



6/2/2022

Megan Le  
Kimley Horn  
7740 N 16Th St 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 5/11/22. The following **3<sup>rd</sup> Review Comments** represent the review performed on 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 third 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:

##### **Water and Wastewater:**

1. Please submit revised Water and Wastewater Design Report(s) addressing the mark-ups on the documents.

##### **Technical Corrections**

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

##### **Site:**

2. There is an existing 25-foot-wide trail easement that runs along the 128<sup>th</sup> Street frontage, but presents a conflict with the proposed roadway slope easement. Please revise the Preliminary Plat plans to show the trail and easement relocated outside of the roadway slope easement.

Other:

3. It is our understanding that the Storyrock Development Agreement (11-DA-2018) included a 128<sup>th</sup> Street payback agreement provision that this property is obligated to fulfill by the action of rezoning and subdividing. Please acknowledge your awareness of this requirement and if that is being coordinated separately with Storyrock or if we will need to be anticipating involvement in that action as this project progresses forward.

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 52 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **3<sup>rd</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 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto: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.

- ☒ Response Letter:
- ☒ Preliminary Plat Set:

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

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