

**Correspondence Between
Staff and Applicant
Approval Letter**

ITEM NO 5
2 & 3
1-GP-2017 + 10-2N-2017

Castro, Lorraine

From: Planning Commission
Sent: Wednesday, October 25, 2017 12:55 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #78)

Planning Commission Public Comment (response #78)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/25/2017 12:54:07 PM

Survey Response

COMMENT	
Comment:	My husband Bob and I are homeowners directly west of the Siena Estates proposed development. I spoke in opposition to the proposed Plan Amendment at the hearing of the Commission in early November. My husband and I remain opposed to the Amendment as well as the newly proposed rezoning of the property in question. Our lovely historical part of Scottsdale is losing its character to crowded housing developments. The Siena Estates development, if approved will leave an island of five homes on one acre lots on our street. Once approved for limited acreage development the agricultural classification of our immediate area will be lost forever.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Carol Hansen Posegate
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	carol@posegate-denes.com

Phone:	(217) 494-7341
Address:	7505 E Sundown Circle, Scottsdale, AZ 852501
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Item NO#⁵ 243
1-GP-2017 + 10-ZN-2017

Javoronok, Sara

From: Curtis, Tim
Sent: Tuesday, October 24, 2017 3:26 PM
To: Murillo, Jesus; Javoronok, Sara; Reynolds, Taylor
Subject: FW: Planning Commission Public Comment (response #77)

Follow Up Flag: Follow up
Flag Status: Flagged

From: Planning Commission
Sent: Tuesday, October 24, 2017 3:05 PM
To: Curtis, Tim
Subject: Planning Commission Public Comment (response #77)

Planning Commission Public Comment (response #77)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/24/2017 3:04:50 PM

Survey Response

COMMENT	
Comment:	MY NAME IS: DALE JOHNSON PROPERTY OWNER OF 5808 N. SUNDOWN DR. THE ONLY PROPERTY OF THE (5) REMAINING SCHAFFNER ESTATES PROPERTIES, AFTER THIS SIENA ESTATES DEVELOPMENT, THAT IS MOSTLY ADJACENT TO THE PROPOSED (3) ACRE DEVELOPMENT. I HAVE OWNED AND OCCUPIED THIS PROPERTY FOR 43 YEARS. THE "DEED RESTRICTIONS" FOR THE ORIGINAL (12) SCHAFFNER ESTATES PROPERTIES WERE FILED IN 1950, 67 YEARS AGO, REVISED IN 1958.. THESE DEED RESTRICTIONS WERE TERMINATED APR 1st 1990 WITH THE REQUIRED 75% (9) HOMEOWNERS SIGNATURES. NONE OF THESE SIGNITARIES ARE CURRENTLY

PROPERTY OWNERS. (4) OF THE SIGNITARIES WERE SELLING THEIR PROPERTIES FOR THE MACDONALD DR. HARKINS/NEARHOOD DEVELOPMENTS. THESE ORIGINAL DEED RESTRICTIONS WERE PROVIDED TO ONE NEW HOMEOWNER, BY FIRST AMERICAN TITLE CO., AS PART OF HIS ESCROW AGREEMENT, WHEN HE PURCHASE HIS PROPERTY AT 7506 E. SUNDOWN CIRCLE IN 1994 AND PROVIDED FOR (1) HOME/ACRE-LOT. MY PREFERENCES FOR THIS DEVELOPMENT, AS THE LONGEST SCHAFFNER ESTATES OWNER, ARE: 1st ONE HOME PER 1- ACRE-LOT PER THE ORIGINAL DEED RESTRICTIONS. THIS WOULD RETAIN A 60 YEAR CONTINUITY OF HOME DEVELOPMENT FOR THIS SUBDIVISION. a. A new home, on a 1-acre lot, adjacent to the West side of the Schaffner Estates property has just been completed indicating the desirability of 1 acre properties. 2nd SIENA ESTATES, (7) SINGLE STORY HOMES AS PLANNED WITH THE FOLLOWING CONDITIONS: A visually pleasing, minimum height wall on the western border with Sundown Dr., with sidewalk, curb and green area between the wall and street as proposed. Siena Estates with only one ingress/egress on to Sundown Drive. Siena Estates to develop and establish its own HOA and CCR's, not imposing them on the remaining(5) Schaffner Estates properties and with no attempt to impose the necessary fees and charges associated with the cost of maintaining Siena Estates or the surrounding road ways, driveways or utilities. Schaffner Estates will maintain its own legal status as (5) one home per acre-lot and establish its own set of CCR's. I have been informed that the Siena developer, Steven Adams, has just purchased a Schaffner Estates 1-acre/lot property at 7506 E. Sundown Circle, one of the last (5) Schaffner Estates properties. Mr. Adams has apparently declared that he will maintain a home on this property as a single, (1) home/acre lot. I would like a commitment from him that he does not plan, now or in the future, to "Rezone" this property for a future multi home development or other use! Dale C. Johnson

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

DALE JOHNSON

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	DORGJOHNSON@Q.COM
Phone:	(480) 948-7674
Address:	5808 N. SUNDOWN DR.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Steinke, Casey

From: Javoronok, Sara
Sent: Monday, October 16, 2017 1:43 PM
To: Steinke, Casey
Subject: FW: 1-GP-2017 and 10-ZN-2017

Hi Casey – Could you add this to the file if it's not in there already? Thanks! Sara

From: Murillo, Jesus
Sent: Monday, October 16, 2017 1:10 PM
To: 'James Hetherington'
Cc: Javoronok, Sara
Subject: 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Mr. Murillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington.



Troy Jarvis
President/CEO
480-688-8646
troy@jarvisgroup.com

Opinion of Value on 10105 N 116th St Scottsdale AZ 85259

Experience: I have been selling real estate for over 23 years and have an active real estate license in Arizona, Utah and previously in Illinois. During that time, I have sold over \$100,000,000 in real estate and am a Hall of Fame Member of RE/MAX International.

Expert in the area of Subject Property: I have lived a large part of my time here in Arizona along the "Shea Corridor". I have lived in Ancala Country Club (1 half mile from property) and have lived in the Condo's in Mirage Crossing. I had an office at the RE/MAX Affiliates Office at Mirage Crossing and was good friends with the owner/managing partner of the Mirage Crossing and have been familiar with that project for over 15 years.

Proposed Project: There are three major objections to a home's location when selling a house in the Shea Corridor. The first is being close to Shea Blvd due to noise. The second is backing to power lines and the third is backing to open land. I believe it's self explanatory why only 20%-25% of the market will purchase a home that backs to a busy street and power lines, but one of the biggest detriments to selling a house is when it backs to a piece of land where the potential owner does not know what will be built on that piece of property. To my understanding, the parcel 217-33-985 is already zoned for office, residential condo or public charter school. All three of these options present issues with neighboring property values.

An office building would allow 24-hour access 7 days a week with heavy traffic and multiple cars on site for a long period of time. A public charter school would add even greater traffic and more noise from buses and school attendees on a daily basis while a residential multifamily would create traffic at all hours of the day, noise from neighboring property owners and greater potential for privacy issues with smaller units backing to and looking into their neighbor's backyard. All three of these potential uses translate into a scenario with many more people in the area backing to larger residential properties.

Opinion: After reviewing the proposed self-storage project, it is my opinion that this project will actually help the value of the only two properties (10520 & 10480 N 117th Pl, Scottsdale AZ 85259) directly impacted by a development to the west. I am very impressed with the design and concept of this type of self-storage and believe that this is the HIGHEST AND BEST use of this property.

The project design looks just like the office condos to the west but without the parking and heavy traffic concerns. The absence of any on-site occupancy of owners, tenants and/or school children will maintain the highest degree of privacy for the neighboring property owners. This use will also generate much less traffic, people and noise, especially because the facility will only be open during certain times of the day.

Another benefit this project will provide is a nice buffer both physically and visually between the larger residential properties to the east and the power lines. Of course, this is perceptual, but it will be an advantage when it comes to property value.

With a low traffic count and a potential buyer's knowledge that a self-storage facility with appealing aesthetic value will be completed next door, the neighbor's property values will benefit more than any of the other three options for which this property is already zoned.

Sincerely,

Troy Jarvis

10/13/2017

Troy Jarvis

Date



**K.Hovnanian Homes
Summit at Pinnacle Peak**

Pinnacle Peak Pkwy

Jomax Rd

Self Storage

Alma School Pkwy

Google earth

© 2017 Google





August 4, 2017

Stephen Adams
Stephen Adams
7904 E Chaparral Rd. #A110-113
Scottsdale, AZ 85250

RE: 1-GP-2017 and 10-ZN-2017
Siena Estates

Dear Mr. Adams:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6-21-2017. 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.

Major General Plan (1-GP-2017)

2001 General Plan:

1. Please respond to the Character & Design Element Goal 1 (Bullets 1 – 3) and address how the proposed development is appropriate considering the area character and the specific context of the adjacent neighborhood. More specifically, please remark on how the proposed development is contextually compatible, is responsive to site conditions, and addresses how visual impacts on neighboring properties will be addressed so as to be compatible with the surrounding neighborhood.
2. Please respond to Character & Design Element Goal 6 and provide details on any mature landscaping that will be maintained, the proposed landscaping, and how the landscaping will reinforce the character of the surrounding neighborhood, particularly if applying for R1-18 PRD (10-ZN-2017).
3. Please respond to Character & Design Element Goal 7 and provide information on how the proposed project will have sensitive outdoor lighting that will reflect the character of the surrounding neighborhood.
4. Please respond to Land Use Element Goal 3 (Bullets 1, 5 & 6) and discuss the transition from Rural to the proposed Suburban land use designation. Also, address how the proposal will provide a transition from the adjacent more intensive office uses to the less intensive and lower density residential uses around the subject site.
5. Please respond to Land Use Element Goal 4 (Bullets 1, 4 & 5) as to how the proposed development will result in greater affordability and support changes in community dynamics.
6. Please respond to Land Use Element Goal 5 (Bullets 1, 2, 3 & 8) and describe how the proposed development will integrate land use and mobility systems, encourage non-

motorized transportation, provide “live, work, and play” options, and locate higher intensity uses near alternative modes of transportation.

7. Please respond to Land Use Element Goal 7 as to how the proposed site plan will integrate into the surrounding physical, natural, and built environments.
8. Please respond to Land Use Element Goal 8 (Bullets 2 & 3) and describe how this development encourages a sense of community among those who work, live, and play within this local neighborhood.
9. Please respond to Housing Element Goal 2 (Bullets 1, 2 & 4) and address how this development seeks variety of housing options that blend with the character of the surrounding community. Also, address how the home styles and architecture will support the composition of the surrounding neighborhood.
10. Please respond to Housing Element Goal 4 (Bullets 7 & 8) and Community Mobility Goal 8 (Bullets 1 & 2), and describe how the proposed development will encourage a “live, work, and play” environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city’s residents.
11. The application states that the “new development will increase the value of the entire neighboring community as well as the municipality”. Please respond to Neighborhoods Element Goal 2 (Bullet 1) in regards to how the proposed redevelopment and revitalization efforts will provide for the long term stability of Scottsdale’s mature residential and commercial neighborhoods. Please consider providing some analysis to the neighborhoods that surround the subject property as to their lot size or residence size as compared to the proposed development.
12. Please respond to Neighborhoods Element Goal 5 (Bullets 1 & 4) in regards to how the proposed development will promote and encourage context appropriate development in established areas of the community. As applicable, address how green building and sensitive design techniques will be included in the proposed development.
13. As applicable, please respond to Preservation and Environmental Planning Element Goal 4 (Bullets 1, 3, 5, 10 & 11) in regards to how the proposed development will reduce energy consumption and promote energy conservation

Southern Scottsdale Character Area Plan:

14. Please respond to Character & Design Chapter Goal 1 (Policies 1.1 & 1.2) on how the proposed development respects existing neighborhood character and design.
15. Please respond to Character & Design Chapter Goal 4 (Policies 4.1-4.3) and, as applicable, Goal 6 (Policies 6.2-6.4) and speak to site and building design of new development/redevelopment and how it responds to the Sonoran Desert climate. As applicable, elaborate on how the proposed development responds to this desert climate via green design elements.
16. Please respond to Character & Design Chapter Goal 7 (Policies 7.1-7.3) in regards to how the proposed development responds to the protection of low-scale single-family neighborhoods within Southern Scottsdale by using landscape buffers and traditional building forms.
17. Please respond to Neighborhood Revitalization Chapter Goal 1 in regards to how the proposed development will enhance the current residential neighborhood. The first submittal narrative states that “repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood”. Please elaborate on this statement

and discuss how the changes will enhance rather than detract from the established neighborhood character.

18. Please respond to Neighborhood Revitalization Chapter Goal 2 (Policies 2.1 & 2.2) and Community Mobility Chapter Goal 4 in regards to how the project's proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.
19. Please respond to Neighborhood Revitalization Chapter Goal 3 and discuss how the proposed development project will strengthen the current neighborhood identity, unity and health as a part of Southern Scottsdale.

Zoning Ordinance and Scottsdale Revise Code Significant Issues (10-ZN-2017)

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:

Application/Legal:

20. Please provide evidence that the Schaffner Estates Homeowners Association is no longer an active association, or provide evidence that the Schaffner Estates Homeowners Association is in agreement to whether or not the proposed parcels will adhere to the Codes, Covenants, and Restrictions recorded in Docket Number 572, page 121, Docket Number 2369, page 265, and Docket Number 3086, page 504.
21. Please update the project narrative to correctly identify the property's current zoning district designation of single-family, residential district (R1-43). The project narrative identifies the current zoning designation as RU-43; both in the narrative title, and in paragraph 1 of page 1.
22. Please also update the project narrative's amended development standard table, on page 3, to correctly identify the application's request to "amend" the R1-18 development standards, versus the "adjusted" request. Please update the project narrative's amended development standard table, on page 3, to provide the percentage that the request is amending the development standards.
23. In the project narrative's conclusion, the project narrative states that the request will "...help to enhance land values in the area and create a warm and inviting community..." Please update the project narrative to identify how the proposed application will enhance land values in the area and create a warm and inviting community.

Zoning:

24. The project narrative identifies the request to amend the zoning map from the existing single-family, residential district (R1-43), to the single-family, residential district (R1-18). Other case materials (including the subdivision plan) identify the request to rezone to the Single-family Residential District, Planned Residential Development (R1-18/PRD). Please update the case materials to accurately identify the request, and to be consistent throughout the application.
25. Proposed lots "5" and "6" do not meet the required minimum lot width (90 feet) as per the requested amended development standard. Please update the subdivision plan, and appropriate case materials, to have all lots meet the minimum lot width. Or remove a portion of the proposed tract "2," adjacent to these lots, so that the parcel may meet the lot

width on N. Cattletrack Road and Palo Verde Road. This change may affect the location and heights of future wall placement.

Plats Department and Survey:

26. The owner will likely be required to execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements (City of Scottsdale Code Section 47-23).
27. The owner will likely be required to construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in City of Scottsdale Code Section 48-4. (Ord. No. 3743, § 1, 9-21-07).

Drainage:

28. 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.

Please resubmit the revised Drainage Reports to address the following:

- a. In general, case drainage reports submitted in support of general plan amendments and zoning applications should include a 50% level of design and analysis to enable City staff to evaluate the major drainage elements of the proposed project. Note that if this project progresses to the development review or preliminary plat level, the case drainage report will need to be updated to include a 90% level of design and analysis,
- b. Provide backup information on how the C values were calculated. An exhibit showing the development site based on a current aerial photograph and showing the delineation of the various C value areas based on no improvements (existing conditions) should be included in the report along with a weighted C calculation. The C value for the proposed condition is consistent with the proposed zoning, so no exhibit is needed for that (DSPM Section 4-1.806),
- c. The C values in the calculations provided in the report do not match the C values shown on the drainage map. The calculations in the report refer to "NSFC Striker Complex" which appears to be a different project. Please update the C values to be consistent, and the appropriate values, in all materials,
- d. Provide output from NOAA Atlas 14 verifying the rainfall used in the retention calculations (DSPM Section 4-1.806),
- e. Provide preliminary G&D plans that meet the requirements in the DSPM (DSPM Section 4-1.900). The plans should be prepared to a 50% level of design and include the following:
 - i. Existing contours
 - ii. Proposed contours
 - iii. All proposed drainage features including swales that direct flow to the basins
 - iv. Existing storm drain in Cattletrack Rd
 - v. Flood Insurance Rate Map (FIRM) information
- f. The basins should be sized to meet either the pre- vs post-developed condition or first flush, whichever is greater. Provide first flush calculations in the report. Note

that during final plans, the Engineer must demonstrate that the basins will meet pre- vs post-developed discharges for the 2-, 10- and 100-year storms. This will require a storage routing analysis with inflow and outflow hydrographs for each basin and orifice calculations for each outlet pipe (DSPM 4-1.406),

- g. It appears DA-1 drains directly into the existing catch basin in Cattletrack Rd. Pre- vs post-development retention must be provided for each drainage area discharging from the site,
- h. Basins must meet the requirements outlined in Section 4-1.402 of the Design Standards and Policies Manual. for example:
 - i. Basin side slopes should not exceed 4:1. Basin 2 has a retaining wall, which is not allowed,
 - ii. Basins require an emergency spillway,
 - iii. Basins must be drained completely within 36 hours,
 - iv. Basins will require the dedication of a drainage easement to allow for access from public R/W,
 - v. Basins shall be designed as detention basins with a positive outfall.
- i. The northern portion of DA-1 appears to flow Basin 4, in which case the drainage boundaries for DA-1 are incorrect. Please update the report materials to accurately portray the project information,
- j. The storm drain for DA-1 appears to have a manhole and pipe inside Basin 3. Please update the case materials to verify elevations to ensure the storm drain profile has sufficient cover and has positive drainage. The manhole shall to be located where it can be easily accessed. In addition the proposed storm drain is connecting to the existing catch basin at a sharp skewed angle, which may not be constructible,
- k. Please update the case drainage report to identify how the western portion of DA-3 will drain to Basin 2. Identify whether there will be a proposed drainage swale. If so, identify this element on the provided grading and drainage plans,
- l. The FIRM provided should be printed at a scale that is legible enough to locate the property. Label the property on the FIRM. Please print the FIRM so that the panel information (date, map number, etc.) is not cut off, and
- m. Submit the revised drainage report with a CD containing a pdf file of the complete and sealed report.

Water and Waste Water:

- 29. The subject site is not located within the City of Scottsdale water service area. EPCOR will be responsible party for capacity verification and final Water Basis of Design approval. The final Water Basis of Design reports will be required to meet all City of Scottsdale design and ordinance requirements, due to the location of the improvements. Please provide an EPCOR approved final Basis of Design report, to the City of Scottsdale Water Resources Department, with the preliminary plat application. Water Basis of Design reports shall provide a complete and detailed utility map/plan showing water improvements.
- 30. The subject site is not located within the City of Scottsdale wastewater service area. EPCOR will be responsible party for capacity verification and final Wastewater Basis of Design

approval. The final Wastewater Basis of Design reports will be required to meet all City of Scottsdale design and ordinance requirements, due to the location of the improvements. Please provide an EPCOR approved final Wastewater Basis of Design report, to the City of Scottsdale Water Resources Department, with the preliminary plat application. Wastewater Basis of Design reports shall provide future connections to adjacent area sewer extension, along the E. Sundown Drive frontage, to a new manhole located at the intersection of E. Sundown Drive (DSPM Section 7-1.400).

Engineering Site Design:

31. The owner will likely be required to underground the power poles within and adjacent to the subject parcels. At the time of final improvement plans, the owner shall provide plans to underground the power poles within and adjacent to the parcel being developed (City of Scottsdale Code Section 47-80). The power lines through the site will be required to be relocated.
32. COS Code Sec. 48-101. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in section 48-4. (Ord. No. 3743, § 1, 9-21-07).

Significant Policy Related Issues (10-ZN-2017)

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:

Landscape Design:

33. Please update all appropriate case materials to provide an average fifteen-foot (15-ft) landscape tract located along N. Cattletrack Road. The tract may have a ten-foot (10-ft) minimum foot width. Please see Attachment "B" for landscape tract landscaping requirements.

Circulation:

34. The applicant/owner will likely be required to complete the half-street improvements, along the E. Sundown Drive frontage, to the City of Scottsdale "Suburban Local Residential" street cross section (DSPM Figure 5.3-20). With the preliminary plat application, please provide a geotechnical report to identify whether the existing pavement structure meets City of Scottsdale standards; if not, the pavement must be replaced to a full width standard (DSPM Section 5-3.100).
35. Please update the circulation plan to identify the internal streets to be designed and constructed to the City of Scottsdale "Suburban Local Residential" street cross section (DSPM Figure 5.3-20 and DSPM Section 5-3.100).
36. The owner will likely be required to install ADA accessible curb ramps on the east side of E. Sundown Drive, at both corners of new road into subdivision (January 2008 Scottsdale Transportation Master Plan, Section 3 Policy Element, Policy 7.0 – Universal Design/ADA Compliance, 7.0.5). Curb ramps shall be placed wherever a pedestrian access route crosses a sidewalk/street transition; at intersections, medians and alleys; and where a public sidewalk ends and pedestrian travel continues on the roadway (DSPM Section 5-8.400).

37. The owner will likely be required to provide a minimum six-foot-wide (6-ft) sidewalk width within and around subdivision (DSPM Section 2-1.808.1).
38. The owner will likely be required to construct a six-foot-wide (6-ft) sidewalk along N. Sundown Drive and E. Palo Verde Drive, along the site's frontages. The sidewalk shall have logical termination points to tie into the existing sidewalk ramp at N. Cattletrack Road and at a sidewalk ramp located at the north end of N. Sundown Drive, prior to entering the private property (DSPM Section 5-3.100).
39. The owner will likely be required to dedicate a one-foot-wide vehicular non-access easement along the N. Cattletrack Road frontage.
40. The owner will likely be required to construct a sidewalk ramp, at the southwest corner of N. Sundown Drive and E. Palo Verde Drive, as shown on the project site plan.
41. The owner will likely be required to remove all four (4) of the existing driveways along the site's N. Cattletrack Road frontage (four) and replace with curb, gutter, and sidewalk to match existing conditions.
42. The owner will likely be required to remove the existing driveway along the site's E. Palo Verde Drive frontage, and replace the driveway with curb and gutter to match existing conditions.

Engineering Site Design:

43. The owner will be stipulated to set assurances in place prior to the recordation of the/each subdivision plat; and complete a Covenant to Construct for all infrastructure improvements, accepted by the City of Scottsdale, prior to Final Plat recordation (DSPM Section 3).
44. Please update the site plan to comply with the minimum spacing for intersections, along local roadways, to be 250 feet. The proposed street should align with E. Sundown Circle Drive (DSPM Section 5-3.119).
45. The owner will likely be required to install sewage disposal facilities to serve each individual lot (DSPM Section 3-1 and Section 7-1).
46. The owner will likely be required to must be constructed sanitary sewer lines along the frontage of N. Sundown Drive; with the parallel alignment to south/west of the street centerline (DSPM Section 7-1.402).
47. The owner will likely be required to dedicate departure Sight Distance Easements (DSPM Figure 5.3-26).

Considerations (10-ZN-2017)

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.

Zoning:

48. Please consider amending the zoning request to the single-family residential district, planned residential development (R1-18/PRD), if the applicant wishes to provide a flag lot configuration. Please also consider removing the tract, tract "2," from being located adjacent to lots "5" and "6" to meet the minimum frontage width. This would affect the location and height on walls.

49. 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). Any PRD application needs to meet the PRD criteria and justification for all amended development standards. **If the applicant requests the PRD designation:**

- 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 detaching the proposed sidewalk from the edge of the street, and providing a landscape buffer.
- 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 (Zoning 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 refer to the Plan & Report Requirements for Development Application (Zoning Ordinance Section 1.303).
- g. 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).
- h. Please provide a proposed wall location exhibit with the project application resubmittal.

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:

Water and Wastewater:

50. The final Water Basis of Design reports will be required to meet all City of Scottsdale design and ordinance requirements, due to the location of the improvements. Please address the following requirements:

- a. Provide a detailed utility plan/map identifying the new sewer line and appropriate details (DSPM Chapter 7). Submit final Basis of Design reports for review and approval with the preliminary plat application,
- b. Update the Basis of Design reports to provide a minimum slope: provided slope should be more in the range of 0.005 ft/ft,

- c. Update the proposed manhole depth; current man-hole depth of 11 feet seems to be too excessive. Verify existing and proposed inverts for final Basis of Design reports,
- d. 0.1 feet is a minimum required drop across new manhole.

Site Design:

- 51. Please update the subject subdivision plan, and associated case materials, to clearly identify the project boundary, and the internal lots. The current provided case materials do not clearly show the proposed tracts as being included within the project boundary.
- 52. Please update the graphics and project narrative to ensure that north wall ownership and maintenance obligations are clear.

Engineering Site Design:

- 53. The owner will likely be required to pave, or overlay, N. Sundown Drive along the project's frontage (half street improvement and installation of sewer along the west half).

Plats Department and Survey:

- 54. An assurance shall be in place prior to the recordation of the/each subdivision plat (DSPM Chapter 3).
- 55. Provide an ALTA survey that meets the 2016 standards. Submit a Map of Easement Release to accommodate the site plan.

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 zoning application will continue to the same hearing date as the General Plan amendment schedule, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH STAFF PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE STAFF'S 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 General Plan and Zoning District Map Amendments request to a Planning Commission hearing/City Council, please submit the revised material identified in Attachment A as soon as possible. City staff has identified the following schedule (read schedule left to right):

Response/resubmittal by applicant (complete set of revisions)	City-Sponsored Open House	PC Remote Hearing Date	PC Recommendation Hearing Date	CC Hearing Date
No later than 8/21/2017	9/14/2017	10/4/2017	10/25/2017	12/4/2017

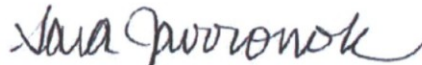
The Planning & Development Services Division has had this zoning application for 28 Staff Review Days since the application was determined to have the minimal information required in order to be evaluated.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter, in regards to the zoning application. 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 Sara Javoronok at 480-312-7918, sjavoronok@scottsdaleaz.gov for General Plan or Character Area Plan comments or Jesus Murillo at 480-312-7849 or at jmurillo@scottsdaleaz.gov for zoning related questions.

Sincerely,

Jesus Murillo
Senior Planner
10-ZN-2017 Coordinator



Sara Javoronok, AICP
Project Coordination Liaison
1-GP-2017 Coordinator

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-GP-2017 and 10-ZN-2017**

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: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project

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" 1 11" x 17" 11 8 ½" x 11"

Open Space Plan:
 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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

Development Plan Booklets (only If PRD designation is proposed)
The Development Plan booklets shall be clipped together separately, and not be bounded.
Color 1 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.)

Technical Reports:

- 2 copies of Revised Drainage Report:

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 6/21/17
Contact Name: STEPHEN ADAMS
Firm Name: ADAMS CITY ACQUISITIONS
Address: 7904 E. CHAPARRAL RD #A110-113
City, State, Zip: SCOTTSDALE, AZ 85250

RE: Application Accepted for Review.

25 - PA - 2016

Dear MR. ADAMS:

It has been determined that your Development Application for SIENA 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: JESÚS MURILLO
Title: SENIOR PLANNER
Phone Number: (480) 312 - 7849
Email Address: jmurillo @ScottsdaleAZ.gov



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

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 **Minimal Submittal 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).

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov

Steinke, Casey

From: Ruenger, Jeffrey
Sent: Wednesday, July 05, 2017 12:59 PM
To: Murillo, Jesus; Steinke, Casey
Subject: FW: 10-ZN-2017

From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11:31 AM
To: Projectinput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr.
Scottsdale, AZ 85250 (since 1968)