO EQUALIZE. ADDITIONAL ANALYSIS REGARDING DOWNSTREAM SEWER CONDITION PROVIDED IN REPORT.**

- See water and Sewer Report redlines for additional comments.

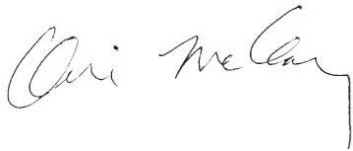
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine 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 **1<sup>st</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 [dmccclay@ScottsdaleAZ.gov](mailto:dmccclay@ScottsdaleAZ.gov).

Sincerely,



Doris McClay  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

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:

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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: