



12/10/2021

David Richert
Richert & Associates
7525 E Gainey Ranch Rd Ste 147
Scottsdale, AZ 85258

RE: Case Number

Rezoning @ 13647 N. 87th Street
928V1 (Key Code)

Dear David Richert:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/18/2021. The following **2nd Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second 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. The proposal requests a change from R1-35 to R1-10, but the R1-10 minimum lot width requirement of 80-feet (per Sec. 5.404.B.1) does not appear to be achievable for the parcel. Per Sec. 3.100: Definitions the lot width for irregularly shaped lots shall be measured "thirty (30) feet behind the required minimum front setback line parallel to the street or street chord". In the documents provided, the lot width at that point (60-feet back from the right-of-way line) of the site is only about 63-feet in width.
 - a. Please provide additional information to support that this site will be able to comply with the development standards (specifically lot width) of the proposed zoning district.
 - b. If the intent was to extend the existing adjacent PRD to this site, to utilize its amended development standards, please provide the relative supporting information to that request and clarify the scope in an updated narrative.

General Plan:

2. Please revise the narrative to reflect the now fully adopted 2035 General Plan, applicable to this application moving forward in the process.

3. The narrative states that the proposal is within the density prescribed for this area. Density as defined by the Zoning Ordinance is the number of dwelling units per acre. For example, McDowell Shadow IV was approved with a 1.8 du/ac density. McDowell Shadow Estates II was approved at 1.35 du/ac. This proposal would appear to be 1 dwelling unit for approx. 16,275 gross sq ft, which would calculate to 2.68 du/ac. Although this proposed density aligns with the definition of Suburban Neighborhoods within the General Plan 2035 (usually more than one house per acre, but less than eight houses per acre), this could raise questions in the context of a neighborhood, where densities within the Suburban Neighborhoods land use category have typically been less than 2 du/ac.
 - a. Please update the narrative where appropriate to provide supporting discussion for the proposed density in the context of the surrounding densities of the area.

Drainage:

4. Please submit a revised Drainage Report addressing the redlined comments from this review.

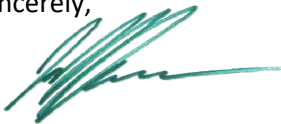
Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions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

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

These **2nd 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 10-ZN-2021

Key Code: 928V1

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **928V1**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Revised Narrative for Project
- Site Plan (addressing lot width dimension)

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report: