



4/7/2022

Megan Le
Kimley Horn
7740 N 16Th St Ste 300
Phoenix, AZ 85020

RE: **1-AB-2022**
Shadow Ridge North
W8319 (Key Code)

Dear Megan Le:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/4/2022. 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:

Abandonment Configuration:

1. Please provide copies of the response letters from all utility providers in the next submittal. The January mailout only specified the north end of the site. Please send out comprehensive requests and ensure the utility providers are confirming to the scope of the overall abandonments within the site.
2. Local Area Infrastructure Plan (LAIP) updates were requested as part of the associated zoning case 1-ZN-2022. Please provide copies of those updated documents with the resubmittal, as the LAIPs are part of the basis for supporting abandonment requests.
3. The abandonment resolution document that will be prepared by the City and would be adopted by the City Council is formatted in letter document page size. Please provide revised abandonment legal and graphic exhibits of all the abandonment areas formatted to be able to include in the resolution document.
 - a. As there are several originating dedications that established the various abandonment areas within this site, those exhibits can be broken down to reflect each dedication in legal description and graphic depiction.

4. Please update the abandonment exhibits to account for the abandonment of only 15-feet of the 20-feet along 128th Street, to accommodate a total 40-foot half-street right-of-way (in alignment with the dedication requirements expressed under associated case 1-ZN-2022).

Please resubmit the revised application requirements and additional/supplemental 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/supplemental information is necessary.

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

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
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 1-AB-2022

Key Code: W8319

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: **W8319**. 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.

- ☒ Response letter - to the issues identified in this 1st Review Comment Letter
- ☒ Updated Abandonment Legal and Graphic exhibits - in letter document format
- ☒ Updated Utility provider response letters
- ☒ Updated LAIPs modifications