



March 26, 2021

Jim Smith
Collective Landscape Architects
1426 N 2Nd St 200
Scottsdale, AZ 85004

RE: **6-DR-2021**

DC Ranch Parcel T7 (Arcadia) - Sisso Tree Removal
86H76 (Key Code)

Dear Mr. Smith:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2-17-2021. 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.

Significant Policy Related Issues

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

Zoning:

1. Please revise the Project Narrative to address how the proposal meets the Sensitive Design Principles criteria: [Narrative has been updated to respond to the principals.](#)
<https://www.scottsdaleaz.gov/planning-development/long-range-planning/sensitive-design/sensitive-design-principles>
2. Please revise the Project Narrative to address how the proposal meets the DC Ranch Planning Units III, IV, and VI Amended Environmental Design Study, Sections 4 and 5 (54-ZN-1989#2 through #7). Please see Attachment "B." [The Narrative has been updated to address this item.](#)
3. Please revise the Project Narrative to address how the proposal meets the DC Ranch Generalized Design Concept (GDC) for Town Center (54-ZN-1989#8). Please see Attachment "C." [The Narrative has been updated to address this item.](#)
4. Please revise the Project Narrative to address how the proposal meets the DC Ranch Parcel T7 (Arcadia) final plat approval (10-PP-2004). Please see Attachment "D." [The Narrative has been updated to address this item.](#)

Replacement Analysis:

5. Please update the project narrative to better explain the phasing concepts provided in the tree removal "Phasing Map" plan. The request should show a tree removal "Phasing Map" plan phase numbers. [The plan shows this information.](#) The request should limit the tree removal phasing to one (1) phase at a time. [The narrative addresses this request.](#) Each phase should have all the mature trees to be fully in place prior to the next phase being started. [The Narrative has been updated to address this item.](#)
6. The request should have a one-to-one tree replacement ration for each tree removed. [The plans have been updated to show a one-to-one tree replacement ratio.](#)
7. Please update the project narrative to acknowledge that the applicant will receive authorization from a property owner if any of the disturbance or trees are located within private property. [The narrative has been updated to address this item.](#)

Public Input:

8. The applicant has communicated that the applicant has the authority to submit and move forward with the proposed request. Staff has received a significant number of communications from the Arcadia Community in opposition to the subject tree removal request. Please provide the materials identified in the project narrative that identifies the residents, dates, materials provided through the open house and neighborhood input. [The narrative has been updated to address this. Additionally the materials identifying residents, dates and materials provided at the open houses.](#)
9. Please update the project narrative to identify how the proposal will address the concerns and public input received from the Arcadia Community's concerns. Conduct an additional open house to address the above-mentioned resident concerns. Provide an updated Neighborhood Involvement report. Public Input includes the following concerns: [An additional open house was provided and that material is included with the public input collateral.](#)
 - a. Consider alternatives to the tree removal request (maintenance plan), [Addressed in Narrative.](#)
 - b. Other cost-effective measures, [Addressed in Narrative.](#)
 - c. Environmental Impacts, [Addressed in Narrative.](#)
 - d. Disturbance of established and mature trees, [Addressed in Narrative.](#)
 - e. Disturbance of established street character, [Addressed in Narrative.](#)
 - f. Authority of the DCRA to remove the trees, [Addressed in Narrative.](#)
 - g. Financial responsibility for the residents too great, and [Addressed in Narrative.](#)
 - h. Litigation between residents and DCRA, [Addressed in Narrative](#)

Landscape Design:

10. The project narrative identifies the proposed "removed" Sisso trees to be replaced with the "Chinese Elm." The DC Ranch Parcel T7 (Arcadia) approved landscape and wall plan (10-PP-2004) identifies the Preliminary Plant Palette for trees to be: Blue Palo Verde, Foothills Palo Verde, Ironwood, Honey Mesquite, and Velvet Mesquite. The proposed replacement tree should be selected from this "Preliminary Plant Palette." Please see Attachment "E." [the landscape is in conformance with the E.D.M.P. and Document E, please refer to the revised narrative.](#)

The existing Sisso trees were selected from the approved "Arid Region Plant Palette for DC Ranch" list. The second choice for a replacement tree should be from this list: Abyssinian Acacia, Mulga Acacia, Pendulous Acacia, Willow Acacia, Acacia, Shoestring Acacia, Anacacho Orchid Tree,

Cascalote, Hybrid Palo Verde, Swamp Malee, Austrian Willow, Texas Ebony, Argentinian Mesquite, Chilean Mesquite. Please see Attachment "F." [Refer to the Narrative for response to tree selection.](#)

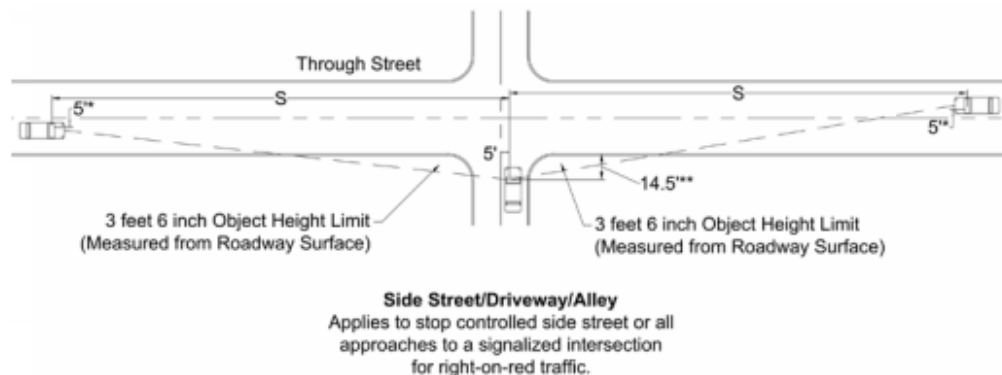
11. Provide analysis on how the existing irrigation system, water meters, and existing improvements will be sufficient for the proposed replacement. [Addressed in the Narrative.](#)

Circulation:

12. Please update the project narrative and provide a graphic identifying and confirming any proposed tree plantings near street intersections the safety triangle and sight distance must be shown on the plans; tree canopies must be trimmed to 7 feet if within these areas (DSPM Section 5-3.123; Figure 5-3.27; DSPM Section 5-3.123; Figures 5-3.25 and 5-3.26) [the graphics have been updated with additional clarity and notes to this effect.](#)

Engineering:

13. Provide updated material that identify, dimension, and label public utility easements within planting site plan + confirm no trees are being planted within these easements (DSPM Section 3). [The easements have been clearly labeled and dimensioned. A note has been added to the plans that no tree will be planted within the easements. Additionally, the Plat contains](#)
14. Update planting site plan with required site distance triangles meeting the requirements of these intersection sight distance requirements and confirm no trees are being planted within these triangles (these are in addition to the SVTs that are currently shown (DSPM Section 5-3.123.D)) [The trees triangles per the DSPM have been added to the Landscape Plan](#)



* 5 feet measured to nearest lane line or centerline.

** 14.5 feet measured from face-of-curb or edge-of-travel way.

S = Intersection sight distance in feet on driver's left and right for right turns, left turns and through traffic.

(See AASHTO Geometric Design of Highways and Streets for additional sight distance requirements)

(See, Appendix 5-3B for distance S)

FIGURE 5-3.26 INTERSECTION DEPARTURE SIGHT DISTANCE REQUIREMENTS

15. Please update the project narrative to acknowledge that any trees planted in the sight distance triangles noted above must have canopies trimmed to seven (7) feet high. [The narrative has been updated to confirm that trees planted in the sight distance triangles will have canopies trimmed to 7' high.](#)

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 plan 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:

Water and Wastewater:

16. Past experiences have identified removal of trees/roots to disturb or damage water/wastewater service lines. Provide analysis identifying such possible areas and provide a maintenance plan for possible disruption of services. Staff will confirm these areas. [This has been outlined in the narrative.](#)

Electrical:

17. Please update the project narrative to address whether the proposal will modify any existing lighting improvements. [The narrative addresses this.](#)

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

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 32 Staff Review Days since the application was determined to be administratively complete.

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 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,



Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 6-DR-2021

Key Code: 86H76

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: **86H76**. 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
- ☒ Letter of Authorization-actual owner of record
- ☒ Revised Narrative for Project
- ☒ Landscape Plan:
- ☒ Phasing Plan: