



July 22, 2024

Dennis Newcombe
Gammage & Burnham, PLC
40 N Central Ave 20
Phoenix, AZ 85004

RE: **4-AB-2024**

Wildcat GLO Abandonment
2349B (Key Code)

Mr. Newcombe:

Planning & Development Services has completed review of the above referenced development application submitted on June 12, 2024. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Current Planning:

1. Please update the proposed abandonment fees to reflect a standard \$0.50 per square-foot valuation of the areas to be abandoned. The alternate valuation referenced from 4-AB-2020 is no longer applicable as the City's Real Estate Department implemented an updated abandonment valuation procedure and policy in 2021. The initially proposed valuation indicating a reduced rate for easement areas of required dedications is not in line with the new policy and cannot be supported.
2. Please submit a conceptual grading and drainage plan depicting the road improvements necessary to realign the existing Right-of-Way to the north of the property. Please acknowledge with your resubmittal that the owner understands the costs associated with this realignment, and that completion of those improvements will be a condition of this abandonment prior to final recordation of the Resolution document. Per discussions with the Transportation department staff, the reduction of the Right-of-Way Dedication requirement from the standard requirement of a 25-foot half-street width, to a 20-foot half-street width, is contingent upon the civil improvements necessary to realign the existing street improvement to the north (approximately 5-feet) to be entirely within the resulting dedicated Right-of-Way.
 - a. That plan will also be expected to demonstrate that any existing walls, fences, gates, or similar improvements be removed from the 20-foot half-street Right-of-Way dedication

area, and if relocated back onto the subject property that they can be placed at a height and location compliant with the applicable property development standards of the zoning.

Significant Policy Issues

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Current Planning/Engineering:

3. As specified in the received Utility Provider correspondence, please plan on providing a 13-foot-wide Public Utility Easement (PUE) over the GLO area to be abandoned along the Wildcat Drive frontage, and that this will typically be a condition of the abandonment to be accomplished prior to final recordation of the Resolution document.

Water Resources:

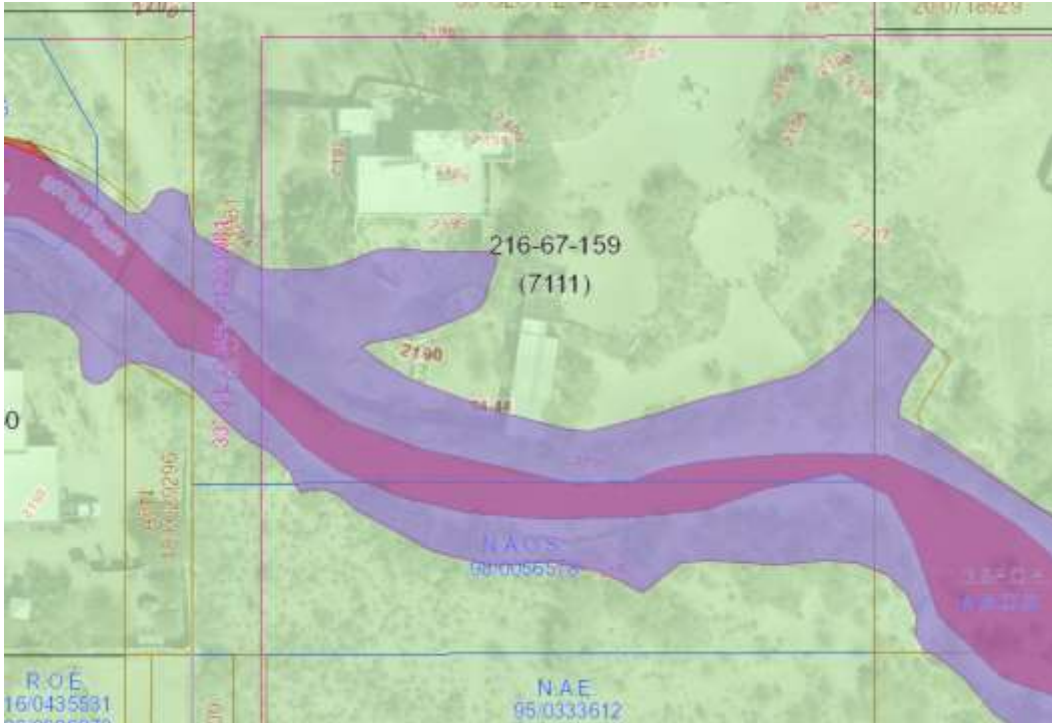
4. Our Water Resources staff has identified as part of their review that the dedication of a minimum 20-foot-wide Water and Sewer Facilities Easement will be required along the N. 71st Street alignment (the western property boundary), for future water and sewer line needs in accordance with DSPM 6-1.419 and 7-1.412. This dedication will typically be a condition of the abandonment to be accomplished prior to final recordation of the Resolution document.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

Storm Water:

5. Our Storm Water staff has identified that there is not an existing Drainage and Flood Control Easement dedicated over the wash running through this property, but that one will need to be provided and the limits may be correlated to the limits of the FEMA AE zone. This dedication would typically be required associated to a new permit application as part of the final plans process, to be dedicated via a Final Plat/Map of Dedication. This is being provided as an informational item at this time for the owner's awareness as it will apply to the future development plans for the property.



Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal 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, contact case reviewer identified below.

Regards,

A handwritten signature in black ink, appearing to read 'Bronte Ibsen'. The signature is stylized with a large, sweeping 'B' and a long, horizontal stroke at the end.

Bronte Ibsen
Associate Planner

Additional Staff Contacts:

Engineering:

Eliana Hayes, 480-312-2757, ehayes@scottsdaleaz.gov

Alex Tilley, 480-312-2532, atilley@scottsdaleaz.gov

Storm Water:

Vivian Mu, 480-312-7278, vmu@scottsdaleaz.gov

Transportation:

Kiran Guntupalli, 480-312-7623, kguntupalli@scottsdaleaz.gov

Water Resources:

Rezaur Rahman, 580-312-5636, rrahman@scottsdaleaz.gov

ATTACHMENT A
Resubmittal Checklist

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Project Narrative/Abandonment Valuation
- Preliminary Grading & Drainage Plan