



March 16, 2007

Alex Stedman  
LVA Urban Design Studio Inc.  
7502 E Main St  
Scottsdale, AZ 85251

RE: 2-PP-2007  
CW Estates

Dear Mr. Stedman:

The Planning and Development Services Department has completed the review of the above referenced submittal dated 2/9/2007. The following **1<sup>st</sup> Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

**Ordinance Related Issues**

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing.

**Site Design/Circulation:**

1. The City has the authority to regulate access to public streets, and it is our opinion that the proposed access along the 84<sup>th</sup> Street alignment is not permitted. This opinion was collectively made by the Transportation, Planning, and Parks and Recreation Departments. The following considerations were taken:
  - There are other access opportunities from other adjacent improved public streets, which are not unreasonably circuitous, that provide immediate and reasonable access to this property. There is no compelling public interest in constructing another street adjacent to this property that will need to be maintained to residential street standards.
  - The nature and use of the 84<sup>th</sup> Street alignment at this location is for a driveway into Northsight Park, as well as for equestrian and non-vehicular trail uses. Any changes to the park will need consideration by the Parks and Recreation Commission. The proposed trail re-alignment, movement of the entry gate to the park, use of a driveway that would preclude overflow parking for park activities, and the additional residential traffic that would be generated on this park access drive is not in keeping with the existing character of this neighborhood park. Further, these changes create unnecessary impacts to park users, and the City has received significant neighborhood opposition to this proposal as it affects Northsight Park.

- Protecting and preserving existing neighborhoods is a continual goal of City's General Plan and general operating policy. The General Plan identifies the importance of sensitively integrating new land uses into the existing physical and natural environments, as well as the neighborhood setting in which a new project is to occur. New projects need to enhance and protect the existing neighborhoods and blend into the existing land use pattern. The City has received significant neighborhood opposition to the proposed change of the 84<sup>th</sup> Street alignment.
  - The City may entertain an abandonment request of a portion of the existing 40 foot roadway easement adjoining Tract B of Patterson Ranch subdivision (84<sup>th</sup> Street alignment).
2. For the reasons mentioned above, please redesign access to the site from one of the existing adjacent improved public streets adjoining the site. This change may impact the lotting arrangement, water, sewer and drainage design as well as the internal street proposed for the site and storm water detention.
  3. The private street design (i.e., gated entrances; Section 2-1.509 Design Standards & Policies Manual), Figure 2.1-4. requires a six foot wide pedestrian connection from the proposed development out to the adjoining street. Please include in the redesign all pedestrian and trail access ways.
  4. Please show the proposed pedestrian links on all plans, as not all plans are consistent.

Drainage:

5. The case drainage report was reviewed and picked up from the City's One-Stop-Shop by Erin Bass on 3/8/2007 (Plan Review # 761-07). Please provide a revised drainage report to the One-Stop-Shop addresses all corrections, items including the following:
  - Please provide the City agreement or permission granted to allow this property to discharge into the "regional basin" identified outside of the property to the east.
  - Please provide the electronic input files for an evaluation of the HEC-1 model runs.
  - The bleed-off rate from the storage basins needing to be slowed down to empty the basins between 24-36 hours.
  - The discharge calculations from the detention basins need to be shown.
  - The pre-and post-development topographic maps need to precisely show the flow patterns and establish that the existing basin outside this project site has the capacity to handle the discharge.
6. All drainage basins and channels need to be located in private tracts rather than on individual lots. Please provide written documentation from the City Engineer (Joe Morris) that the drainage easement and basin that are located on Lots 1-5 are permitted on lot. Revise Lot setback and Drainage exhibits on sheet 1 of 2 to address on-lot retention issue versus tract retention issue
7. Please revise Lot setback and Drainage exhibits on sheet 1 of 2 to address on-lot retention issue versus tract retention issue outlined in item 6 above.
8. The accommodation of storm water detention off-site in a "regional" facility to the east of the property might require design changes and supplemental work to that facility that have not yet been identified if such an allowance is approved. If the release of storm water as designed is not approved to leave the site in the manner identified, site plan changes may be in order.

Legal:

9. The owner of the property is not Calvis Wyant Luxury Homes LLC. Note: Our research shows there is also no such corporation registered with the Arizona Corporation Commission. The current title for the property indicates that there are two parties that have vested rights: R & L Limited Investments, Inc. (fee simple and title) and Salisbury Investment Group, LLC. (title). Please provide corrected Project Application form.

10. Only R & L Limited Investments, Inc., has provided documentation that they authorize LVA Urban Design Studio Inc. to represent them in this application. There is no such authorization from the Salisbury Investment Group, LLC. Please provide this required documentation or have the managing partners of the group sign the application.
11. The submittal documents identify Calvis Wyant Luxury Homes Inc. as the owner which is not correct. If they are the prospective owner or contract owner, they can be listed as such, otherwise the owners of record identified in the title policy need to be identified. Please revise as necessary.
12. Please identify if Alex Stedman is the applicant's agent or if there will be multiple parties from LVA Urban Design Studio, Inc. will be contacting the City. The plans reflect the name Steven Voss with LVA Urban Design Studio, the application identifies Alex Stedman as the agent and a third party from the same firm had contacted the office regarding the application. Please clarify.

Landscaping:

13. Please provide written documentation from all utility companies that all landscaping proposed with the existing PUE along Thunderbird will allow the proposed trees.

**Policy Related Issues**

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible.

Neighborhood Involvement:

14. There was information in the file regarding an out-reach effort to communicate the proposed development to the adjoining neighbors. A preliminary Citizen Outreach Report was drafted as well as the information for a "Project Under Consideration" sign. Please update the draft report with the actual or final report evidencing what has been done to inform the neighborhood about the project and what responses have been received to date. The City has received significant neighborhood opposition to the proposed change of the 84<sup>th</sup> Street alignment. If you do choose to hold a neighborhood workshop, please indicate the date, time and location for the event and please provide our office with a copy of the mailing or handout provided, a copy of the sign in sheet and a summary of the issues identified and solutions offered.

Landscaping:

15. Please provide the quantity and size of the proposed plant materials and if there are any existing plant materials on the site to be retained and/or reused to comply with the requirements of the Zoning Ordinance. The Native Plant Summary provided with the application by Desierto Verde, dated 2/9/2007 by City Staff, (November 7, 2006 by preparer), indicates that of all the plants on the site only 14 are salvageable and none are to remain in place. This contradicts the landscape plan provided by LVA Urban Design Studio dated 1/30/2007 which shows various plants to be left where they exist. Please clarify.
16. Please revise landscaping plan to identify all easements, as tree locations may conflict with easements.
17. Please widen all landscape tracts to a minimum of 10-15 feet to accommodate the proposed landscaping and trees planned in those areas.

**Technical Corrections**

The following technical 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 the final plans submittal (construction set) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans.

Water & Sewer:

18. The case basis of design reports were reviewed and picked up from the City's One-Stop-Shop by Alex Stedman on 2/16/2007 (Plan Review # 761-07-1). Please provide revised reports to the One-Stop-Shop addresses all corrections. There were minor comments for these two reports including the need for full water extension across the eastern property line. No significant issues were identified needing attention at this time, however please resubmit revisions to obtain necessary approvals.

Lighting:

19. Please refer to the IES Roadway Lighting Manual (RP-8), Figure 2.1-9 for the four different lighting areas within the City. This site is located in the Partial Lighting area (See RP-8 Section 3:13).
20. Sheet 1 for lighting does not have any scale provided for the drawing, no labeling of where landscape lights are to be located or any key or legend indicating what symbol is used for lighting on the portion of the site identified. The details on the two lights do not indicate the average or maximum foot candles generated by these fixtures. The plan is only a partial representation of the landscaped area and there is no indication of any additional lighting for the site other than what might be depicted on this sheet. Please provide a better landscape lighting plan for the property.

Landscaping:

21. Please identify the minimum sizes of the plant materials to be located on the site and indicate that at least 50 percent of the trees will be mature as defined by Article III of the Zoning Ordinance. (Section 10.501) Please review sight visibility requirements as set forth in Section 7.104 of the Zoning Ordinance.

Other:

22. We received the Airport Area Development Communication Form from Jennifer M. Lewis, the Aviation Planner for the City. It indicates that the aircraft overflight information and noise disclosure be provided to potential occupants (ie., property owners and tenants), prominently visible in sales office(s) and provided directly to homebuyer prior to purchase. A sample disclosure statement and traffic pattern airspace map were provided to LVA Urban Design Studio LLC according to the information provided by the Scottsdale Airport aviation planner.

Please resubmit the revised Drainage Report to the One-Stop Shop, and the balance of requested information (legal requirements, revised plans, and a written summary response addressing the comments/corrections identified) to the Planning and Development Services office above as soon as possible for further review. As we will need to be reviewing a substantially revised preliminary plat, entire new set of the revised preliminary plat and related information, the letter of authorization from the Salisbury Investment Group LLC, the new Project Application form and the one copy of the written response to the comments, need to be provided to the Planning and Development Services office. The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to a Development Review Board, City staff has identified the following potential schedules (read schedule left to right):

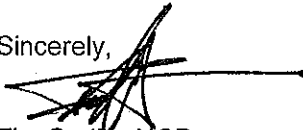
Track	Response/resubmittal by applicant (complete set of revisions)	City to provide status update	Potential DRB Hearing Date
11-07	No later than 3/30/2007	4/20/2007	6/7/2007
12-07	No later than 4/13/2007	5/4/2007	6/28/2007
13-07	No later than 4/27/2007	5/18/2007	7/5/2007

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. THIS WILL HELP MAKE SURE I AM AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.**

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter. Please be advised that the **1<sup>st</sup> Review Comments** are valid for a period of 45 days from the date on this letter. Failure to resubmit within the 45 days will require the project to begin a new "First Review" track.

If you have any questions, or need further assistance please contact me at 480-312-7976 or at [hepstein@ScottsdaleAZ.gov](mailto:hepstein@ScottsdaleAZ.gov).

Sincerely,



Tim Curtis, AICP  
Principal Planner

And

Hank Epstein, AICP  
Senior Planner

cc: Calvis Wyant Luxury Homes Inc  
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Salisbury Investment Group  
Jonathan M. Wainwright or A.G. Calvis  
8755 E. Bell Road  
Scottsdale, AZ 85260  
Project File