

***** This 3rd Submittal Response Letter is dated May 9th, 2022 *****

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:

- 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.
 - The NAOS information has been updated to reflect the correct amount on all submitted plans and within the provided updated narrative. The new NAOS amount is 11.70 vs. the required amount of 11.68.

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. *

- Per email conversations with Hussein Hussein on 4/4, the drainage report is approved for the zoning case, any outstanding items will be addressed in DR. The report was revised to reflect updates to the site plan and has been included with this submittal.

Water and Wastewater:

- 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.
 - The water system was revised to tie into a 12" water line along Alameda Road, just south of the project site. This water line is in pressure zone 13. Our analysis was done in conjugation with Story Rock's Approved Master Water Report, a site east of the project. With the results updated, the minimum average day pressure is higher than 50 psi.
 - b. Evaluate existing capacity of the 128th Street sewer to LS-52. Estimate existing flows and calculate d/D per DSPM 7-1.404.
 - The sewer report has been updated to provide the existing capacity of 128th street sewer to LS-52 and the corresponding d/D ratio. The Sereno

Canyon Phase 4 – Master Sewer Plan 128th Street Offsite Analysis was included in the report. This analysis shows the 8" sewer main will not have the capacity for the additional lots proposed by Shadow Ridge North (OS5) and the McDowell Manor (OS4) development to the north. This was calculated assuming 40 lots each for a total of 80 additional lots to connect to the 8" in 128th. Since the master report was completed, it was determined that the developments will be less dense than anticipated with an assumed total lot count of 55 lots. This reduces the d/D in the pipe 211 to 0.6583. While this is over the maximum required d/D ratio, it is within a factor of safety that doesn't require the 8" pipe to be upsized. This has been discussed with Scott Anderson and accepted on 5/5/22.

- 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.

- The water report was revised to operate entirely in pressure zone 13 due water pressures not meeting the minimum requirement under pressure zone 12. This report and its calculations were dependent on Story Rock's Approved Master Water Report which is attached to the end of the revised report.

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:

- 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.
 - The LAIP has been updated to reflect the above changes.
- 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.

- The 25-foot-wide public trail easement along 128th Street is clearly shown on the resubmitted site plan and preliminary plat.
- 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.
 - The median nose on the entry island has been modified so it terminates before the existing 25' public trail easement along 128th street. An Entry Median Nose detail has been added on the Dimension Plan to show that it does not encroach into the trail crossing. plat.

Plat Configuration:

- 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.
 - The Preliminary Plat has been updated to align the existing roadway slope easements with 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).

3rd Submittal Documents

- (1) **3rd Submittal Response Letter**
- (2) **Revised Project Narrative**
- (3) **Preliminary Plat**
- (4) **NAOS Plan**
- (5) **LAIP Modification**
- (6) **Revised Water BOD**
- (7) **Revised Wastewater BOD**
- (8) **Preliminary Drainage Report**