



3/30/2022

Alex Stedman
Rvi Planning
120 S Ash Ave
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 2/24/2022. 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:

Phasing:

1. Add note as follows to the Phasing Plan: Should phasing not progress as proposed herewith, a new phasing plan will be submitted to the city for review and 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.
2. Please update the Phasing Plan to clarify that all Rio Verde Drive improvements shall be completed with Phase 1 of development, as it would be disruptive to local traffic during construction to phase that construction.

Circulation:

3. The trail and sidewalk along Rio Verde Drive should be separated by four feet where possible, except intersection connections. Please update the cross-section information to reflect that typical separation.

Water and Wastewater:

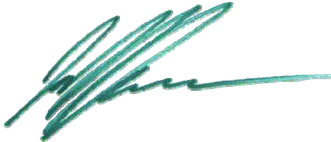
4. The Master Water and Wastewater Design Reports have been accepted with notations. Please see the marked-up documents and make updates as necessary to finalize those documents.

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.

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: 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 Comment Letter
- ☒ Revised Narrative/MEDCP

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

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