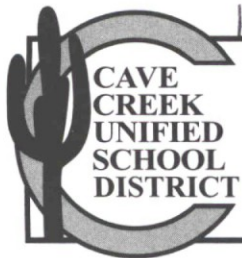


**Correspondence Between
Staff and Applicant
Approval Letter**



K. Frison

District Office
P.O. Box 426
Cave Creek, AZ 85327



*Jesus
Murillo*

City of Scottsdale
Planning & Dev. Services Dept.
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251



U.S. POSTAGE >>> PITNEY BOWES



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September, 2016
Jesus Murillo
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
RE: 19-ZN-2016
Cattletrack Village

Dear Mr. Murillo:

Thank you for Cattletrack Village **1st Review Comments**. Please see below for comment responses. All revised material has been included in this resubmittal.

General Plan and Zoning Ordinance and Scottsdale Revise Code Significant Issues

2001 Scottsdale General Plan and Dynamite Foothills Character Area Plan:

1. Please update the project narrative to address the various Elements found within the 2001 General Plan, and remark upon any specific goals or policies that will be implemented by this proposal. To provide more clarity to those that may be affected by this proposal, please respond to the Goals noted below and how the proposed development will promote each of these:

a. Character and Design Element:

- i. Goals 1 and 2 and how your development is appropriate in terms of character and neighborhood context;
Response – Cattletrack Village is a large lot infill community with proposed ranch style single family homes. This proposal is appropriate given the adjacent south Scottsdale character and neighboring Arcadia architecture. The “Character & Design” section of the narrative has been updated to highlight how the development is appropriate in terms of character and context.
- ii. Goal 7 and how the proposed project will include sensitive lighting
Response – Sensitive lighting concepts have been incorporated into the Cattletrack community. A variety of fully shielded light details have been included as part of the landscape submittal. Also narrative language has been added to the “Seek Sustainability” of the PRD booklet.

b. Land Use Element:

- i. Goal 3 and the transition of land uses from more intensive to less intensive uses;
Response – East of the Arizona Canal are newer multi-family developments while west of the canal are older large lot single family homes. Cattletrack Village works as a transitional piece of land, dividing an older single lot into four. The applicant has update narrative section “Land Use.”

ii. Goal 4 and the mix of land uses and housing types;
Response – As mentioned above; the proposed transitions the land use from multi-family residential (west of the Arizona Canal) to lower density single-family to the west. Narrative updates reflecting this can be found in the “Land Use” section of the narrative.

iii. Goal 5 and the potential for a variety of mobility options, especially given the location near the canal and close to Downtown Scottsdale; and
Response – The Cattletrack Village community has proposed a connecting multi-use path to the Arizona Canal trail system. This connection invites a variety of mobility options; biking, walking, etc. Section “Economic Vitality” and “Community Mobility” of the narrative describe these opportunities.

iv. Goal 7 and the integration of land uses in the natural environment and the neighborhood.
Response – Natural desert plant materials and salvageable vegetation are incorporated in the landscaping and theming of the community. Similar small infill communities are becoming popular in this area, making the integration of land uses compatible.

c. Housing Element:

Goals 2 and 3 and having a variety of housing options that blend with the character of the community and also socioeconomic needs of the community.
Response – The surrounding mature communities will benefit from the varied lot sizes seen in the area and the socioeconomic needs of the community. These new homes will help revitalize the area improve the local economy. The “housing” section in the narrative has been updated.

2. Please update the project narrative to specifically address the goals or policies that will be implemented by this proposal. To provide more clarity to those that may be affected by this proposal, please respond to the Goals noted below:

a. Goal LU 1 related to revitalization and reinvestment;
Response – This infill neighborhood revitalizes and reinvests in the surrounding mature community by offering an update to an established community. The “Neighborhoods” section of the narrative has been updated to reflect this comment.

b. Goal CD 1 related to new and redeveloped residential housing and respecting existing neighborhood character and design;
Response – Cattletrack Village recognizes and respects surrounding character and design by providing similar landscape materials and comparable development standards, like single story building height. The “Character & Design” section of the narrative has been updated.

- c. Goal H 2 related to providing a wide range of housing options; and
Response – The proposed community will consist of four custom homes, adding variety to the immediate community. Cattletrack Village will also contrast the larger areas by working as a transitional land use between higher density multi-family and larger lot single family homes. Section “Housing” in the narrative has been revised.
 - d. Goal H 3 encouraging reinvestment in existing residential properties.
Response – The subject property currently hosts an older single family home. By rezoning the property, the applicant has reinvested in the property to create an updated community. Section “Neighborhoods” of the PRD booklet.
3. Please update the project narrative and Neighborhood Involvement Report, as needed, with each resubmittal.
Response – Noted.

Zoning/PRD Criteria:

4. Please update and label the project graphics to provide the details required to complete the application as per the Development Plan portion of the zoning ordinance (Zoning Ordinance Section 6.207 and 7.820.C):
 - a. Provide justification how the development standards and overall plan will produce a living environment, landscape design theme, and lifestyle superior to that produced by the existing standards. Consider adding a minimum 15-foot open space tracts along N. Cattletrack Road to maintain/create an open road character along the east side of the street.
Response – The site plan has been revised to provide a 10’ tract along Cattletrack Rd. in order to create an open road character. In addition to this landscape area, the applicant has proposed a thematic wall treatment along the site frontage that will include variation in horizontal alignment and materials/fencing patterns.
 - b. Update the project site plan to provide setbacks, property line dimensions, sidewalk widths, tract widths,
Response – The Conceptual Site Plan has been updated to include these dimensions.
 - c. Update the project narrative and the circulation plan to provide analysis/adherence to the parking requirements as described in the ordinance (Ordinance Section 6.211.A.).
Response – The proposed community conforms to the parking requirements as described in the ordinance. Two parking spaces per unit are to be provided for in the garage. Driveway parking may also be used for guest parking.
 - d. The application requests an amendment of development standards. Update the narrative to provide a column in the provided “R1-18 Development Standards” table to also include the percentage that the requested development standard is being amended.
Response – The “R1-18 Development Standards Table” has been

updated to include an amended percentage column.

- e. Please update project site plan to demonstrate minimum drive width of twenty- four (24-ft) feet (Ordinance 4045 and 03.2.1).
Response – A label has been updated to the Conceptual Site Plan to show a minimum drive width of 24 feet.
- f. Please update project site plan to provide and identify divided entrances and drive, thru by pass lanes, to be a minimum twenty-foot (20-ft) width (DSPM 2- 1.802(2)).
Response – The divided entrances, drive thru by pass lane all comply with the DSPM standard width of 20'. The site plan has been revised to dimension these areas.
- g. Please update project site plan to demonstrate that the fire lane surface will support 83,000 lb GVW (DSPM, 2-1.802(3)).
Response – A label has been added to the Conceptual Site Plan to say that the fire lane surface will support 83,000 lb.
- h. Please update project site plan to demonstrate “residential” turning radii (40.5’ Outside) (DSPM Section 2-1.802(5)).
Response – The Conceptual Site Plan has been updated to call out the 40.5 residential turning radii.
- i. The owner will likely be required to provide a pedestrian sidewalk connection, from the community entrance, to the existing sidewalk located along N. Cattletrack Road (DSPM Section 2-1.806 and Figure 2.1-3).
Response – A six foot pedestrian connection sidewalk from the public sidewalk on the west side of the property (Cattletrack Rd.) to the private community through a pedestrian gate is included in this proposal. The “Pedestrian and Vehicular Circulation Plan” displays this connection.
- j. Please provide information illustrations and details regarding the proposed walls, fences, columns, signage, and gates that are listed on the conceptual landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
Response – Conceptual wall elevations have been provided with the resubmittal.
- k. There are two sheets titled “Conceptual Landscape Plan, sheet 1 of 1.” Please update the project resubmittal materials to clarify the sheet numbering sequence for the “conceptual landscape plan.” Please refer to the Plan & Report Requirements for Development Application (Zoning Ordinance Section 1.303).
Response – The Conceptual Landscape Plan set has been revised to correct this.
- l. Notes on the landscape plan appear to be 6-point font size, or less. Please

revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

Response – Font size on landscape plan have been revised to larger font size

- m. Provide light fixture cut-sheets so that COS staff will be able to understand the lighting design concepts. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

Response – Light fixture cut sheet information has been provided.

- n. Please provide a proposed wall location exhibit with the project application resubmittal.

Response – A wall location plan has been provided with this resubmittal.

Legal/Application:

5. The provided project Commitment for Title identifies several easements that are not identified on the provided project ALTA. Please update the ALTA to identify these easements, or address why these easements are no longer relevant.

Response – All easements are shown or are blank in nature.

6. The provided Commitment for Title and the ALTA identify several easements that may prohibit a structure from being placed within these easement boundaries. Please address these easements and how the project respects their existence (most specifically a 75-foot electric easement located along the eastern boundary of the project site).

Response – The “75-foot electric easement” referred to is incorrect. There is a limited minor electric easement located within the referred to 75-feet. However, the 75-feet shown on the ALTA and referred to in the Title Report as Schedule “B” document and listed on the ALTA survey as Schedule “B” #9 is simply a “Resolution”, not an easement, recorded by the Maricopa County Flood Control District (MCFCD) in 1974 as a possible area to purchase land for the purpose of constructing facilities for the Federal Indian Bend Wash project. The resolution allowed the MCFCD to acquire property or rights-of-way for the Indian Bend Wash project along this alignment; however, no property was ever purchased by MCFCD. The resolution encumbers many properties along the west 75-feet of the east property lines of land abutting the west side of the Arizona Canal from McDonald Drive to Camelback Road. The MCFCD has no intentions of acquiring property in this area for the stated purposes as the Indian Bend Wash project has been completed for many decades. In a similar situation on a project located in Phoenix, an old County resolution establishing a 130-foot wide road right-of-way was removed by the County with a simple phone call and an exhibit proving the resolution to be null and void, and non-binding to properties along the described routes. This resolution will be addressed with the submittal of the Final Plat and at that time will be removed from the Title report or by other legal means. The electric easement referred to will also be dealt with (abandoned) at Final Plat. It is an old easement for service to the existing residence located on the property; however, there are no apparent facilities within the easement.

Drainage:

7. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

Response – Okay

8. Please submit one (1) copy of the revised Storm Water Waiver with the original red-lined copy of the waiver to me with the rest of the resubmittal material identified in Attachment A.

Response – This request is no longer needed because the site is located in a redevelopment area. This is also based on conversation with City Staff (Don Gurkin).

9. Please update the drainage report and drainage materials to specifically identify the purpose and request for the CLOMR. Please identify what flood zones are being changed and the purpose of those changes.

Please update the project narrative and drainage materials to identify why the CLOMR is required for this site/project. Update the project drainage report to identify the methodology used to evaluate compensatory storage, and reference documents being used to establish the request. Update the drainage report to provide the reference documents and the criteria. Please discuss how the runoff will be contained on site, without it running off onto the neighbors parcel. You may need to provide restricted openings at the outlets in the wall. Please also discuss where the over flow spillway for the compensatory storage basin is located.

Response – The site is located in Flood Zone D and Flood Zone A based on the FIRM panel that we have downloaded as we have discussed on the phone. The reference for the compensatory storage is added to the report. There is no restriction on the flow of the water in and out of the site in regards to the new limits of the floodplain. This way we are not impacting the drainage conditions on the neighbors.

10. Please update the project drainage report to identify and confirm the BFE to be 1278.9 (at 88 Datum). Staff has identified the BFE to be 1278.9, based up on the best available data. The lowest floor elevation (at 88 Datum) for future homes to be permitted on this site will be required to be elevated 1 ft. above this elevation.

Response – As stated in the drainage report, we are using a higher elevation based on the canal existing elevations. If the current study of 1278.9 was higher than the elevation we are using of 79.40, then we have taken that into account. Our current design is being more conservative.

11. Please update the project drainage report, and the provided site plan, to identify the newly established AH flood zone layer, and the current flood zone layers. Contact Gavan and Barker for the most recent information.

Response – City Consultant when contacted did not feel comfortable sharing the draft copy of the overall drainage study, however the sketch that was emailed to me is included in the report revised report.

12. A current site analysis showed there to be no existing impervious areas located on

this subject site. In addition, this site falls under the city's redevelopment policy for stormwater storage volume. Therefore, the project may use the difference between the pre- development (existing) weighted Runoff Coefficient ('C'), and the post-development weighted Runoff Coefficient, to provide onsite stormwater storage under the pre- vs. the post- conditions for the 100-year, 2-hour storm event (using the Volume Required (Vr) equation).

Please update project site plan and drainage report materials to provide drainage basins located in the front yard of the prosed lots. Typically, private on-lot drainage basins are not permitted in rear yards because they cannot be monitored and accessed from the street- frontage. These basins must be visible and accessible from the public street. The basins cannot be: placed behind the private wall of the home or community, and show on the site plan where the site wall will generally be located. Provide notes on the project site plan and drainage materials to provide mountable curbs in the street to provide access to such basins. Create an unobstructed pathway from the street to each basin. The owner will likely be required to dedicate access easements over these pathways o the dedicated drainage easements, locate dover the basins.

Response – We are not providing retention on the individual lots anymore. The retention is currently provided in the basin to the east.

13. If stormwater storage is provided in retention basins, then please state in the Case Drainage Report that a Geotechnical report will be submitted along with the Improvement Plans submittal demonstrating that the retention basins will drain out within 36 hours through natural percolation or will be drained out within 36 hours by means of a number of drywells as needed based on a percolation test of the sub-surface soil which will utilize a dual-ring infiltrometer for the test and will consider a factor of safety of 2 (D&SP Section 4-1.402).

Response – Text is added to the report in regards to the need for geotechnical/percolation investigation.

Site Design:

14. The project narrative describes the owner's justification for the request in rezoning and amended development standards. The request includes, in some cases, a 100 percent reduction in development standards. The infill rezoning application would better serve justification of the request if the project provided a 15-foot landscape tract, adjacent to N. Cattletrack Road (in addition to the proposed 20-foot setback), to provide a more significant "streetscape" landscape theme along this right-of-way.
Response – A 10' landscape tract has been added along N. Cattletrack Road. Other design elements like staggered fencing and themed landscaping and lighting provide a more significant streetscape.

Significant Policy Related Issues

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

Site Design:

15. Please revise Exhibits 1, 3, 4, 5, 6, 7, and 8 so that they illustrate the location and dimensions any proposed public utility easement that may be located within the streetscape landscape, the themed community open space, and the privately

owned/maintained landscape that are illustrated on the open space plan. If the proposed public utility easement overlaps and conflicts with the proposed open space/landscape areas, then please eliminate any overlap of the public utility easement and the open space/landscape areas which will result in a limitation related to the landscape improvements that will be allowed within the public utility easement.

Response – A note has been added to the Conceptual Landscape Plan to acknowledge that some landscape limitations and restrictions apply to areas within dedicated public utility easements. The specifics of this design shall be provided during preliminary plat.

16. The proposed gated entrance does not comply with the number of properties necessary for a gated community, less than twenty (20) lots (DSPM Section 2-1.1104.). If the proposed gate is approved as per a decision made by the City Council, the project site plan to show the proposed gate to meet the Design Standards and Policies Manual (DSPM Section 2- 1.806).

Response - The applicant was aware that the proposed entrance was not in conformance with the DS&PM and suggests allowing for a variance to the standard as proposed, due to the limited number of vehicles expected to access this four lot community. Queuing depth of 2 vehicles from face of gate to face of curb on Cattletrack is provided.

17. The Design Standards and Policies Manual require the gate call box must be located a minimum of fifty (50) feet from the adjacent right-of-way curb line (N. Cattletrack Road). The standard policy requires a seventy-five-foot (75-ft) queuing distance to the gate (DSPM Section 2-1.806; and Figure 2.1-3).

Response – The applicant is aware that they entry configuration as shown does not conform to the DS&PM standard. The applicant has requested that staff allow for the design variation to be allowed based on the limited number of vehicle ingress movements associated with this 4-lot subdivision.

Landscape Design:

18. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing (DSPM Sec. 2-1.1001.13).

Response – The plan sheet has been updated.

19. Please revise the conceptual landscape plan so that the plants that are proposed to be installed in Tract C – Drainage Tract will be in conformance with Design Standards and Policies Manual (DSPM Section 2-1.903 -Native Plants in Detention Basins and Drainage Channels).

Response – A note has been added to the Conceptual Landscape plan to acknowledge that all plant materials to be located within basins will conform with the noted DS&PM section.

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:

20. Please update the project site plan and circulation plan to provide a pedestrian connection from the cul-de-sac to the planned path along the Arizona Canal.
Response – A five foot textured concrete path has been designed to connect the Cattletrack community from the cul-de-sac to through the open space to the planned path along the Arizona Canal. The “Pedestrian and Vehicular Circulation Exhibit,” “Landscape Exhibits,” and the “Site Development Character” section of the narrative all reference this connection and design.

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:

Drainage:

21. Update the project drainage report to provide the project case number, 19-ZN-2016, to the cover page of the project drainage report.
Response – Case number is added to the report.

Fire:

22. Please update project site plan to identify the “key switch/pre-emption sensor” required for commercial/Multi-family/Gated communities (Fire Ord. 4045, 503.6.1).
Response – A key switch/pre-emption sensor note has been added to the Conceptual Site Plan.
23. Please update project site plan to demonstrate hydrant spacing (both existing and proposed – Fire Ordinance 4045 and 507.5.1.2).
Response – There is an existing Fire Hydrant located approximately 10-feet north of the northwest corner of the property off of an 8-inch diameter waterline. This hydrant is approximately a total of 380-feet measured southerly along Cattletrack Road south to the proposed cul-de-sac and then easterly along the cul-de-sac to the end of the cul-de-sac where it will serve all of the four (4) homes per the City of Scottsdale Fire Code Ordinance 4045 and 507.5.1.2,

Circulation:

24. Please update the project application to provide a proposed street cross section. Lots less than 20,000 square feet require the Design Standards and Policies Manual Suburban street standards and geometrics (DSPM Section 5-3).
Response – The Conceptual site plan has been revised to include a typical street cross-section for the suburban local street.

Water and Waste Water

25. Please update the project narrative to identify that no further water and wastewater analysis, nor design reports, are necessary for the zoning case. Please update the project narrative to identify that three copies of a final sewer design

report will be provided with the preliminary plat case (DS&PM Sec. 7-1.200).
Response – Based on conversations between the applicant and EPCOR Water (Brad Finke) and City staff (Doug Mann) no further water and wastewater analysis, nor design reports are necessary for the zoning application. Information regarding these conversations can be found in the narrative.

26. Update the project narrative to state that the sewer extensions, located along N. Cattletrack Road and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the city's Design Standards and Policies Manual.
Response – The proposed sewer extension(s) located along Cattletrack Road and into the cul-de-sac of the proposed subdivision of four (4) lots will be public mains and will be designed to the requirements of Chapter 7 of the City of Scottsdale's Design Standards and Policies Manual.
27. Please update the project narrative to identify that the owner/applicant will coordinate with EPCOR for water service.
Response – The project narrative has been updated to identify the owner/applicant to coordinate water service from EPCOR.

Landscape:

28. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303; and DSPM Section 5-3.119).
Response – Site visibility lines have been added to the Conceptual Site Plan
29. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303; and DSPM Section 2-1.401.1).
Response – All above ground utility equipment and vaults described on the ALTA survey have been reflected on the Conceptual Landscape Plan.
30. The conceptual landscape plan appears to indicate a planting area in the center of the proposed cul-de-sac. Please provide an enlarged plan of the proposed cul-de-sac. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
Reponse – An enlargement with specific planting details has not been provided at this time, and will be provided during the preliminary plat design phase.

Archaeology:

31. Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction. Please update the project narrative to confirm the understanding of this requirement.
Responses – The narrative has been updated to include this statement.

32. Other/Communication:

Please be aware that the Arizona Canal path project (Chaparral Rd. to IBW) is in the construction phase as of May 2, 2016. A ten-foot path will be constructed on the west bank of the Arizona Canal adjacent to the subject property. This path project does not include lighting.

Response – The applicant intends to connect the proposed community to the Arizona Canal trial system.

Please find the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist.

If you have any questions, please contact me at (480)994-0994 or at astedman@lvadesign.com.

Sincerely,

Alex
Stedman

cc: TRUE HOMES
7831 E BUENA TERRA
WAY SCOTTSDALE, AZ
85250 602-751-6733
david@truehomesaz.com

**ATTACHMENT A
 Resubmittal Checklist**

Case Number: **19-ZN-2016**

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)
- One original: Signed Prop. 207 Waiver Request
- One copy: Revised Narrative for Project
- Two copies of the Revised Parking Study / Analysis

Context Aerial with the proposed Site Plan superimposed
 Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Site Plan Preliminary Plat:
 10 24" x 36" 2 11" x 17" 1 8 ½" x 11"

Open Space Plan/Construction Envelope Exhibit:
 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Landscape Plan:
 Color 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"
 B/W 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets
 The Development Plan booklets shall be clipped together separately, and not be bounded.
 Color 2 11" x 17" 1 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Other Supplemental Materials:

Technical Reports:

- 2 copies of Revised Drainage Report:
- 1 copies of Revised Storm Water Waiver:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



August 11, 2016

Alex Stedman
Lva Urban Design Studio LLC
120 S Ash Ave
Tempe, AZ 85281

RE: 19-ZN-2016
Cattletrack Village

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7-7-2016. 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.

General Plan and Zoning Ordinance and Scottsdale Revise 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:

2001 Scottsdale General Plan and Dynamite Foothills Character Area Plan:

1. Please update the project narrative to address the various Elements found within the 2001 General Plan, and remark upon any specific goals or policies that will be implemented by this proposal. To provide more clarity to those that may be affected by this proposal, please respond to the Goals noted below and how the proposed development will promote each of these:
 - a. Character and Design Element:
 - i. Goals 1 and 2 and how your development is appropriate in terms of character and neighborhood context;
 - ii. Goal 7 and how the proposed project will include sensitive lighting
 - b. Land Use Element:
 - i. Goal 3 and the transition of land uses from more intensive to less intensive uses;
 - ii. Goal 4 and the mix of land uses and housing types;
 - iii. Goal 5 and the potential for a variety of mobility options, especially given the location near the canal and close to Downtown Scottsdale; and
 - iv. Goal 7 and the integration of land uses in the natural environment and the neighborhood.

19-ZN-2016
09/14/16

- c. Housing Element:
Goals 2 and 3 and having a variety of housing options that blend with the character of the community and also socioeconomic needs of the community.
2. Please update the project narrative to specifically address the goals or policies that will be implemented by this proposal. To provide more clarity to those that may be affected by this proposal, please respond to the Goals noted below:
 - a. Goal LU 1 related to revitalization and reinvestment;
 - b. Goal CD 1 related to new and redeveloped residential housing and respecting existing neighborhood character and design;
 - c. Goal H 2 related to providing a wide range of housing options; and
 - d. Goal H 3 encouraging reinvestment in existing residential properties.
3. Please update the project narrative and Neighborhood Involvement Report, as needed, with each resubmittal.

Zoning/PRD Criteria:

4. Please update and label the project graphics to provide the details required to complete the application as per the Development Plan portion of the zoning ordinance (Zoning Ordinance Section 6.207 and 7.820.C):
 - a. Provide justification how the development standards and overall plan will produce a living environment, landscape design theme, and lifestyle superior to that produced by the existing standards. Consider adding a minimum 15-foot open space tracts along N. Cattletrack Road to maintain/create an open road character along the east side of the street.
 - b. Update the project site plan to provide setbacks, property line dimensions, sidewalk widths, tract widths,
 - c. Update the project narrative and the circulation plan to provide analysis/adherence to the parking requirements as described in the ordinance (Ordinance Section 6.211.A.).
 - d. The application requests an amendment of development standards. Update the narrative to provide a column in the provided "R1-18 Development Standards" table to also include the percentage that the requested development standard is being amended.
 - e. Please update project site plan to demonstrate minimum drive width of twenty-four (24-ft) feet (Ordinance 4045 and 03.2.1).
 - f. Please update project site plan to provide and identify divided entrances and drive, thru by pass lanes, to be a minimum twenty-foot (20-ft) width (DSPM 2-1.802(2)).
 - g. Please update project site plan to demonstrate that the fire lane surface will support 83,000 lb GVW (DSPM, 2-1.802(3)).
 - h. Please update project site plan to demonstrate "residential" turning radii (40.5' Outside) (DSPM Section 2-1.802(5)).

- i. The owner will likely be required to provide a pedestrian sidewalk connection, from the community entrance, to the existing sidewalk located along N. Cattletrack Road (DSPM Section 2-1.806 and Figure 2.1-3).
- j. Please provide information illustrations and details regarding the proposed walls, fences, columns, signage, and gates that are listed on the conceptual landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
- k. There are two sheets titled "Conceptual Landscape Plan, sheet 1 of 1." Please update the project resubmittal materials to clarify the sheet numbering sequence for the "conceptual landscape plan." Please refer to the Plan & Report Requirements for Development Application (Zoning Ordinance Section 1.303).
- l. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
- m. Provide light fixture cut-sheets so that COS staff will be able to understand the lighting design concepts. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
- n. Please provide a proposed wall location exhibit with the project application resubmittal.

Legal/Application:

- 5. The provided project Commitment for Title identifies several easements that are not identified on the provided project ALTA. Please update the ALTA to identify these easements, or address why these easements are no longer relevant.
- 6. The provided Commitment for Title and the ALTA identify several easements that may prohibit a structure from being placed within these easement boundaries. Please address these easements and how the project respects their existence (most specifically a 75-foot electric easement located along the eastern boundary of the project site).

Drainage:

- 7. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
- 8. Please submit one (1) copy of the revised Storm Water Waiver with the original red-lined copy of the waiver to me with the rest of the resubmittal material identified in Attachment A.
- 9. Please update the drainage report and drainage materials to specifically identify the purpose and request for the CLOMR. Please identify what flood zones are being changed and the purpose of those changes.

Please update the project narrative and drainage materials to identify why the CLOMR is required for this site/project. Update the project drainage report to identify the methodology used to evaluate compensatory storage, and reference documents being used to establish the request. Update the drainage report to provide the reference documents and the criteria. Please discuss how the runoff will be contained on site, without it running

off onto the neighbors parcel. You may need to provide restricted openings at the outlets in the wall. Please also discuss where the over flow spillway for the compensatory storage basin is located.

10. Please update the project drainage report to identify and confirm the BFE to be 1278.9 (at 88 Datum). Staff has identified the BFE to be 1278.9, based up on the best available data. The lowest floor elevation (at 88 Datum) for future homes to be permitted on this site will be required to be elevated 1 ft. above this elevation.
11. Please update the project drainage report, and the provided site plan, to identify the newly established AH flood zone layer, and the current flood zone layers. Contact Gavan and Barker for the most recent information.
12. A current site analysis showed there to be no existing impervious areas located on this subject site. In addition, this site falls under the city's redevelopment policy for stormwater storage volume. Therefore, the project may use the difference between the pre-development (existing) weighted Runoff Coefficient ('C'), and the post-development weighted Runoff Coefficient, to provide onsite stormwater storage under the pre- vs. the post- conditions for the 100-year, 2-hour storm event (using the Volume Required (Vr) equation).

Please update project site plan and drainage report materials to provide drainage basins located in the front yard of the proposed lots. Typically, private on-lot drainage basins are not permitted in rear yards because they cannot be monitored and accessed from the street-frontage. These basins must be visible and accessible from the public street. The basins cannot be: placed behind the private wall of the home or community, and show on the site plan where the site wall will generally be located. Provide notes on the project site plan and drainage materials to provide mountable curbs in the street to provide access to such basins. Create an unobstructed pathway from the street to each basin. The owner will likely be required to dedicate access easements over these pathways or the dedicated drainage easements, locate over the basins.

13. If stormwater storage is provided in retention basins, then please state in the Case Drainage Report that a Geotechnical report will be submitted along with the Improvement Plans submittal demonstrating that the retention basins will drain out within 36 hours through natural percolation or will be drained out within 36 hours by means of a number of drywells as needed based on a percolation test of the sub-surface soil which will utilize a dual-ring infiltrometer for the test and will consider a factor of safety of 2 (D&SP Section 4-1.402).

Site Design:

14. The project narrative describes the owner's justification for the request in rezoning and amended development standards. The request includes, in some cases, a 100 percent reduction in development standards. The infill rezoning application would better serve justification of the request if the project provided a 15-foot landscape tract, adjacent to N. Cattletrack Road (in addition to the proposed 20-foot setback), to provide a more significant "streetscape" landscape theme along this right-of-way.

Significant Policy Related Issues

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

Site Design:

15. Please revise Exhibits 1, 3, 4, 5, 6, 7, and 8 so that they illustrate the location and dimensions any proposed public utility easement that may be located within the streetscape landscape, the themed community open space, and the privately owned/maintained landscape that are illustrated on the open space plan. If the proposed public utility easement overlaps and conflicts with the proposed open space/landscape areas, then please eliminate any overlap of the public utility easement and the open space/landscape areas which will result in a limitation related to the landscape improvements that will be allowed within the public utility easement.
16. The proposed gated entrance does not comply with the number of properties necessary for a gated community, less than twenty (20) lots (DSPM Section 2-1.1104,). If the proposed gate is approved as per a decision made by the City Council, the project site plan to show the proposed gate to meet the Design Standards and Policies Manual (DSPM Section 2-1.806).
17. The Design Standards and Policies Manual require the gate call box must be located a minimum of fifty (50) feet from the adjacent right-of-way curb line (N. Cattletrack Road). The standard policy requires a seventy-five-foot (75-ft) queuing distance to the gate (DSPM Section 2-1.806; and Figure 2.1-3).

Landscape Design:

18. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing (DSPM Sec. 2-1.1001.13).
19. Please revise the conceptual landscape plan so that the plants that are proposed to be installed in Tract C – Drainage Tract will be in conformance with Design Standards and Policies Manual (DSPM Section 2-1.903 -Native Plants in Detention Basins and Drainage Channels).

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:

20. Please update the project site plan and circulation plan to provide a pedestrian connection from the cul-de-sac to the planned path along the Arizona Canal.

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:

Drainage:

21. Update the project drainage report to provide the project case number, 19-ZN-2016, to the cover page of the project drainage report.

Fire:

22. Please update project site plan to identify the "key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4045, 503.6.1).
23. Please update project site plan to demonstrate hydrant spacing (both existing and proposed - Fire Ordinance 4045 and 507.5.1.2).

Circulation:

24. Please update the project application to provide a proposed street cross section. Lots less than 20,000 square feet require the Design Standards and Policies Manual Suburban street standards and geometrics (DSPM Section 5-3).

Water and Waste Water

25. Please update the project narrative to identify that no further water and wastewater analysis, nor design reports, are necessary for the zoning case. Please update the project narrative to identify that three copies of a final sewer design report will be provided with the preliminary plat case (DS&PM Sec. 7-1.200).
26. Update the project narrative to state that the sewer extensions, located along N. Cattletrack Road and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the city's Design Standards and Policies Manual.
27. Please update the project narrative to identify that the owner/applicant will coordinate with EPCOR for water service.

Landscape:

28. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303; and DSPM Section 5-3.119).
29. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303; and DSPM Section 2-1.401.1).
30. The conceptual landscape plan appears to indicate a planting area in the center of the proposed cul-de-sac. Please provide an enlarged plan of the proposed cul-de-sac. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

Archaeology:

31. Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological

resources during construction. Please update the project narrative to confirm the understanding of this requirement.

Other/Communication:

32. Please be aware that the Arizona Canal path project (Chaparral Rd. to IBW) is in the construction phase as of May 2, 2016. A ten-foot path will be constructed on the west bank of the Arizona Canal adjacent to the subject property. This path project does not include lighting.

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.

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.

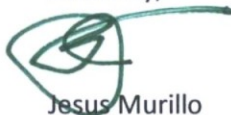
In an effort to get this Zoning District Map Amendment request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 30 Staff Review Days since the application was determined to have the minimal information to be reviewed.

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

cc: TRUE HOMES LLC
7831 E BUENA TERRA WAY
SCOTTSDALE, AZ 85250
602-751-6733
david@truehomesaz.com

ATTACHMENT A
Resubmittal Checklist

Case Number: **19-ZN-2016**

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)
- One original: Signed Prop. 207 Waiver Request
- One copy: Revised Narrative for Project
- Two copies of the Revised Parking Study / Analysis

Context Aerial with the proposed Site Plan superimposed
Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Site Plan Preliminary Plat:
10 24" x 36" 2 11" x 17" 1 8 ½" x 11"

Open Space Plan/Construction Envelope Exhibit:
2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Landscape Plan:
Color 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"
B/W 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Development Plan Booklets
The Development Plan booklets shall be clipped together separately, and not be bounded.
Color 2 11" x 17" 1 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Other Supplemental Materials:

Technical Reports:

- 2 copies of Revised Drainage Report:
- 1 copies of Revised Storm Water Waiver:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 7-7-2016
Contact Name: ALEX STEDMAN
Firm name: LVA
Address: 120 S ASH AVE
City, State Zip: TEMPE AZ 85281

RE: Application Accepted for Review.
55 - PA- 2016

Dear MR. STEDMAN:

It has been determined that your Development Application for CATTLETRACK VILLAGE 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: JESUS MURILLO
Title: SENIOR PLANNER
Phone number: 480.312.7849
Email address: jmurillo@scottsdaleaz.gov

Perone, Steve

From: Vanessa Nunez <VNunez@azdot.gov>
Sent: Tuesday, August 02, 2016 10:51 AM
To: Projectinput
Subject: 19-ZN-2016

RE: 19-ZN-2016
Cattletrack Village
5713 N Cattletrack Rd
Rezoning Request

Thank you for your notice of request to rezone for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov



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DAVID EVANS
AND ASSOCIATES INC.

TRANSMITTAL

DATE: September 13, 2016 **PAGES:**

TO: **LVA Urban Design Studio** **TELEPHONE NO:**

ATTN: Alisse Caton **FAX NO:**

120 S. Ash Ave

Tempe, AZ 85281

FROM: Teresa Bokich for Ramzi Georges **TELEPHONE NO:** (602) 678-5151

FAX NO: (602) 678-5155

PROJECT: **Cattletrak**

PROJECT NO: **TRUH0000-0001**

- AS YOU REQUESTED FOR YOUR APPROVAL RETURN REQUESTED
- FOR YOUR INFORMATION RECORDS MANAGEMENT FOR YOUR USE

ITEM	COPIES	DESCRIPTION
1	2	Preliminary Drainage Report
2	1ea	Original redlines – report and plans
3	1	Original comments

COMMENTS:

Please email or call if you have any questions or need more information.

Sincerely,

Teresa Bokich
Project Coordinator
Teb@DEAInc.com

19-ZN-2016
09/14/16

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **19-ZN-2016**

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- 5. Two copies of the Revised Parking Study / Analysis

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 Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"
- 7. Site Plan Preliminary Plat. ~~DEA~~ *sent out*
10 24" x 36" 2 11" x 17" 1 8 ½" x 11"
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Technical Reports:
 11. *DEA* 2 copies of Revised Drainage Report:
 12. *DEA* 1 copies of Revised Storm Water Waiver:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.