



2/3/2022

Megan Le
Kimley Horn
7740 N 16th Street, Ste 300
Phoenix, AZ 85020

RE: **1-ZN-2022**
Shadow Ridge North
180A8 (Key Code)

Dear Megan Le:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/7/2022. 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:

General Plan, Character Area, Streetscape Adopted Plan Issues:

1. Please expand the responses to the 2035 General Plan and Dynamite Foothills Character Area goals and policies as opposed to the batched responses given.

EXAMPLE:

Character and Design Element

Policy- CD 5.2 To the greatest extent possible, replace dead and dying landscaping with drought resistant plants to maintain or improve density pattern, shade and area character.

Response:...

2. The Circulation Element (Policies C5.5 and C8.1) along with the Dynamite Foothills Character Area Plan (Goal 1, Strategy 2) discuss the use of neighborhood appropriate design standards - such as the use of ribbon curbs and the trail along 128th Street. Please provide an updated G&D plan that shows the appropriate street section along with a revised narrative that describes how these Goals and Policies are being met.

3. The Dynamite Foothills Character Area Plan (Goal 3, Strategy 3) encourages the conservation of Rural Desert character – including the preservation of unique open spaces. With a resubmittal, respond the Plan’s referenced policy both narratively, with a cuts/fills exhibit to ensure building envelopes are sensitive to the change in terrain on the site and graphically, identifying all significant environmental features, in this instance all the boulder features that would be expected to be protected (i.e., Boulder Outcrop Easement) per Section 6.1070 of the city’s Zoning Ordinance.
4. If further outreach has been conducted since the original submittal, and as a response to Goal CI 1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.
5. The Purpose of the Planned Residential Development Supplementary District discusses that the district may be utilized to develop a property that may be “difficult to develop under conventional zoning and subdivision regulations”. The narrative submitted did not provide detailed discussion related to this aspect of the PRD Purpose in the first submittal.

Zoning:

6. The narrative identifies that no additional density is being requested via the PRD, and the amendments to the development standards proposed appear to fall within the achievable reduction of 25% allowable using the ESL overlay (Sec. 6.1083) with the exception of a 50sqft difference in minimum lot area. Please verify and clarify the need to request the PRD overlay instead of just pursuing R1-43 ESL zoning for this project.
7. The PRD overlay sets perimeter setback requirements in Sec. 6.213 of the Zoning Ordinance, which specify that where a PRD project abuts an R-1 district, the buildings on the PRD shall be set back from the perimeter property line a distance at least as much as the required rear yard or perimeter setback of the adjacent district.
 - a. The southern project boundary abuts existing R1-130 ESL zoning which would require a 60-foot rear yard setback be maintained for proposed Lots 14, 15, 16 and 18. Please demonstrate compliance with the perimeter setback requirements of the requested PRD and/or revise the lot configuration(s) accordingly.
8. Please verify and revise the NAOS configuration to ensure all areas are meeting the minimum dimensional parameters of Sec. 6.1060.F.1 of the Zoning Ordinance.

Circulation:

9. Please revise the site configuration to account for the dedication of 40-feet of fee title right-of-way along the 128th Street frontage. The provided only ALTA shows an existing 35-feet of right-of-way, but DSPM 5-3.100 and Scottsdale Revised Code Sec. 47-10 dictate 40-feet as the minimum to achieve the street designation cross-section.

Drainage:

10. Please submit a revised Drainage Report addressing the comments below:
- a. In-line basins are discouraged by the DSPM 4-1.201, Section D.
 - b. Please illustrate that pre vs. post calculations/analysis will be met. The current proposed basin layout and size doesn't appear to meet the requirement.
 - c. Basin side slopes shall not exceed 4:1, verify that the current side slopes meet DSPM guidelines.
 - d. First flush is not met based on analysis in the drainage report, the outlet pipes are set to the bottom of the basins.
 - e. Analyze the broken-back culverts in HY-8 and not in StormCAD. Use StormCAD for only storm drains. The inlet and outlet control hydraulics need to be computed for the culvert.
 - f. Include an exhibit in the drainage report for the onsite drainage to clearly show the contributing area for each catch basin and detention basins.
 - g. Expand the existing conditions exhibit/model to show DBE17B and the upstream area for DBE17A. Currently the offsite and onsite exhibits have the same extents and perhaps it should be different to clearly show the offsite flows contributing to the site.

HEC-1 Model

- h. For the existing conditions model, the Desert land use parameters used are based on NDR defaults from DDMSW. The project is mostly steeper than 5%, perhaps use the NHS or justify the use of NDR.
- i. Routing reaches Manning's n-value of 0.060 is too high and doesn't reflect the site conditions. Review and revise or explain.
- j. Include excerpts from DDMSW to show the input data and output (i.e. Green & Ampt parameters, TC, R, etc.)
- k. SDA-5 basin rating doesn't match basin design HW in G&D.

Water and Wastewater:

11. Please submit revised Water and Wastewater Design Report(s) addressing the document mark-ups and the comments below:
- a. Include a discussion of the existing topography, etc. per DSPM 6-1.202.E and 7-1.202.
 - b. Include a discussion of the need to cross the 50 CFS wash with the waterline.
 - c. Fire flow requirement is 500 GPM for homes with fire sprinklers.
 - d. Minimum average day pressure is 50 PSI per DSPM 6-1.403.
 - e. Evaluate existing capacity of the 128th Street sewer to LS-52. Estimate existing flows and calculate d/D per DSPM 7-1.404.
 - f. Static pressure is low compared to other pressure measurements in the area. HGL in Pressure zone 12E should be approximately 2812 ft. Coordinate fire flow test with City staff to be sure PRV fully opens.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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:

Circulation:

12. Please revise the plans to provide minimum 6-foot-wide compacted shoulders along both sides of all internal streets.
13. The proposed development configuration is inconsistent with the existing Local Area Infrastructure Plan (LAIP) for Dynamite Foothills Areas 5a & 5b. This rezoning submittal will need to include a request to modify those two LAIPs to align with the proposed subdivision layout and the remaining configuration of the parcels to the south, accessing from Alameda Road.
14. Recorded plat map (MCR 900-43) shows a 25-foot-wide public trail easement along 128th Street that is not shown or accounted for on the site plan or plat. Please address that easement with the resubmittal materials.
15. Please indicate what type of curb is proposed for the internal streets. The one-way entry drives must have 20-feet of drivable surface; 21-feet to B/C only works if this is mountable curb.
16. Please provide more detail for the trail crossing of the entry street.
17. Please provide verification that the 128th Street improvements have been completed along the site frontage, including the trail that is called out as existing.

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:

Final Plat:

18. The submittal of associated Abandonment application 1-AB-2022 will need to be completed, approved through the City Council process, and recorded before the final plat recordation for the proposed subdivision will be able to occur.
19. Covenant to construct agreement and assurances for public infrastructure will be required prior to final plat recordation.
20. The release of any existing easements in conflict with proposed development will need to be completed prior to or with the final plat.

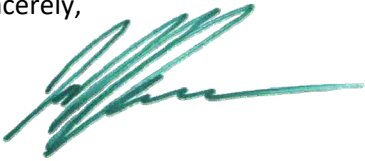
Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions 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 19 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,

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: 1-ZN-2022

Key Code: 180A8

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: **180A8**. 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 Narrative for Project:
- ☒ Preliminary Plat:
- ☒ NAOS Plan:
- ☒ LAIP modifications:

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

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