

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

April 25, 2016

8-PP-2015

Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 8-PP-2015 Aire on McDowell

The Development Review Board approved the above referenced case on April 21, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Case Drainage Report
- Site Plan with Street Naming Requirement Notations
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,



Greg Bloemberg

Senior Planner

gbloemberg@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

January 19, 2016

RE: 8-PP-2015
Aire on McDowell

Dear Greg:

Below are the written responses to the 1st Review Comments dated January 12, 2016.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

Zoning:

1. As of the date of this letter, your related request for a zoning district map amendment (case #15-ZN-2015) to rezone the subject site from C-3 to R-5 has not been approved. PLEASE NOTE: This case cannot proceed to a DRB hearing until the related zoning case has been approved by City Council.

Response: The zoning application (case #15-ZN-2015) was resubmitted on January 13, 2015. The applicant recognizes that the plat cannot proceed to a DRB Hearing without first obtaining City Council approval for the zoning case.

Circulation:

2. As proposed, internal streets are not consistent with the City's design requirements for streets providing access to single-family lots. Specifically, the 68th Street access point should be two-way and provide both ingress and egress for vehicles. Please revise the 68th Street access point accordingly. Refer to Section 48-7 of the Scottsdale Revised Code.

Response: Two-way access is shown on the site plan meeting the City's requirements. This secondary access point is intended for resident entry only and exit for residents and guests.

Drainage:

3. The case Drainage Report has corrections. Please see report for comments and submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Response: Case Drainage Report red-line comments have been incorporated. Two copies of the revised report and original red-lined copy are included with this submittal.

Landscape Design:

4. Please revise the preliminary landscape plan, specifically the plant legend, so that the plant symbols shown on the plan are accurately represented on the plant legend and the plants identified as "species" are specifically identified, so staff is able to understand the landscape design concept. Refer to Section 10.200 of the Zoning Ordinance, as well as the Plan and Report Requirements for Development Applications.

8-PP-2015
1/19/15

Response: The landscape plan has been revised so that the plant symbols on the landscape plan are accurately represented on the plant legend.

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:

Landscape Design:

5. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so that they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Response: The landscape plan has been revised with the appropriate font size.

6. Sheet L-2 includes information and illustrations regarding a "theme wall"; however, it is unclear how this wall will be integrated into the proposed development. Please clarify. Refer to Plan and Report Requirements for Development Applications.

Response: The landscape plan has been revised to more clearly identify where the "theme wall" will be used. A detail showing the theme wall construction has been provided with the landscape set.

7. In the project narrative (Section V DRB Criteria, criterion 2), the response states "Although a specific design for McDowell Road Streetscape is still evolving", however, the existing McDowell Road Streetscape Design Guidelines (MRSDG) are applicable to this site. In the MRSDG, this site is located within the segment described as "Structured Xeriscape Theme". Please reference the comments letter for case 15-AN-2015 and revise the landscape plan plant legend to that the "Traditional Report Theme" is being utilized for the proposed development.

Response: Acknowledged and revised.

8. Please revise the landscape plan to include the locations of any proposed and/or existing freestanding light fixtures, including streetlights. Refer to the Plan and Report Requirements for Development Applications.

Response: A revised lighting plan has been provided with this submittal.

9. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least 20 feet between tree trunks and light fixtures. Refer to Scottsdale Sensitive Design Principle 14.

Response: The landscape plan has been revised to ensure that tree trunks and light fixtures are at least 20 feet apart.

10. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to Section 5-3.119 of the DSPM and the Plan and Report Requirements for Development Applications.

Response: The applicant has worked with staff to provide traffic calming elements such as alternate paving in order to reduce the sight distance visibility triangles. The proposed sight distance visibility triangles have been shown on the site plan, preliminary plat, and landscape plan and have been drawn from the back of curb.

Lighting Design:

11. Notes on Sheets L-4 (lighting plan) and L-5 (fixture cut sheets) appear to be 6-point font size or less. Please revise notes so they are minimum 12 point font size. Refer to the Plan and Report Requirements for Development Applications.

Response: Revised.

12. Sheet L-5 includes information and illustrations regarding "decorative light masts"; however, it is unclear how these fixtures/features will be implemented with the proposed development. Please clarify. Refer to the Plan and Report Requirements for Development Applications.

Response: Additional graphics for the McDowell Road edge are provided with the resubmittal; however, the light mast design is still being refined. Additional graphics will be provided with the DRB application.

Circulation:

13. Please revise preliminary plat/site plan to identify safety triangles at all internal street intersections and both the 68th and 69th Street intersections. Refer to Section 5-3.119.D, Figure 5.3-27 of the DSPM.

Response: See comment #10.

14. Please revise the Preliminary plat/site plan to indicate a minimum 25-foot radius at the 68th & McDowell intersection. Refer to Section 5-3.119.D of the DSPM.

Response: The property boundary has been revised to indicate a 25-foot radius at the 68th and McDowell Intersection.

15. Please confirm on the preliminary plat/site plan that internal streets will be able to accommodate emergency and service vehicle turning radii without requiring vehicles to go over curbs or through parking spaces.

Response: The main project entry has been redesigned to ensure that emergency and service vehicles can access the site safely. All internal streets are designated fire lanes and meet the commercial fire turning radius standards. Emergency service vehicle turning templates are shown on the preliminary plat/site plan.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Circulation:

16. PLEASE NOTE: A preliminary design for the modifications to the existing median on McDowell Road must be submitted to the Transportation Division for review and approval *prior* to submittal of final improvement plans. The westbound left-turn lane storage at the main site entrance shall be extended to a minimum of 75 feet. Any extension of the median toward 69th street shall be discussed with the property owner to the south.

Response: A Master Circulation Plan has been provided with this submittal indicating the proposed medians and traffic movements.

17. With the 2nd submittal, please confirm no portion of the entry median will encroach into City right of way.

Response: The entry medians have been revised so as not to encroach into the City right of way.

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 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:

18. Pursuant to Section 9.103 of the Zoning Ordinance, a minimum of two bicycle parking spaces (racks) is required for this development. Please revise the preliminary plat/site plan to indicate the location for required bicycle parking. The rack should be located in close proximity to the amenity area and should not obstruct any pedestrian pathways.

Response: Two bicycle parking spaces (racks) have been provided with this submittal. They are centrally located between lot 73 and the amenity and do not obstruct any pedestrian pathways.

Circulation:

19. Please confirm the existing transit shelter and stop on 68th street north of McDowell will be removed as part of this project; and will be replaced with pedestrian improvements to match the rest of the frontage. Refer to Transportation master Plan Policy 2.1.1 and Section 5-6.102 of the DSPM.

Response: A note has been added to the site plan and preliminary plat indicating that the existing transit shelter and stop on 68th street north of McDowell will be removed as part of this project and will be replaced with pedestrian improvements to match the rest of the frontage. See General Note 5 on the preliminary plat.

Other:

20. REMINDER: Related to Water/Waste Water, final BOD's must be submitted for review and acceptance by the Water Resources Division prior to submittal of final improvement plans. Please make sure the final BOD's address the following comments:

- The water system shall be looped through to the 6-inch line at the northeast corner of the project at 69th Street (Section 6-1.402 of the DSPM).
- ~~Potholing of the utilities in McDowell will determine the sewer outfall location for this project. Water Resources prefers the McDowell sewer for conveyance directly to Scottsdale Road; but it appears the sewer system along the north property line may also suffice if connection to McDowell is not feasible.~~
- Each unit shall be separately metered and may utilize the service line for both domestic and fire protection provided a continuous firewall is provided between each unit; per IFC and the Scottsdale amendments to the IFC.

From Drainage Report:

1: Section 3.2 page 5

- Revise "including" to "included".
- Please provide Figure to identify locations of ponds 1 through 6.

Response: Text is revised to read "Refer to Appendix V for existing drainage information including "Existing Volume Exhibit" indicating the above pond storage information"

2: Section 4.4, page 7 & Section 6.1.1

- Please reconsider off-site impacts. See comments on preliminary grading plan.

Response: Section 4.4 is revised to discuss potential of off-site flows entering the site and further evaluation will be performed. Section 3.1 also updated accordingly.

3: Grading and drainage plan

- Please see attachment #1 and re-consider off-site impacts;

Response: Noted, see item 2 above.

- Proposed basin is graded to 1246. Review / revise ultimate outfall elevation of 1245.65

Response: The retention basin has been updated for pedestrian use including sidewalks and amenities. The overflow outlet has been revised to a weir with the ultimate outfall stated to be 1246.

Sincerely,

Alex Stedman
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **8-PP-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)

Preliminary Plat:

5	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
---	-----------	---	-----------	---	--------------

Open Space Plan:

2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
---	-----------	---	-----------	---	--------------

Landscape Plan:

Color	24" x 36"	11" x 17"	8 1/2" x 11"
B/W	2	1	1

Lighting Site Plan(s):

1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
---	-----------	---	-----------	---	--------------

Manufacturer Cut Sheets of All Proposed Lighting:

1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
---	-----------	---	-----------	---	--------------

Technical Reports:

- 2 copies of Revised Drainage Report:



Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Development Review Board

From: Greg Bloemberg, Senior Planner 

Through: Steve Venker, Development Review Board Coordinator 

Date: April 21, 2016

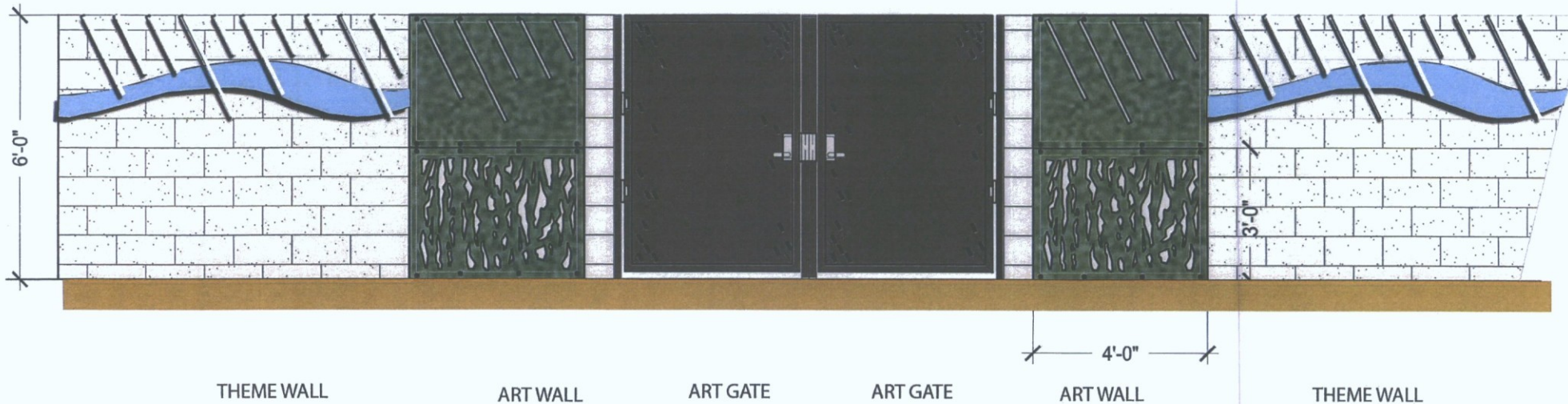
Re: Stipulations 1b and 9 for case 8-PP-2015 (Aire on McDowell)

If there is a motion to approve this case, please include the following amendments in the motion:

Stipulation #1b: The conceptual art wall design provide by the applicant, with a city staff date of ~~3/17/2016~~ 4/21/2016

Stipulation #9: The applicant shall coordinate with the Current Planning Department and submit a separate application for approval of the building elevations. The design of building elevations shall be approved by the Development Review Board prior to ~~City Council approval of the final plat~~ issuance of on-lot building permits.

Attachment: Revised art wall detail



McDOWELL ROAD WALL COMPOSITE



Harrington Planning + Design
 landscape architecture environmental planning urban design

Wall & Gate Finishes
 K-Hovnanian Aire on McDowell
 Color Board

W0.1



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12/2/15
Contact Name: ANNIE VOSS
Firm name: LVA DESIGN
Address: 120 S ASH
City, State Zip: TEMPE, AZ 85281

RE: Application Accepted for Review.
643 - PA - 2015

Dear ANNIE VOSS:

It has been determined that your Development Application for AIRE ON McDOWELL has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: GREG BLOEMBERG
Title: PLANNER
Phone number: 480-312-4306
Email address: gbloemberg@scottsdaleaz.gov

8-PP-2015
12/2/15



January 11, 2016

Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 8-PP-2015
Aire on McDowell

Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/30/15. 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.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

The following code and ordinance related issues have been identified in the first 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:

1. As of the date of this letter, your related request for a zoning district map amendment (case #15-ZN-2015) to rezone the subject site from C-3 to R-5 has not been approved. PLEASE NOTE: This case cannot proceed to a DRB hearing until the related zoning case has been approved by City Council.

Circulation:

2. As proposed, internal streets are not consistent with the City's design requirements for streets providing access to single-family lots. Specifically, the 68th Street access point should be two-way and provide both ingress and egress for vehicles. Please revise the 68th Street access point accordingly. Refer to Section 48-7 of the Scottsdale Revised Code.

Drainage:

3. The case Drainage Report has corrections. Please see report for comments and submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Landscape Design:

4. Please revise the preliminary landscape plan, specifically the plant legend, so that the plant symbols shown on the plan are accurately represented on the plant legend; and plants identified as "species" are specifically identified, so staff is able to understand the landscape design concept. Refer to Section 10.200 of the Zoning Ordinance, as well as the Plan and Report Requirements for Development Applications.

Significant Policy Related Issues

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

Landscape Design:

5. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so that they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
6. Sheet L-2 includes information and illustrations regarding a "theme wall"; however, it is unclear how this wall will be integrated into the proposed development. Please clarify. Refer to the Plan and Report Requirements for Development Applications.
7. In the project narrative (Section V DRB Criteria, criterion 2), the response states "Although a specific design for McDowell Road Streetscape is still evolving"; however, the existing McDowell Road Streetscape Design Guidelines (MRSDG) are applicable to this site. In the MRSDG, this site is located within the segment described as "Structured Xeriscape Theme". Please reference the comments letter for case 15-ZN-2015 and revise the landscape plan plant legend so that the "Traditional Resort Theme" is being utilized for the proposed development.
8. Please revise the landscape plan to include the locations of any proposed and/or existing freestanding light fixtures, including streetlights. Refer to the Plan and Report Requirements for Development Applications.
9. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least 20 feet between tree trunks and light fixtures. Refer to Scottsdale Sensitive Design Principle 13.
10. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to Section 5-3.119 of the DSPM and the Plan and Report Requirements for Development Applications.

Lighting Design:

11. Notes on Sheets L-4 (lighting plan) and L-5 (fixture cut sheets) appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
12. Sheet L-5 includes information and illustrations regarding "decorative light masts"; however it is unclear how these fixtures/features will be integrated into the project. Please clarify. Refer to the Plan and Report Requirements for Development Applications.

Circulation:

13. Please revise the preliminary plat/site plan to identify safety triangles at all internal street intersections and both the 68th and 69th Street intersections. Refer to Section 5-3.119.D, Figure 5.3-27 of the DSPM.
14. Please revise the preliminary plat/site plan to indicate a minimum 25-foot right of way radius at the 68th & McDowell intersection. Refer to Section 5-3.119.D of the DSPM.
15. Please confirm on the preliminary plat/site plan that internal streets will be able to accommodate emergency and service vehicle turning radii without requiring vehicles to go over curbs or through parking spaces.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Circulation:

16. PLEASE NOTE: A preliminary design for the modifications to the existing median on McDowell Road must be submitted to the Transportation Division for review and approval *prior* to submittal of final improvement plans. The westbound left-turn lane storage at the main site entrance shall be extended to a minimum of 75 feet. Any extension of the median toward 69th Street shall be discussed with the property owner to the south.
17. With the 2nd submittal, please confirm no portion of the entry median will encroach into City right of way.

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 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:

18. Pursuant to Section 9.103 of the Zoning Ordinance, a minimum of two bicycle parking spaces (racks) is required for this development. Please revise the preliminary plat/site plan to indicate the location for required bicycle parking. The racks should be located in close proximity to the amenity area and should not obstruct any pedestrian pathways.

Circulation:

19. Please confirm the existing transit shelter and stop on 68th Street north of McDowell will be removed as part of this project; and will be replaced with pedestrian improvements to match the rest of the frontage. Refer to Transportation master Plan Policy 2.1.1 and Section 5-6.102 of the DSPM.

Other:

20. REMINDER: Related to Water/Waste Water, final BOD's must be submitted for review and acceptance by the Water Resources Division prior to submittal of final improvement plans. Please make sure the final BOD's address the following comments:

- The water system shall be looped through to the 6-inch line at the northeast corner of the project in 69th Street (Section 6-1.402 of the DSPM).
- Potholing of the utilities in McDowell will determine the sewer outfall location for this project. Water Resources prefers the McDowell sewer for conveyance directly to Scottsdale Road; but it appears the sewer system along the north property line may also suffice if connection to McDowell is not feasible.
- Each unit shall be separately metered and may utilize the service line for both domestic and fire protection provided a continuous firewall is provided between each unit; per the IFC and the Scottsdale Amendments to the IFC.

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.

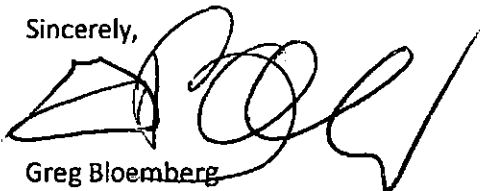
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 27 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 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: file

ATTACHMENT A
Resubmittal Checklist

Case Number: **8-PP-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2"x11" shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)

Preliminary Plat:

_____ 5 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 1/2" x 11"

Open Space Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 1/2" x 11"

Landscape Plan:

Color	_____	24" x 36"	_____	11" x 17"	_____	8 1/2" x 11"
B/W	_____ 2 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 1/2" x 11"

Lighting Site Plan(s):

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 1/2" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 1/2" x 11"

Technical Reports:

- 2 copies of Revised Drainage Report:

February 11, 2016

Michele Hammond
Berry Riddell, LLC
6759 E Camelback Rd. Ste 100
Scottsdale, AZ 85251

RE: 8-PP-2015

Aire on McDowell

Ms. Hammond:

The Planning and Development Services Division has completed review of the above referenced development application submitted on 1/19/16. 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 Issues

1. As of the date of this letter, the related zoning cases for this project (4-GP-2015 and 15-ZN-2015) have not been approved by City Council. Please note, the preliminary plat case cannot be scheduled for a Development Review Board hearing until the zoning has been approved.

Response: The zoning application (case #15-ZN-2015) was resubmitted on January 13, 2015 and was approved by the Planning and Zoning commission on February 24, 2016. The applicant recognizes that the plat cannot proceed to a DRB Hearing without first obtaining City Council approval for the zoning case.

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 of 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.

Landscape Design:

2. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Response: Notes on the landscape plan have been revised to be shown at 12-point font.

4. Please provide illustration and information regarding the proposed art wall and the proposed pedestrian gates for the lots along the McDowell Road frontage. Refer to the Plan and Report Requirements for Development Applications.

8-PP-2015
3/1/2016

Response: An illustration and information regarding the proposed art wall and proposed pedestrian gates has been provided on sheet L-4 of the conceptual landscape plan.

5. Notes on the lighting plan (Sheet L-4) and the cut sheets (Sheet L-5) appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.

Response: Notes on the lighting plan have been revised to be shown at 12-point font.

6. On Sheet L-4, please provide photometric and foot-candle information for the decorative light masts. Refer to the Plan and Report Requirements for Development Applications.

Response: The proposed light masts are a custom element. Photometrics and light values will be coordinated between the fabricator, landscape architect, and electrical engineer during the improvement plan development process to meet city requirements. The fabricator has worked with other municipalities to successfully design custom light masts that shared our objective of maintaining a dark sky condition. Please see the note on sheet L-5 of the Conceptual Landscape Plan.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

7. Please consider revising the layout design of the proposed walls and gates along the 68th Street and 69th Street frontages so they are consistent with the layout and design of the proposed walls and gates along the McDowell Road frontage.

Response: The layout of the proposed walls and gates along the 68th Street and 69th Street frontages has been revised so they are consistent with the layout and design of the proposed walls and gates along the McDowell frontage.

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 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:

Landscape Design:

8. On Sheet L-1, the plat layout appears to indicate a termination of the existing sidewalk on the west side of 69th Street. Please revise the landscape plan to show a continuation of the sidewalk and revise the plant layout accordingly.

Response: The landscape plan has been revised to show a continuation of the sidewalk on the west side of 69th Street.

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 a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7000 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 RESUBITTAL 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 46 Staff Review Days since the application was determined to be administratively complete.

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).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,

Greg Bloemberg Senior Planner

cc: Case File



February 11, 2016

Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 8-PP-2015
Aire on McDowell

Ms. Hammond:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 1/19/16. 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 Issues

1. As of the date of this letter, the related zoning cases for this project (4-GP-2015 and 15-ZN-2015) have not been approved by City Council. Please note, the preliminary plat case cannot be scheduled for a Development Review Board hearing until the zoning has been approved.

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:

Landscape Design:

2. Notes on the landscape plan appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
3. On Sheet L-1, please revise the line indication for the wall and fence locations by converting them from color to black-line to improve readability. Refer to the Plan and Report Requirements for Development Applications.

4. Please provide illustration and information regarding the proposed art wall and the proposed pedestrian gates for the lots along the McDowell Road frontage. Refer to the Plan and Report Requirements for Development Applications.

Lighting Design:

5. Notes on the lighting plan (Sheet L-4) and the cut sheets (Sheet L-5) appear to be 6-point font size or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
6. On Sheet L-4, please provide photometric and foot-candle information for the decorative light masts. Refer to the Plan and Report Requirements for Development Applications.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Landscape Design:

7. Please consider revising the layout and design of the proposed walls and gates along the 68th Street and 69th Street frontages so they are consistent with the layout and design of the proposed walls and gates along the McDowell Road frontage.

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 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:

Landscape Design:

8. On Sheet L-1, the plat layout appears to indicate a termination of the existing sidewalk on the west side of 69th Street. Please revise the landscape plan to show a continuation of the sidewalk and revise the plant layout accordingly.

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 a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7000 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 RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 46 Staff Review Days since the application was determined to be administratively complete.

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).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Bloemberg', with a long, sweeping horizontal stroke extending to the right.

Greg Bloemberg
Senior Planner

cc: Case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 8-PP-2015

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)

Preliminary Plat:

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Landscape Plan:

Color	_____	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

Lighting Site Plan(s):

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Photometric Analysis Plan(s):

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Other Supplemental Materials:

Information and details regarding the proposed art wall
