



1/5/2023

Laurie Castillo
Rick Engineering Company
22415 N 16Th St
Phoenix, AZ 85024

RE: **8-PP-2022**
Hozho at Lone Mountain
80S08 (Key Code)

Dear Laurie Castillo:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/19/2022. The following **3rd 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 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:

Circulation:

1. In accordance with SRC Ch.48 and DSPM Ch.2, each lot shall have their own driveway connection to the proposed street tract. With the revised internal street tract configuration on the latest submittal, Lot 7 shows a driveway connection crossing onto Lot 6. Please revise the guesthouse access driveway alignment to join back to the main driveway on Lot 7, or seek an alternative route to the street tract through Lot 7 that doesn't pass through another lot. Please also revise the boundary configuration of Lot 5 to fully contain its driveway and the associated turnaround currently shown to overlap portions of Lot 1 and Lot 7.

Drainage:

2. Please submit a revised Grading and Drainage Plan addressing the review comment mark-ups on the file provided.

Significant Policy Related Issues

The following policy related issues have been identified in the third 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:

Civil Design:

3. Please provide a cross-section detail on the plans for the internal street tract. Per DSPM 5-3.107 and 5-3.110, Internal Local Residential: Construction of one travel lane (both directions):
 - a. Rural ESL Character: 20-foot half street ROW and 12-foot-wide travel lane inclusive of ribbon/rolled curb,
 - b. 22-foot-wide, 6-inch ABC, with 2-feet of compacted material on either side, for a total improved surface of 26-feet.

Circulation:

4. The gated entry must conform to DSPM 2-1.302; DSPM Fig. 2-1.2. The entry and exit lane widths need to be a minimum 20-foot width of drivable surface. Please provide more detail showing compliance for the parameters of the guardhouse and gated entry configuration.

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:

5. With the revised internal street tract configuration, there are still segments of existing wall that will be located within the resulting front yard setback from the creation of Tract A. Those walls are located in the area between Lots 2 and 3, and approaching the gated entry area from Lot 1 and Lot 2. Please provide information on the plan clarifying the existing wall height and whether those currently comply with the maximum allowable 3-foot height or will need to be modified/removed in order to create compliance.

Easements:

6. Per DSPM Ch.6 and Ch.7, please illustrate all existing public/water/sewer utility easement(s) traversing the project. These easement areas are to be vehicularly accessible from a public right of way or private street tract and free of obstructions. If in conflict with proposed development, the applicant must follow easement release requirements as found in DSPM 6-1.420 for water and DSPM 7-1.413 for sewer, else a redesign of the site to accommodate easement encumbrances will be required.

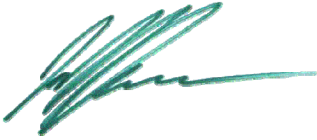
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 48 Staff Review Days since the application was determined to be administratively complete.

These **3rd 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: 8-PP-2022

Key Code: 80S08

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: **80S08**. 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.

- ☒ Comment Response Letter:
- ☒ Preliminary Plat Set:
- ☒ Grading and Drainage Plan: