



3/22/2022

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

RE: **Case Number**
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 2/28/2022. The following **2nd 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 second 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. All of the resubmitted NAOS information (Narrative, NAOS Plan, Pre-Plat, etc.) identifies a required amount of 11.68-acres of NAOS but only a provided amount of 11.66-acres? Please update the plans to reflect that this proposal is able to at least meet the minimum NAOS required, if not provide additional in support of the amended development standards request.

Drainage:

***The Drainage review was still pending completion at the time of this letter. Drainage comments will be provided as they are available with the completion of that review. ***

Water and Wastewater:

2. Please submit revised Water and Wastewater Design Report(s) addressing the document mark-ups and the comments below:
 - a. Minimum average day pressure is 50 PSI per DSPM 6-1.403.
 - b. Evaluate existing capacity of the 128th Street sewer to LS-52. Estimate existing flows and calculate d/D per DSPM 7-1.404.

- c. If the proposal is to operate distribution system in Pressure Zone 13, submit revised report showing this. Show all system components including PRVs necessary to maintain pressures as specified in DSPM 6-1.406. If dependent on improvements in other subdivisions submit all relevant agreements.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second 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:

Circulation:

3. The submitted Local Area Infrastructure Plans appear to have errors relative to the current configurations in the area. For completeness of the requested updates the LAIP records, please check the following:
 - a. The Asteria Highlands (Shadow Ridge) street configuration does not match the current plated configuration.
 - b. Alameda should be shown to terminate in a cul-de-sac at its western end.
 - c. On the Area 5A plan, much of the east side of 128th Street does not match Story Rock's currently platted street system.
4. Recorded plat map (MCR 900-43) shows a 25-foot-wide public trail easement along 128th Street that is not clearly shown or labeled on the submitted site plan or plat. Please revise the plans to include that information on the documents.
5. Please provide more detail for the trail crossing of the entry street. The median nose on the entry island should be modified so it does not encroach into the trail crossing.

Plat Configuration:

6. Please update the preliminary plat so that the existing roadway slope easement, MCR 2019-0360653, boundaries align and abut with the limits of the proposed/dedicated right-of-way for 128th Street.

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.

These **2nd 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-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 2nd 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 Water Design Report:
- ☒ Revised Wastewater Design Report: