

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Planning & Development Services Department  
Planning and Neighborhood

7447 East Indian School Road  
Scottsdale, Arizona 85251

March 6, 2017

1-PP-2016#2

Annie Vos

LVA Urban Design Studio, LLC

120 S. Ash Ave

Tempe, AZ 85281

**RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION**

**Case Reference No:** 1-PP-2016#2 Skye on McDowell Phase II

The Development Review Board approved the above referenced case on March 2, 2017. For your use and reference, we have enclosed the following documents:

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

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

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

Sincerely,

Greg Bloemberg

Senior Planner

gbloemberg@ScottsdaleAZ.gov

## About Fees -

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

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



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

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 11/17/16  
Contact Name: Michele Hammond  
Firm name: Berry Riddell  
Address: 6750 E camelback Rd Ste 100  
City, State Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.

097 - PA-2015 #2

Dear \_\_\_\_\_:

It has been determined that your Development Application for \_\_\_\_\_  
has been accepted for review.

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

Sincerely,

Name: Greg Blumberg  
Title: Senior Planner  
Phone number: 480-312-4306  
Email address: gblumberg@scottsdaleaz.gov



December 17, 2016

Annie Vos  
LVA Urban Design Studio LLC  
120 S Ash Ave  
Tempe, AZ 85281

RE: 1-PP-2016#2  
Skye on McDowell Phase II

Ms. Vos:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 11/17/16. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and are 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. Please revise the site plan and landscape plan to indicate delineated pedestrian connections from each of the lots with rear yards adjacent to the McDowell Road frontage. Refer to case 16-ZN-2016.
2. Please revise the site plan/plat to indicate the required open space tract (average 15 feet in depth) along the McDowell Road frontage; and the required open space tract (minimum 10 feet in depth) along the 68<sup>th</sup> Street frontage. Refer to case 16-ZN-2016.

**Site Design**

3. Please indicate the location and method of screening for all above-ground mechanical and utility equipment. Refer to Sections 7.105 and 7.200 .B of the Zoning Ordinance.
4. Please call out locations for all site walls (including the theme wall), screen walls and fences on the site plan; specifically on the west and south sides of the site. Refer to Sections 5.1004, 7.105 and 9.106 of the Zoning Ordinance.

**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:

#### Drainage:

5. The 24 X 36 preliminary G&D plan (Exhibit C) included in the Case Drainage Report shows that the vehicular access to the retention basin has been blocked by walls and a small gate. This is not allowed. A minimum of 10-12 feet clear vehicular access must be provided to the retention basin from the private street. An access easement may need to be dedicated and should be called out on the preliminary G&D plan. Refer to Section 4-1.800 of the DSPM.
6. Please include a 24 X 36 copy of the preliminary plat with the revised drainage report so that the drainage easement around the retention basin and the access easement to the drainage easement from the private street can be clearly seen and verified. Refer to Section 4-1.900 of the DSPM.
7. Please revise the G&D plan to indicate the 4:1 side slope for the retention basin along McDowell Road as well as along the access easement to the drainage easement from the private street. These 4:1 slopes must also be labeled on Sections A-A and B-B on the preliminary G&D plan. Refer to Section 37-32 of the Storm Water Ordinance and Section 4-1.402 of the DSPM.
8. Please do not include calculations for the proposed onsite storm drain system in the drainage report, as this is only a requirement for the final drainage report. Please note: if said calculations are left in the case drainage report, the engineer of record must note that there may be drainage review comments regarding the calculations after submittal of the final drainage report; as the reviewer will not be checking these calculations as part of the case review. Refer to Section 4-1.800 of the DSPM.

#### Site Design

9. Please provide a site plan that is a black line drawing, without any gray tones, colors or landscape symbols so that all copies of the site plan will be readable. Refer to the Development Review Board Application Checklist and the Plan and Report Requirements for Development Applications.
10. Notes and dimensions on the preliminary plat appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size (1/6 of an inch). Refer to the Plan and Report Requirements for Development Applications.

#### Landscape Design

11. Please revise the landscape plan to indicate the locations for all street lights and traffic signals adjacent to the project site. Refer to the Plan and Report Requirements for Development Applications.
12. Please revise the landscape plan to indicate the location of all above-ground utility equipment and/or vaults. Refer to the Plan and Report Requirements for Development Applications and Section 2-1.401 of the DSPM.

#### 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:

Preliminary Plat:

13. Please revise the plat to identify the tract south of Lot 12, and the purpose of that tract. Refer to the Plan and Report Requirements for Development Applications.
14. Lot numbering appears to conflict with Phase 1. Please revise the plat as needed to continue lot numbering already established with Phase 1. Also, revise plat to identify what appears to be "Lot 8" of this subdivision request. Refer to the Plan and Report Requirements for Development Applications.
15. Please revise the plat to illustrate and call out the existing 18-foot alley bordering the southern property line.

Site Design:

16. Please revise the site plan/plat to eliminate the crosswalks shown on internal streets at the street corners. These are not necessary on a 25 mph. street and do not appear to connect to any pedestrian corridors.

Circulation:

17. Please note: Per the stipulations of case 16-ZN-2016, a transit shelter will be required as part of this phase of development. The sidewalk on McDowell Road will need to be connected to the street curb at the shelter location only; otherwise, sidewalk shall be detached. Shelter design shall be consistent with the COS Supplement to MAG Details #2263-1 thru 2263-8. Also refer to the Section 3 of the 2008 Transportation Master Plan.
18. Please revise the site plan to show the sidewalk that runs along the south property line extended to connect with 68<sup>th</sup> Street. This location can be gated if necessary for security purposes. Refer to Section 2-1.1004.4 of the DSPM.

Other:

19. Please provide a digital copy of the previously approved Water & Sewer Basis of Design Reports with the next submittal.
20. Please note: This application will ultimately need to be processed as a "replat" of Phase 1, in order to remove the portion of street currently shown running through lots 18 and 19 of this plat.
21. Please note: All exterior subdivision monuments and interior lot corners must be set before the plat is approved and recorded. Refer to Sections 48-4 and 48-36 of the Arizona Administrative Code.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

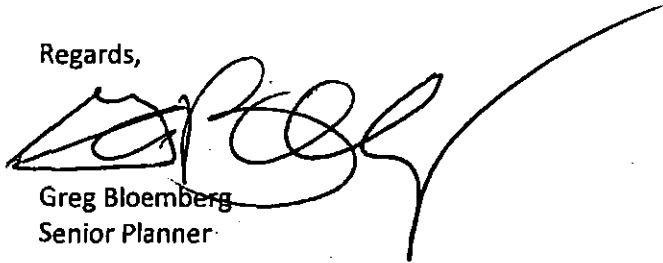
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL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

The Planning & Development Services Division has had this application in review for 20 Staff Review Days since the application was determined to be administratively complete.

These 1<sup>st</sup> Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Regards,

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

Greg Bloemberg  
Senior Planner

cc: case file



**ATTACHMENT A  
Resubmittal Checklist**

Case Number: 1-PP-2016#2

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

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

Site Plan:

<u>7</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Preliminary Plat:

<u>3</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Landscape Plan:

Color	<u>          </u>	24" x 36"	<u>          </u>	11" x 17"	<u>          </u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Technical Reports:

- 2 copies of Revised Drainage Report:
- 1 digital copy of Water Design Report:
- 1 digital copy of Waste Water Design 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.



January 19, 2017

Mark Graminske  
LVA Urban Design Studio  
120 S Ash Ave  
Tempe, AZ 85281

RE: 1-PP-2016#2  
Skye on McDowell Phase II

Mr. Graminske:

The Planning & Development Services Division has completed review of the above referenced development application resubmitted on 12/30/16. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note: comment is 3<sup>rd</sup> requests for issue that either was not addressed, or was not sufficiently addressed with the 2<sup>nd</sup> submittal**

**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:

**Drainage:**

1. The 24 X 36 G&D plan (Exhibit C) included as part of the case drainage report appears to show walls and a small gate blocking vehicular access to the retention basin, which is not permitted. Minimum 10-foot to 12-foot clear vehicular access to the retention basin from the private street must be provided. Please confirm compliance with the next submittal. Refer to Section 37-32.c of the Storm Water Ordinance and Section 4-1.402 of the DSPM.
2. Please remove all topography lines/drainage information from the preliminary plat.

**Other:**

3. **Please note:** there were several comments from the 1<sup>st</sup> review that were not sufficiently addressed with the 2<sup>nd</sup> submittal, but can be stipulations of the case approval. If you want to go over those comments, let me know.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

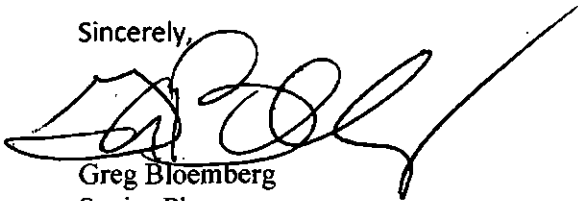
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL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

The Planning & Development Services Division has had this application in review for 33 Staff Review Days since the application was determined to be administratively complete.

These 2<sup>nd</sup> Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

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

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 1-PP-2016#2

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.

Other Supplemental Materials:

One Copy of the revised 24 X 36 Grading & Drainage Plan (Exhibit C to Drainage Report)

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December 17, 2016

Annie Vos  
LVA Urban Design Studio LLC  
120 S Ash Ave  
Tempe, AZ 85281

RE: 1-PP-2016#2  
Skye on McDowell Phase II

Ms. Vos:

Zoning Ordinance and Scottsdale Revised Code Significant Issues The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Please revise the site plan and landscape plan to indicate delineated pedestrian connections from each of the lots with rear yards adjacent to the McDowell Road frontage. Refer to case 16-ZN-2016.

**RESPONSE:** *The site plan and landscape plan have been revised to show pedestrian connections for each of the lots with rear yards adjacent to the McDowell Road frontage.*

2. Please revise the site plan/plat to indicate the required open space tract (average 15 feet in depth) along the McDowell Road frontage; and the required open space tract (minimum 10 feet in depth) along the 68<sup>th</sup> Street frontage. Refer to case 16-ZN-2016.

**RESPONSE:** *The site plan has been revised to show the average 15' tract along McDowell Road and the 10' tract along 68<sup>th</sup> street.*

Site Design:

3. Please indicate the location and method of screening for all above-ground mechanical and utility equipment. Refer to Sections 7.105 and 7.200.B of the Zoning Ordinance.

**RESPONSE:** *All above-ground mechanical and utility equipment will be screened in accordance with Sections 7.105 and 7.200.B of the Scottsdale Zoning Ordinance. Specific locations and methods of screening will be provided with the Final Plans submittal.*

4. Please call out locations for all site walls (including the theme wall), screen walls and fences on the site plan; specifically on the west and south sides of the site. Refer to Sections 5.1004, 7.105 and 9.106 of the Zoning Ordinance.

**RESPONSE:** *Locations for all site walls, screen walls and fences have been called out on the site plan and landscape plan.*

### **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:

#### **Drainage:**

5. The 24 X 36 preliminary G&D plan (Exhibit C) included in the Case Drainage Report shows that the vehicular access to the retention basin has been blocked by walls and a small gate. This is not allowed. A minimum of 10-12 feet clear vehicular access must be provided to the retention basin from the private street. An access easement may need to be dedicated and should be called out on the preliminary G&D plan. Refer to Section 4-1.800 of the DSPM.

**RESPONSE:** *The retention area at the northwest corner of the site is open to McDowell Road to the north and 68<sup>th</sup> Street to the west. The preliminary plat has been revised to include an access easement from 68<sup>th</sup> Street to service this area. This easement has been called out in the preliminary G&D plan.*

6. Please include a 24 X 36 copy of the preliminary plat with the revised drainage report so that the drainage easement around the retention basin and the access easement to the drainage easement from the private street can be clearly seen and verified. Refer to Section 4-1.900 of the DSPM.

**RESPONSE:** *A copy of the preliminary plat has been provided with the revised drainage report in this submittal. 12' vehicular access easement added for access from the ROW to Tract B. Drainage easement has been removed from the plat and grading plan. Tract B has drainage as a dedicated use, therefore a drainage easement is unnecessary.*

7. Please revise the G&D plan to indicate the 4:1 side slope for the retention basin along McDowell Road as well as along the access easement to the drainage easement from the private street. These 4:1 slopes must also be labeled on Sections A-A and B-B on the preliminary G&D plan. Refer to Section 37-32 of the Storm Water Ordinance and Section 4- 1.402 of the DSPM.

**RESPONSE:** *The grading and drainage plan has been updated to indicate the 4:1 slope for the retention basin on all sides and the access easement to Tract B from McDowell and 68<sup>th</sup> St. has been noted.*

8. Please do not include calculations for the proposed onsite storm drain system in the drainage report, as this is only a requirement for the final drainage report. Please note: if said calculations are left in the case drainage report, the engineer of record must note that there may be drainage review comments regarding the calculations after submittal of the final drainage report; as the reviewer will not be checking these calculations as part of the case review. Refer to Section 4-1.800 of the DSPM.

**RESPONSE:** *Note added to section 4 of the preliminary drainage report recognizing proposed calculations will not be checked and comments on the final drainage report may be made after submittal.*

#### Site Design

9. Please provide a site plan that is a black line drawing, without any gray tones, colors or landscape symbols so that all copies of the site plan will be readable. Refer to the Development Review Board Application Checklist and the Plan and Report Requirements for Development Applications.

**RESPONSE:** *A black and white site plan has been included with this submittal.*

10. Notes and dimensions on the preliminary plat appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size (1/6 of an inch). Refer to the Plan and Report Requirements for Development Applications.

**RESPONSE:** *Notes and dimensions on the preliminary plat have been revised for readability.*

#### Landscape Design

11. Please revise the landscape plan to indicate the locations for all street lights and traffic signals adjacent to the project site. Refer to the Plan and Report Requirements for Development Applications.

**RESPONSE:** *No new street lights or traffic signals are proposed for this project. The existing streetlights and traffic signals along McDowell Road have been included on landscape plan.*

12. Please revise the landscape plan to indicate the location of all above-ground utility equipment and/or vaults. Refer to the Plan and Report Requirements for Development Applications and Section 2-1.401 of the DSPM.

**RESPONSE:** *All above-ground mechanical and utility equipment will be screened in accordance with Sections 7.105 and 7.200.B of the Scottsdale Zoning Ordinance. Specific locations and methods of screening will be provided with the Final Plans submittal.*

#### 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:

Preliminary Plat:

13. Please revise the plat to identify the tract south of Lot 12, and the purpose of that tract. Refer to the Plan and Report Requirements for Development Applications.

**RESPONSE:** *Area south of Lot 79, formerly Lot 12, is included within Tract B and is described within the dedicated uses, specifically landscape.*

14. Lot numbering appears to conflict with Phase 1. Please revise the plat as needed to continue lot numbering already established with Phase 1. Also, revise plat to identify what appears to be "Lot 8" of this subdivision request. Refer to the Plan and Report Requirements for Development Applications.

**RESPONSE:** *Lot numbering has been revised to continue the lot numbering already established with Phase 1. Additionally, the plat has been revised to show the lot numbering on Lot 8.*

15. Please revise the plat to illustrate and call out the existing 18-foot alley bordering the southern property line.

**RESPONSE:** *The plat has been revised to call out the existing 18-foot alley bordering the southern property line.*

Site Design:

16. Please revise the site plan/plat to eliminate the crosswalks shown on internal streets at the street corners. These are not necessary on a 25 mph. street and do not appear to connect to any pedestrian corridors.

**RESPONSE:** *The applicant would like to clarify that these are not crosswalks, but rather are decorative paving areas intended to tie into the community theme and are consistent with what was approved for Skye - Phase I.*

Circulation:

17. Please note: Per the stipulations of case 16-ZN-2016, a transit shelter will be required as part of this phase of development. The sidewalk on McDowell Road will need to be connected to the street curb at the shelter location only; otherwise, sidewalk shall be detached. Shelter design shall be consistent with the COS Supplement to MAG Details #2263-1 thru 2263-8. Also refer to the Section 3 of the 2008 Transportation Master Plan.



**RESPONSE:** *The sidewalk along McDowell Road has been revised to be connected to the street curb at the shelter location and detached everywhere else.*

18. Please revise the site plan to show the sidewalk that runs along the south property line extended to connect with 68<sup>th</sup> Street. This location can be gated if necessary for security purposes. Refer to Section 2-1.1004.4 of the DSPM.

**RESPONSE:** *Providing a pedestrian connection in this location was discussed at the Pre-App meeting for this project and it was determined that the city would not recommend a connection here because access would be provided to the intersection of 68<sup>th</sup> & McDowell less than 300 feet north of this location and because a southern connection could encourage pedestrians to cross 68<sup>th</sup> street mid-block creating an unsafe pedestrian condition.*

Other:

19. Please provide a digital copy of the previously approved Water & Sewer Basis of Design Reports with the next submittal.

**RESPONSE:** *A digital copy of the previously approved Water & Sewer Basis of Design Reports has been included with this submittal.*

20. Please note: This application will ultimately need to be processed as a "replat" of Phase 1, in order to remove the portion of street currently shown running through lots 18 and 19 of this plat.

**RESPONSE:** *Understood*

21. Please note: All exterior subdivision monuments and interior lot corners must be set before the plat is approved and recorded. Refer to Sections 48-4 and 48-36 of the Arizona Administrative Code.

**RESPONSE:** *Understood*

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

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

The Planning & Development Services Division has had this application in review for 20 Staff Review Days since the application was determined to be administratively complete.

These 1" **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Regards,

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **1-PP-2016#2**

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

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

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Preliminary Plat:

3	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Landscape Plan:

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

Technical Reports:

- 2 copies of Revised Drainage Report;
- 1 digital copy of Water Design Report;
- 1 digital copy of Waste Water Design 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.