

Paul Michaud

From: Javoronok, Sara <SJavoronok@Scottsdaleaz.gov>
Sent: Friday, August 05, 2016 7:55 AM
To: Paul Michaud
Subject: RE: Comments from Scottsdale on the Major General Plan Amendment

Paul,

The 75' stacking is to the curb. For the wall, it's hard to tell if it's within the City. Do you have an ALTA?

Sara

From: Paul Michaud [<mailto:pmichaud@paradisevalleyaz.gov>]
Sent: Wednesday, August 03, 2016 1:28 PM
To: Javoronok, Sara
Subject: RE: Comments from Scottsdale on the Major General Plan Amendment

Sara:

Thank you. I will share these comments with staff and the applicant. Is the 75' stacking measured to the property line, edge of curb, other?

Also, since I believe the wall is within the City of Scottsdale, would the City allow the wall to be opened up?

Regards,

Paul E. Michaud, AICP
Senior Planner
6401 E Lincoln Drive
480-348-3574 (phone)
480-483-1811 (TDD)
pmichaud@paradisevalleyaz.gov

From: Javoronok, Sara [<mailto:SJavoronok@Scottsdaleaz.gov>]
Sent: Monday, August 01, 2016 10:38 AM
To: Paul Michaud
Cc: Perreault, Erin; Kercher, Phillip; Couch, Ashley
Subject: Comments from Scottsdale on the Major General Plan Amendment

Paul,

Thank you for providing the City of Scottsdale the opportunity to comment on the proposed Major General Plan Amendment. Please see the comments below related to land use, transportation, and stormwater.

Land Use

The subject property is located to the west of Scottsdale Road. Scottsdale Road itself and property to the east are located in the City of Scottsdale. The land to the east is classified as Suburban Neighborhoods, which usually has a

density of 1-8 du/ac. The land to the south east is open space and part of McCormick Ranch. The proposed Medium Density Residential land use is similar to the Suburban Neighborhoods land use to the east in Scottsdale.

Transportation

The City of Scottsdale requests that the proposed project include access from the site to Northern Avenue if the zoning district is intensified rather than utilizing a single, uncontrolled access point on Scottsdale Road. The existing access is suitable for the current land use designation, but not for increasing traffic at an unsignalized access point on a major arterial street. The City requests that improvements to Northern Avenue from Golf Drive to the site be required as part of any rezoning of the site to provide alternative site access.

In addition, in response to the Pre-Application materials sent to Scottsdale, staff has the following comments:

- Scottsdale requires 75 feet of stacking prior to the entry call box. The median island should not extend into the Scottsdale Road right-of-way. Also, as shown the median island blocks the existing Scottsdale Road sidewalk. The sidewalk should be shown on the site plan.
- Scottsdale requires 45 feet for cul-de-sacs, with a shoulder or sidewalk to provide the 49 foot turning radius for fire trucks. The cul-de-sac appears to be just 45 feet; this does not work for the Scottsdale Fire Department.
- The 20 foot wide "FIRE R.O.W." appears to align with a catch basin and street light on Scottsdale Road; therefore it would not work without relocation of both of these. It would also require opening up the existing wall. We would suggest that they modify the internal street layout to meet the minimum access requirements for the Fire Department so that this additional access is not needed.

Stormwater

The entire parcel is located within Flood Zone AE for Indian Bend Wash. Additionally, most of the parcel is located within the designated floodway area. Any grading within the floodway will require a no-rise certification to satisfy FEMA regulations and Scottsdale's floodplain management ordinance. The FEMA regulatory floodplain needs to be redelineated first as part of any development plan to reflect changes that have occurred since the original delineation. Following redelineation, the applicant will then need to prepare a pre-development and post-development hydraulic model as well. These models will need to show no adverse stormwater impact to Scottsdale. The applicant will need to prepare a Conditional Letter of Map Revision application and have it approved by the City of Scottsdale and FEMA before grading can commence. After grading in accordance with the approved plans, the applicant will need to prepare a Letter of Map Revision application and have it approved by the City of Scottsdale and FEMA.

Please let me know if you have any questions or concerns.

Thank you for the opportunity to comment.

Sara

Sara Javoronok

Project Coordination Liaison - Long Range Planning
Planning and Development Services

City of Scottsdale

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City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

June 15, 2016

Paul Michaud, AICP
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

RE: GP-16-01: Major General Plan Amendment for property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)

Dear Mr. Michaud:

Thank you for the opportunity to comment on Case No. GP-16-01, a Major General Plan Amendment to change the land use designation from "Low Density Residential" to "Medium Density Residential" for a property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road. The city of Phoenix does not have any comments at this time.

Please contact Samantha Keating at 602-262-6940 if you require any additional information.

Sincerely,

Alan Stephenson
Planning & Development Director

cc: City of Scottsdale file
Marc Thornton

CHENEY ESTATES HOME OWNERS ASSOCIATION

June 23, 2016.

The Mayor and Council,

Town of Paradise Valley

Paradise Valley

Arizona

Proposed Jarvis Property Development

Dear Mayor and Members of the Council

For many years developers have attempted to buy the 4.4 acre Jarvis property which is north of Cheney Estates and adjoins Scottsdale road, to develop this property commercially.

Cheney Estates has been successful in having applications turned down for a multi- level retirement home, a hotel, and other such high activity uses on this property as such developments would have created excessive noise, traffic and blocked the view to some degree.

A development of some type on this land is, however, an inevitability.

The least disruptive solution for Cheney Estates would be if this land was utilized for single story residential use.

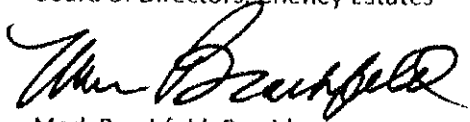
Geoffrey Edmunds, the developer of Cheney Estates has suggested erecting 9 single story homes (maximum height 24 feet) on this parcel. The Lots would range in size between 12,000 and 16,000 Square Feet.

The development, if passed by the Town of Paradise Valley, would allow access to and from Scottsdale Road only.

The Board of Directors endorses Geoffrey Edmunds Proposal to construct 9 one Story single Family Homes on the Jarvis 4.4 Acre Parcel.

Sincerely,

Board of Directors, Cheney Estates



Mark Brachfeld, President.