

**Correspondence Between
Staff and Applicant
Approval Letter**

ROSENDAHL ENGINEERING PLLC

URBAN DESIGN & INFRASTRUCTURE

RESIDENTIAL & COMMERCIAL

PRELIMINARY PLAT COMMENT RESPONSE

DeAcetis-Francis Custom Homes

Bellissima Estates

9830 E. Jenan Dr.

C.O.S. Project No.; 4-PP-2016

Zoning:

Comments 1 & 2: The existing pilaster fence along N. 98th Street and E. Jenan Drive will be modified to be a maximum of 3 feet high with either CMU or wrought iron between the pilasters. The design of this fence will be provided with the improvement plans.

The formation of the two "key lots" has been noted and will be adhered to per Ordinance Section 5.204.G., The owner affected by Lot 1 being a key lot will be notified that the existing fence now becomes non-compliant with the ordinance.

Drainage:

Comment 3: The drainage report has been revised per previous comments and has been re-submitted as requested.

Site Design:

Comment 4: At this time the project walls, fences, masonry piers, signage and gates have not been designed. They will be designed with the improvement plans and may be modified with the individual site grading and drainage plans. The improvement plans will define the infrastructure to each lot along with the street improvements but the storm retention and the individual site improvements will not be completely defined until the lots are developed.

Circulation:

Comment 5.a.: The proposed back of curb does line up with the roll curb South of E. Jenan Drive. We have conducted a test boring program to verify the pavement thickness and have found it to be of sufficient thickness and quality to remain in place and be utilized with this project.

Comment 5.b.: Currently the existing pavement width from the centerline of E. Jenan Drive to the back of curb is approximately 16 ft. We have matched that with the improvements proposed on the North side of the street. Please confirm that you would like the total street section to be 24 ft. back of curb to back of curb. We have included E. Jenan Drive pavement in the test boring program that we conducted and find that pavement adequate to remain also.

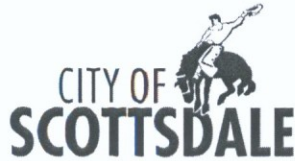
Comment 5.c.: Street section will be compacted 6 ft. beyond the back of curb.

Comment 5.d.: The 8 ft. wide unpaved trail has been included along the N. 98th Street frontage and will be included in the improvement plans with supporting details.

Comment 5.e.: Street sections have been included for N. 98th Street and E. Jenan Dr. however clarification on the street width is needed.

Public Outreach:

The landowners who commented on the project based on the Neighborhood Notification have been contacted by the owner, in person and have discussed the concerns of each of them. A Summary of those contacts is enclosed.



10/27/16

Wayne Rosendahl
Rosendahl Engineering
857 N Barkley St
Mesa, AZ 85203

RE: 4-PP-2016
Bellissima Estates

Dear Mr. Rosendahl:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/26/16. 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 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:

Zoning:

1. In accordance with Zoning Ordinance Section 5.204.G., walls, fences, and landscaping are limited to three (3) feet in height within the required front yard. The R1-35 zoning district has a front yard requirement of 40 feet. Please revise the preliminary plat to show that the existing block and wrought iron fence that runs along 98th street and Jenan Drive will be removed.
2. The proposed lot configuration will create a key lot in two (2) locations; one between proposed lots 4 and 5, and one between proposed lot 1 and the existing lot to the north. In accordance with Zoning Ordinance Section 5.204.G., walls located on the street side yard of a corner lot adjacent to a key lot must meet the front yard setback requirements (40 feet).
 - a. The creation of a key lot at proposed Lot 1 will render the existing fence on the lot to the north non-conforming. Please provide documentation the property owner of the existing lot to the north has been informed that their fence will no longer meet the ordinance requirements as a result of the proposed subdivision.
 - b. Please provide a "Future Walls Exhibit" that identifies the allowed locations of site walls on the proposed lots in conformance with Zoning Ordinance Section 5.204.G. This will be used as a guide and reference for future development of the proposed lots, and

will also inform owners of the applicable height and location requirements for site walls.

Drainage:

3. Please 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.

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:

Site Design:

4. Please provide information, illustrations, and details regarding the proposed walls, fences, masonry piers, signage, and gates that will be included with the improvement plans for this proposed preliminary plat, in conformance with the Plan & Report Requirements for Development Applications.

Circulation:

5. Please update the preliminary plat to include the following revised street improvements in accordance with the Design Standards & Policies Manual Section 5-3.106.
 - a. Construct 98th Street to complete the eastern half to the Local Collector, Rural/ESL Character, Fig. 5.3-16 of the DSPM (28 feet back of curb to back of curb). The eastern curb line shall align with the existing curb south of Jenan Drive. Prior to recordation of the final plat, the developer shall submit a geotechnical report to determine whether the existing pavement needs to be replaced.
 - b. Construct Jenan Drive to complete the northern half to the Local Residential, Rural/ESL Character, Fig. 5.3-19 of the DSPM (24 feet back of curb to back of curb). Prior to recordation of the final plat, the developer shall submit a geotechnical report to determine whether the existing pavement needs to be replaced. The developer shall construct a paved transition to the existing street cross section to the east.
 - c. The street improvements on 98th Street and Jenan Drive shall include 6 foot compacted shoulders.
 - d. Construct an 8-foot unpaved trail along the east frontage of 98th Street within the right-of-way, in accordance with the Design Standards & Policies Manual Section 8-3.200, Trail Classifications, 8-3.203 (Neighborhood Trails).
 - e. Please update the preliminary plat to include typical street cross sections for Jenan Drive and 98th Street.

Public Outreach:

6. Staff has received multiple phone calls from surrounding property owners with concerns regarding the proposed subdivision. The main concern expressed is related to protection of the existing horse properties in the area. Please consider conducting additional public outreach with owners of the nearby horse properties to better understand their concerns and how their concerns may be addressed as part of this application. With the resubmittal, please provide an updated citizen review report that summarizes the public outreach efforts.

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.

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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bryan Cluff', written over a horizontal line.

Bryan Cluff
Senior Planner

cc: OWNER

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-PP-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 1st Review Comment Letter
- One copy: Revised Narrative for Project

Preliminary Plat:

_____ 6 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Future Site Walls Plan:

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

Site Wall Design Details:

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

Technical Reports:

- 2 copies of Revised Drainage Report:

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: 9/26/16
Contact Name: WAYNE ROSENDAHL
Firm name: ROSENDAHL ENGINEERING
Address: 857 N. PARKLET ST.
City, State Zip: MPA, AZ 85203

RE: Application Accepted for Review.

576-PA-2015

Dear MR. ROSENDAHL:

It has been determined that your Development Application for BELLSHAW ESTATES 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: BRYAN CLUFF
Title: SENIOR PLANNER
Phone number: 480-312-2258
Email address: bcluff@scottsdaleaz.gov

4-PP-2016
9/26/2016