

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 6-19-2017  
Contact Name: JENNIFER HALL  
Firm Name: ROSE LAW GROUP  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

RE: Application Accepted for Review.

357 - PA - 2017

Dear Ms. Hall \_\_\_\_\_ :

It has been determined that your Development Application for REZONING \_\_\_\_\_ 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: BRAD CARR FOR BRYAN CLUFF  
Title: PRINCIPAL PLANNER  
Phone Number: (480) 312-7713  
Email Address: bcarr @ScottsdaleAZ.gov



July 20, 2017

Jennifer Hall  
Rose Law Group  
7144 E Stetson Dr Ste 300  
Scottsdale, AZ 852513267

RE: 4-GP-2017 & 9-ZN-2017  
Bell Group Self Storage

Dear Ms. Hall:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/20/17. The following **1<sup>st</sup> 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 Amendment (4-GP-2017)**

**2001 General Plan Analysis:**

1. Please update the General Plan graphics to reflect the specific boundaries of the subject property as well as the gross acreage, in accordance with the Plan & Report Requirements for Development Applications.
2. Please revise the project narrative to respond to specific goals and approaches as outlined in the 2001 General Plan, including the following:
  - a. Character and Design Goal 1 Bullets 3 and 4 regarding how the proposed project is responsive to the site conditions, area character, and market needs.
  - b. Character and Design Goal 4 and Open Space and Recreation Goal 1, Bullet 18 addressing the Scenic Corridor designation that will be provided along Shea Boulevard. Per the Scenic Desert Landscape Setback in the Scenic Corridor Design Guidelines, properties adjacent to others with scenic corridor setback of less than 100' may taper to the adjacent property setback. However, there is an existing 60' scenic corridor along the site frontage. Please maintain this setback, ending the taper at 60'.
  - c. Character and Design Goal 6 relative to the landscaping that will be part of this proposal and how it will reinforce the established character of the area.
  - d. Character and Design Goal 7 and how any proposed lighting will be sensitive to the character of the area and dark sky regulations.

- e. Land Use Goal 3 Bullets 1 and 6 relative to the proposed use and its character appropriately transitioning to the established uses adjacent to the subject site.
- f. Land Use Goal 7 Bullets 1 and 2 addressing how the uses will protect any sensitive environmental features and there will be appropriate transitions into surrounding neighborhoods.
- g. Economic Vitality Goal 3 Bullets 1, 3, and 5 addressing the addition of the proposed business and its impact in the community.
- h. Community Mobility Goal 11, Bullet 1 describing how the proposed project will provide improved non-motorized access with an improved sidewalk and path along the Shea Boulevard frontage.

1993 Shea Area Plan & 1994 Shea Area Design Guidelines:

- 3. Please update the Character Area Plan map showing your site in the surrounding context of the Shea Area. In accordance with the Plan & Report Requirements for Development Applications. The city has a graphic online showing the Shea Area:  
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Planning/character-area/she-a-area-map-PDF.pdf>
- 4. As reflected in your rezoning submittal, please address how the proposed project complies with 1993 Shea Area Plan for the major General Plan amendment application. Additionally, please respond to Goal 2 (Environmental Features), Policy 1 and Goal 3, (Efficient Road Network) Policy 2 describing how the proposed project will maintain or reroute the existing multi-use trail and comply with the Scenic Corridor requirements.
- 5. Please address how the proposal will meet the Shea Boulevard Streetscape Guidelines. Please refer to the following link:  
([http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/GLs\\_Shea\\_01-26-94.pdf](http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/GLs_Shea_01-26-94.pdf))

**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:

- 6. Section 5.1304.D.2. requires a minimum 50-foot setback for development in the C-1 district adjacent to a single-family district. The site plan calls out a "+/- 50" setback, which only scales to approximately 45 feet. Please revise the site plan to provide the required minimum 50-foot setback.
- 7. The project narrative states "The Applicant intends to restrict the hours of operation as well as limit the maximum building height to 24 feet...". Please provide additional information regarding the proposed hours of operation and clarify whether or not the 24 feet height limit includes or excludes mechanical equipment and roof top appurtenances. In addition, Zoning Ordinance Section 3.100. states building height is measured from average top of curb (Shea Boulevard) plus one (1) foot. Shea Boulevard is several feet higher than the natural grade at the point where the building will be located, resulting in the possibility of a much taller building that still measures "24 feet" per the Zoning Ordinance requirements. Please

clarify the building height measured from natural grade, including any proposed fill. Cross sections should be provided through the site east-west to evaluate grade and height difference from the adjacent residential lot grades to the east.

8. Please revise the site plan to show construction of a new parking lot screen wall between Shea Boulevard and the existing parking area in conformance with Zoning Ordinance Section 9.106.F.

Drainage:

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

Water and Waste Water:

10. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) and the original red-lined copy of the report 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. 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:

11. Per the Design Standards & Policies Manual Section 2-1.804., one (1) trash enclosure is required for each 20,000 square feet of building area. The proposed site plan only includes one (1) enclosure. Please revise the site plan in accordance with these requirements, or provide additional information regarding solid waste disposal and demand for the proposed use for further evaluation.
12. The proposed site plan does not clearly identify a customer loading/unloading zone and/or dock. Please provide additional information as to how loading and unloading of storage materials is intended to function on the site, in accordance with the Plan & Report Requirements for Development Applications.
13. The application area and proposed site plan covers multiple parcels and a portion of a parcel that is a part of the existing office condominium to the west. Prior to any plan submittals for permits on the subject project, a land division will be required to split off the portion of the parcel and combine it with the parcel upon which the building is located. As part of the land division process, it must be demonstrated that the remaining parcels (including the office condominiums) can meet all applicable development standards with the new land areas.

Circulation:

14. Please revise the site plan to show construction of a new 8-foot wide sidewalk detached from back of curb by at least 4 feet, along E. Shea Boulevard. The sidewalk should transition back to the existing sidewalk east of the property line within the right-of-way. Please refer to the Design Standards & Policies Manual, Section 5-3.100., the Scottsdale Revised Code 47-36 - Street Improvements, and the 2008 Transportation Master Plan: Ch. 7, Sec. 8.
15. Please revise the site plan to show construction of a minimum 8-foot wide multi-use trail that connects the existing trail within the power line corridor to the existing trail along Shea Boulevard (west of the site). Based on the proposed building location and parking layout,

the trail may be able to be located across the site west of the building and parking area. The trail should also extend east along the Shea Boulevard frontage. Please identify a proposed alignment on the site plan and landscape plan for further evaluation. Please refer to the Design Standards & Policies Manual, Section. 8-3.200, Trail Classifications, 8-3.202. and the 2004 Trails Master Plan, Trail Network.

16. Please revise the site plan to show dedication of a minimum 25-foot wide Non-Motorized Public Access Easement over the planned multi-use trail where it does not match the existing access easement locations, in accordance with the Design Standards & Policies Manual, Section. 8-3.200.
17. Please revise the site plan to provide a minimum 6-foot wide sidewalk connection from the main building entrance to the sidewalk along 116th Street, in accordance with the Design Standards & Policies Manual, 2-1.808 and the 2008 Transportation Master Plan: Ch. 7, Sec. 8.

#### **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:

#### **Other:**

18. In the project narrative there appears to be a typo on page 7 (conflicting with page 14) that states the transmission line easement does not prohibit the construction of buildings. Please clarify this language and update the narrative.
19. In the project narrative the request states a rezoning "from S-R PCD to C-1". Please revise the narrative to state "from S-R PCD to C-1 PCD", unless it is the intent of the owner to zone out of the existing PCD.
20. There appears to be an existing radio antenna on the east edge of the subject site. There are no records of City approvals or permits for this structure. Please provide additional information as to the disposition of this antenna relative to the proposal.

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 ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE WE ARE 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 Amendment and Zoning District Map Amendment request to Planning Commission/City Council hearing, 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 8/14/2017	9/14/2017	10/4/2017	10/25/2017	12/4/2017

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 Sara Javoronok at 480-312-7918, [sjavoronok@ScottsdaleAZ.gov](mailto:sjavoronok@ScottsdaleAZ.gov) for General Plan or Character Area Plan comments or Bryan Cluff at 480-312-2258, [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov) for zoning related questions.

Sincerely,



Bryan Cluff  
Senior Planner



Sara Javoronok, AICP  
Project Coordination Liaison

cc:

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **9-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 copy: Revised Narrative for Project

Site Plan:

6	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations (If applicable):

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"

Perspectives (If applicable):

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

Technical Reports:

- 2 copies of Revised Drainage Report:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised 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.



City of Scottsdale  
Planning Department  
Attn: Bryan Cluff, Senior Planner  
Sara Javoronok, Project Coordination  
7447 E. Indian School Road  
Scottsdale, AZ 85251

Dear Bryan and Sara:

RE: 4-GP-2017 and 9-ZN-2017  
The Bell Group, LLC - Storage at Shea – 2<sup>nd</sup> Submittal

Please accept this letter as a formal response the Staff's 1<sup>st</sup> Review Comments dated July 20, 2017. Our responses are provided below in italic red.

2001 General Plan Analysis:

1. Please update the General Plan graphics to reflect the specific boundaries of the subject property as well as the gross acreage, in accordance with the Plan & Report Requirements for Development Applications.

*The General Plan graphic has been revised to accurately reflect the parcels included in this request. (Assessor identified as 217-33-985 and a portion of 217-33-004C for a total of 4.6 acres.)*

2. Please revise the project narrative to respond to specific goals and approaches as outlined in the 2001 General Plan, including the following:

a. Character and Design Goal 1 Bullets 3 and 4 regarding how the proposed project is responsive to the site conditions, area character, and market needs.

*A response has been added to the revised narrative.*

b. Character and Design Goal 4 and Open Space and Recreation Goal 1, Bullet 18 addressing the Scenic Corridor designation that will be provided along Shea Boulevard. Per the Scenic Desert Landscape Setback in the Scenic Corridor Design Guidelines, properties adjacent to others with scenic corridor setback of less than 100' may taper to the adjacent property setback. However, there is an existing 60' scenic corridor along the site frontage. Please maintain this setback, ending the taper at 60'.

*A 60 foot scenic corridor easement (SCE) has already been recorded on the property. To the west on the Mirage Crossing office project there is a dedicated 80 foot SCE. To the east there is no SCE or other easements along the frontage of the Montana Ranch subdivision. However, the subdivision perimeter wall is setback between approximately 45 feet to 50 feet. As discussed with city staff on August 22<sup>nd</sup>, the Applicant is willing to maintain a minimum 80 foot SCE with a 100 foot average along the Shea Blvd frontage.*

c. Character and Design Goal 6 relative to the landscaping that will be part of this proposal and how it will reinforce the established character of the area.

*A Response has been added to the narrative.*

d. Character and Design Goal 7 and how any proposed lighting will be sensitive to the character of the area and dark sky regulations.

*A Response has been added to the narrative.*

e. Land Use Goal 3 Bullets 1 and 6 relative to the proposed use and its character appropriately transitioning to the established uses adjacent to the subject site.

*A Response has been added to the narrative.*

f. Land Use Goal 7 Bullets 1 and 2 addressing how the uses will protect any sensitive environmental features and there will be appropriate transitions into surrounding neighborhoods.

*A Response has been added to the narrative.*

g. Economic Vitality Goal 3 Bullets 1, 3, and 5 addressing the addition of the proposed business and its impact in the community.

*A Response has been added to the narrative.*

h. Community Mobility Goal 11, Bullet 1 describing how the proposed project will provide improved non-motorized access with an improved sidewalk and path along the Shea Boulevard frontage.

*A Response has been added to the narrative.*

1993 Shea Area Plan & 1994 Shea Area Design Guidelines:

3. Please update the Character Area Plan map showing your site in the surrounding context of the Shea Area. In accordance with the Plan & Report Requirements for Development Applications. The city has a graphic online showing the Shea Area:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Planning/character-area/she-a-area-map-PDF.pdf>

*An updated Character Area Plan graphic has been included in the resubmittal.*

4. As reflected in your rezoning submittal, please address how the proposed project complies with 1993 Shea Area Plan for the major General Plan amendment application. Additionally, please respond to Goal 2 (Environmental Features), Policy 1 and Goal 3, (Efficient Road Network) Policy 2 describing how the proposed project will maintain or reroute the existing multi-use trail and comply with the Scenic Corridor requirements.

*This has been addressed in the revised narrative.*

5. Please address how the proposal will meet the Shea Boulevard Streetscape Guidelines. Please refer to the following link: ([http://www.scottsdaleaz.gov/ Assets/ScottsdaleAZ/Design/GLs\\_Shea\\_01-26-94.pdf](http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/GLs_Shea_01-26-94.pdf))

*Compliance with Shea Boulevard Streetscape Guidelines has been added to the revised narrative.*

#### **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:

6. Section 5.1304.D.2. requires a minimum 50-foot setback for development in the C-1 district adjacent to a single-family district. The site plan calls out a "+/- 50" setback, which only scales to approximately 45 feet. Please revise the site plan to provide the required minimum 50-foot setback.

*The site plan has been revised to show the minimum 50-ft setback from single family residential to the east.*

7. The project narrative states "The Applicant intends to restrict the hours of operation as well as limit the maximum building height to 24 feet...". Please provide additional information regarding the proposed hours of operation and clarify whether or not the 24 feet height limit includes or excludes mechanical equipment and roof top appurtenances. In addition, Zoning Ordinance Section 3.100 states building height is measured from average top of curb (Shea Boulevard) plus one (1) foot. Shea Boulevard is several feet higher than the natural grade at the point where the building will be located, resulting in the possibility of a much taller building that still measures "24 feet" per the Zoning Ordinance requirements. Please clarify the building height measured from natural grade, including any proposed fill. Cross sections should be

provided through the site east-west to evaluate grade and height difference from the adjacent residential lot grades to the east.

*The proposed building height ranges from minimum 22 ft to maximum 24 feet with parapet. Shea Boulevard's average curb elevation is 1,474.00 and 1,498.00 is the max building height elevation from Shea Blvd. using the average curb elevation plus our 24 feet in maximum building height. From our building location the max elevation is 1,495.00 to the top of parapet. This results in our building sitting 3 feet lower in its site location versus on the curb by Shea Blvd. When compared to the 2 adjacent single family homes to the east: the proposed FF is 1,471.00. Falen Lot 3, APN 217-33-118, approximate FF is 1,477.00 and Magarelli Lot 2, APN 217-33-117, approx. FF is 1,473.00. Our highest elevation measures at 1,495.00 (our F.F. plus 24' to top of parapet). If we approximate the height of the neighboring homes at 24 feet, Lot 3 would be approximately 1,501.00 top elevation and Lot 2 approximately 1,497.00 top elevation. Our building sits lower than all of these elevations.*

8. Please revise the site plan to show construction of a new parking lot screen wall between Shea Boulevard and the existing parking area in conformance with Zoning Ordinance Section 9.106.F.

*As discussed with city staff on August 22<sup>nd</sup>, the Applicant will provide additional landscaping on the revised site plan in an attempt to screen the existing parking lot which is on the adjoining property and not a part of this project.*

#### Drainage:

9. Please submit two (2) copies of the revised Drainage Report and the original red-lined copy of the report with the rest of the resubmittal material identified in Attachment A.  
Water and Waste Water:

*Revised report included with the resubmittal.*

10. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) and the original red-lined copy of the report with the rest of the resubmittal material identified in Attachment A.

*Revised report included with the resubmittal.*

#### **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:

11. Per the Design Standards & Policies Manual Section 2-1.804., one (1) trash enclosure is required for each 20,000 square feet of building area. The proposed site plan only includes one (1) enclosure. Please revise the site plan in accordance with these requirements, or provide additional information regarding solid waste disposal and demand for the proposed use for further evaluation.

*The Applicant's team is currently communicating with the City's Engineering Department to address this comment.*

12. The proposed site plan does not clearly identify a customer loading/unloading zone and/or dock. Please provide additional information as to how loading and unloading of storage materials is intended to function on the site, in accordance with the Plan & Report Requirements for Development Applications.

*A loading and unloading zone has been added to the revised site plan.*

13. The application area and proposed site plan covers multiple parcels and a portion of a parcel that is a part of the existing office condominium to the west. Prior to any plan submittals for permits on the subject project, a land division will be required to split off the portion of the parcel and combine it with the parcel upon which the building is located. As part of the land division process, it must be demonstrated that the remaining parcels (including the office condominiums) can meet all applicable development standards with the new land areas.

*According to the Maricopa County Assessor's Office, the north parcel has already been separated from the Mirage Crossing Office Condo parcel identified as 217-56-871 (which is not a part of this project). In fact, the property north of the existing parking lot has already been provided with its own parcel identification number - APN 217-33-004C - by Maricopa County. However, the applicant will agree to process the necessary paperwork to correctly reflect this land division with the City of Scottsdale.*

Circulation:

14. Please revise the site plan to show construction of a new 8-foot wide sidewalk detached from back of curb by at least 4 feet, along E. Shea Boulevard. The sidewalk should transition back to the existing sidewalk east of the property line within the right-of-way. Please refer to the Design Standards & Policies Manual, Section 5-3.100., the Scottsdale Revised Code 47-36 - Street Improvements, and the 2008 Transportation Master Plan: Ch. 7, Sec. 8.

*The subject property is an infill property and part of the Mirage Crossing project originally approved in 1990. The project was constructed under the standards at that time and as such should not be subjected to new development design standards and policies. Specifically, there is currently a 5 foot wide sidewalk that runs along Shea Boulevard connecting the property to the office condos to the west and the neighborhood to the east. Furthermore, 5 foot wide sidewalks*

*and missing sidewalks comprise 72% of the Shea frontage from 102<sup>nd</sup> Street to 136<sup>th</sup> Street. It is not reasonable to request the Applicant to remove the existing sidewalk and construct a wider 8 foot sidewalk which undoubtedly will continue to have little to no use.*

15. Please revise the site plan to show construction of a minimum 8-foot wide multi-use trail that connects the existing trail within the power line corridor to the existing trail along Shea Boulevard (west of the site). Based on the proposed building location and parking layout, the trail may be able to be located across the site west of the building and parking area. The trail should also extend east along the Shea Boulevard frontage. Please identify a proposed alignment on the site plan and landscape plan for further evaluation. Please refer to the Design Standards & Policies Manual, Section. 8-3.200, Trail Classifications, 8-3.202 and the 2004 Trails Master Plan, Trail Network.

*The revised site plan shows to the location of the future 8 foot multi-use trail.*

16. Please revise the site plan to show dedication of a minimum 25-foot wide Non-Motorized Public Access Easement over the planned multi-use trail where it does not match the existing access easement locations, in accordance with the Design Standards & Policies Manual, Section. 8-3.200.

*The Applicant has revised the site plan to show the balance of a 25 foot wide easement as requested by staff.*

17. Please revise the site plan to provide a minimum 6-foot wide sidewalk connection from the main building entrance to the sidewalk along 116th Street, in accordance with the Design Standards & Policies Manual, 2-1.808 and the 2008 Transportation Master Plan: Ch. 7, Sec. 8.

*As agreed with city staff, the Applicant will work with Mirage Crossing Office Condo Association in order to provide a 5 foot wide sidewalk through the existing parking lot which connects with the existing 5 foot wide sidewalk on 116<sup>th</sup> Street to the existing 5 foot wide sidewalks along Shea Blvd.*

### **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:

#### Other:

18. In the project narrative there appears to be a typo on page 7 (conflicting with page 14) that states the transmission line easement does not prohibit the construction of buildings. Please clarify this language and update the narrative.

*This comment has been addressed in the revised narrative.*

19. In the project narrative the request states a rezoning "from S-R PCD to C-1". Please revise the narrative to state "from S-R PCD to C-1 PCD", unless it is the intent of the owner to zone out of the existing PCD.

*This application is for "C-1" zoning without the PCD.*

20. There appears to be an existing radio antenna on the east edge of the subject site. There are no records of City approvals or permits for this structure. Please provide additional information as to the disposition of this antenna relative to the proposal.

*This antenna does not belong to the existing property owner nor is it a part of this application. The applicant team has reached out to the Montana Ranch neighbor for further inquiry.*