



# Minor Subdivision Staff Approval

11-MD-2021

Core Center Phase 1

APPLICATION INFORMATION	
LOCATION: 15301 N Hayden Rd	APPLICANT: Michael Leary
PARCEL: 215-52-095	COMPANY: Michael Leary
Q.S.: 34-48	ADDRESS: 10278 E. Hillery Drive Scottsdale, AZ 85255
CODE VIOLATION #: N/A	PHONE: (480) 991-1111
Request: For approval to split the existing lot into lot 1A and lot 1B, associated with case 19-ZN-2013#2.	

## STEP 1

## APPROVAL STIPULATIONS

### FINAL PLAT STIPULATIONS

1. The Final Plat shall adhere to the Preliminary Plat stamped approved by Current Planning Staff on 1/19/22 with the following inclusions:
  - a. AVIGATION EASEMENT. With the Final Plat submittal, the property owner shall dedicate an Avigation Easement to the City of Scottsdale over each lot, in a form acceptable to the City Attorney, or designee.
  - b. TRAFFIC CONTROL EASEMENT. With the Final Plat submittal, the property owner shall dedicate a 10-foot wide Traffic Control Easement along the site's entire Hayden Road frontage for the placement of traffic control devices outside of the 8 foot wide sidewalk.
  - c. BUFFERED SETBACK EASEMENT. With the Final Plat submittal, the property owner shall dedicate a 35' wide Buffered Setback Easement to the City of Scottsdale along the development project's site's entire frontage with North Hayden Road, except at the location of approved driveway entrances.
  - d. CROSS ACCESS, PUBLIC NON-MOTORIZED ACCESS, AND NON-VEHICULAR ACCESS EASEMENTS. Dedicate blanket, if specific locations cannot be determined, cross access easements, Public Non-Motorized Access Easement, and non-vehicular access easements, across and to the benefit of each platted parcel. Add final plat note stating that each platted parcel owner has the right to construct related improvements across and through any platted parcel, in accordance with a city approved site plan, through the city permit process.
  - e. EMERGENCY AND SERVICES ACCESS EASEMENT. Dedicate blanket, if specific locations cannot be determined, emergency and services access easements across all parcels to the benefit of the City of Scottsdale. Add final plat note stating that each platted parcel owner has the right to construct related improvements across and through any platted parcel, in accordance with a city approved site plan, through the city permit process.
  - f. SAFETY TRIANGLE. Dedicate safety triangles at all applicable areas of the development project per DSPM 5-3.123; Fig. 5-3.27.
  - g. Add final plat note stating that blanket Cross Access Easement and Emergency and Services Access Easements may be redefined by each parcel owner, across own parcel, at a future date and in accordance with a city approved site plan.
2. With the Final Plat submittal, the property owner shall proof of a recorded document with the southern neighbor allowing lot splits per the legal department.
3. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale's Design Standards and Policy Manual.

### Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Page 1 of 7

Form Revision Date: 12/11/2014

4. Submit for final plat approval to the City of Scottsdale. Provide a copy of this approval letter along with the items required in the Final Plan Review Submittal Requirements. Provide all relevant case numbers in the right-hand margin of the plat's cover sheet.
5. No further lot splits or land divisions are permitted until the property owner submits a zoning case and development case amendment.

**DRB CASE STIPULATIONS for lot 1B.**

**Per the ZA, the conceptual site plan of lot 1B matches the Development Plan and will not trigger a ZA case amendment at this time. In addition to standard requirements, 1B will also be responsible to complete these zoning stipulations:**

6. EASEMENTS. Update the site plan to show all existing easements, easements to be released, and new easements to verify IF building location is feasible. Building is currently within easements which is not permitted and will need to be revised. Map of dedication/release is required with final construction plans and shall address easement locations on BOTH lots to ensure adequate connectivity.
7. NORTH HAYDEN ROAD BUFFERED SETBACK AND IMPROVEMENTS. All buildings and all parking improvements shall be setback a minimum of thirty-five (35) feet, with an average of forty (40) feet, from the curb line along North Hayden Road, including the curb line of any auxiliary lane (deceleration lane). The area within the Buffered Setback Easement shall be landscaped in accordance with a Development Review Board approved landscape plan.
  - a. With the DRB case submittal, the property owner shall revise the site plan to eliminate parking from the required 35' North Hayden Road Buffered setback and show the minimum 35' and average 40' setback from the curb line.
8. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be twenty (20) feet above the adjacent finished grade.
9. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above twenty (20) feet shall be subject to the approval of the Development Review Board.
10. ACCESS RESTRICTIONS. Access to the development project shall conform to the following restrictions:
  - a. Southern entry driveway shall generally conform to city standard detail number 2257, CH-1 driveway. The driveway shall have a minimum of two approach lanes to North Hayden Road and one inbound lane.
  - b. Southern entry driveway shall provide an enhanced pedestrian crossing to ensure a safe pedestrian crossing environment.
  - c. Northern entry driveway shall be relocated or redesigned so that driveway does not line up with pedestrian corridor internal to project while increasing queuing distance within driveway. This driveway shall be restricted to right-turn in and right-turn out only traffic movements.
11. PEDESTRIAN CONNECTIVITY. All buildings of the development project shall have minimum six (6) foot wide sidewalk connection to other buildings on the development site, to adjacent available commercial property sidewalks, and to abutting public street sidewalks.
12. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for a development project on lot 1B, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property within the development project.
13. TRAFFIC SIGNAL. With any Development Review Board application, the property owner shall prepare a traffic signal warrant analysis for the intersection of 84th Street and Hayden Road using existing traffic volumes and projected traffic volumes for the submitted phase of development. If the traffic signal is

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Page 2 of 7

Form Revision Date: 12/11/2014

warranted the developer shall install the traffic signal with the submitted phase of development. Case 19-ZN-2013 #2.

14. CIRCULATION IMPROVEMENTS. Any development on either Lot 1A or 1B shall require the following improvements with project permitting and certificate of occupancy requirements:
  - a. Widening of the existing sidewalk along the Hayden Road frontage on the northeast and southwest portions of the site to a minimum width of 8 feet as required in the approved stipulations for zoning case 19-ZN-2013 #2. Case 19-ZN-2013 #2.
  - b. Construct full internal vehicular circulation, through both parcels, connecting both project driveways.
15. FIRE. With the DRB case submittal, the property owner shall provide a revised site plan that meets the minimum radius of all turns in accordance with Figure 2-1.4 (25'/49' Commercial) (DS&PM 2-1.303(4)).
16. DRAINAGE. With the Development Review Board submittal, the property owner shall submit a Drainage Report and Grading and Drainage plans in accordance with the Design Standards and Policies Manual for the development project. The drainage report and plans shall address, among other typical requirements, the following items:
  - a. Since the existing development site is currently undeveloped, the proposed lot split will require the ultimate development plan for each lot to provide onsite storm water storage based on the 100-year, 2-hour stormwater runoff volume.
  - b. Dedication of a Drainage Easement will be required, in the ultimate development plan, around any onsite stormwater basin, above ground or underground, along with any required access needs.
17. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
18. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.
19. FAA DETERMINATION. With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
20. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. With the construction documents submittal for the development project, the property owner shall provide a copy of the noise disclosure notice that will be provided to occupants, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
21. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
22. FIRE HYDRANT. The property owner shall provide fire hydrants and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
23. REFUSE. With the DRB case submittal, the property owner shall provide a revised refuse plan for the overall development project (1A + 1B), incorporating new site layout, that conforms with DSPM 2-1.309, for each refuse location, accordingly. Overall site refuse route no longer works under currently proposed redesigned site circulation and drive aisle locations, neither does refuse pick up for standalone smaller lot.
24. With the DRB case submittal, the property owner shall revise the site plan and open space plan to adhere to the open space requirement of 28% of the net lot area per PCP/AMU zoning.
25. With the DRB case submittal, the property owner shall revise the site plan to show a 15' setback from the east property line per PCP/AMU.

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Page 3 of 7

Form Revision Date: 12/11/2014

26. With the DRB case submittal, the property owner shall revise the site plan to list the maximum and provided FAR for the individual site. Maximum allowed FAR is 0.8.
27. With the DRB case submittal, the property owner shall revise the site plan so that the parking is screened from the street with a 3' tall parking screen wall, behind the minimum 35' setback and 40' average setback from the curb.

**ZN CASE STIPULATIONS for lot 1A.**

**Per the ZA, the development of lot 1A will trigger an amendment to the 19-ZN-2013#2 zoning case and Development Agreement. ALL 19-ZN-2013#2 stipulations apply. They are detailed here as a reminder to the property owner that these overall requirements must be met.**

28. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Core Center Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11624 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. The Development Plan is contingent upon the fulfillment of special public improvements requirements as outlined in the associated Development Agreement. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
29. MAXIMUM SQUARE FOOTAGES. The Development Plan (total square footage for all buildings across lots 1A and 1B) shall have a maximum of 192,635 square feet. Of that 192,635 square feet, non-office space shall be limited to a maximum of 70,000 square feet.
30. CONFORMANCE TO DEVELOPMENT AGREEMENT. Development shall conform with the associated Development Agreement, Contract No. 2019-179-COS (approved by Resolution No. 11625 with the date of 11/25/2019). The property owner shall provide special public improvements in accordance with the Development Agreement, including requirements for timing of completion of special public improvement and/or equivalent payments. Proposed special public improvements are subject to the approval of the Zoning Administrator. Should the Development Agreement not become effective, or if the Developer does not comply with the terms of the Development Agreement, the bonus gross floor area as set forth in the Development Plan shall become null and void. Any change to the Development Agreement shall be subject to City Council approval.
31. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for a development project on lot 1A, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property within the development project.
32. PEDESTRIAN CONNECTIVITY. All buildings of the development project shall have minimum six (6) foot wide sidewalk connection to other buildings on the development site, to adjacent available commercial property sidewalks, and to abutting public street sidewalks.
33. NORTH HAYDEN ROAD BUFFERED SETBACK AND IMPROVEMENTS. All buildings and all parking improvements shall be setback a minimum of thirty-five (35) feet, with an average of forty (40) feet, from the curb line along North Hayden Road, including the curb line of any auxiliary lane (deceleration lane). The area within the Buffered Setback Easement shall be landscaped in accordance with a Development Review Board approved landscape plan.
34. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be twenty (20) feet above the adjacent finished grade.
35. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above twenty (20) feet shall be subject to the approval of the Development Review Board.

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Page 4 of 7

Form Revision Date: 12/11/2014

36. ACCESS RESTRICTIONS. Access to the development project shall conform to the following restrictions:
- Southern entry driveway shall generally conform to city standard detail number 2257, CH-1 driveway. The driveway shall have a minimum of two approach lanes to North Hayden Road and one inbound lane.
  - Southern entry driveway shall provide an enhanced pedestrian crossing to ensure a safe pedestrian crossing environment.
  - Northern entry driveway shall be relocated or redesigned so that driveway does not line up with pedestrian corridor internal to project while increasing queuing distance within driveway. This driveway shall be restricted to right-turn in and right-turn out only traffic movements.
37. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
- NORTH HAYDEN ROAD. Construct an eight (8) foot wide sidewalk along the development project's frontage with North Hayden Road. The sidewalk shall be separated from the curb, except at location of auxiliary (deceleration) lanes.
  - West 84<sup>th</sup> Street. Widen the existing 84<sup>th</sup> Street intersection as necessary to provide a minimum of two approach lanes to North Hayden Road. The intersection design and lane alignment shall be approved by the Transportation Department prior to final plan approval.
38. EAST RAINTREE DRIVE WASTEWATER LINE. Prior to issuance of any permit for the development project for lot 1A, the property owner shall submit and obtain approval of construction documents to construct an eight (8) inch sewer main system along East Raintree Drive from N. 83rd Place to approximately seven hundred (700) feet east of the intersection of East Raintree Drive and N 83rd Place connecting two sewer systems that currently are not connected in order to provide the additional sewer capacity needed to serve the development project. Improvements for the East Raintree Drive Wastewater Line shall not be permitted to utilize any monetary contributions made as a part of special public improvements requirements outlined above and within the associated Development Agreement.
39. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
40. FIRE HYDRANT. The property owner shall provide fire hydrants and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
41. DRAINAGE REPORT. With the zoning case amendment submittal, the property owner shall submit a Drainage Report and Grading and Drainage Plans in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address the following items:
- The proposed underground storm drainpipes and appurtenances shall be analyzed and provided with the Drainage Report.
  - The Drainage Report shall identify Q100, maximum ponding depth, and surface overflow locations and elevations.
  - An Operations and Maintenance manual will be required with the Drainage Report.
42. BASIS OF DESIGN REPORT (WATER). With the zoning case amendment submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
43. BASIS OF DESIGN REPORT (WASTEWATER). With the zoning case amendment submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.

44. **FAA DETERMINATION.** With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
45. **AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE.** With the construction documents submittal for the development project, the property owner shall provide a copy of the noise disclosure notice that will be provided to occupants, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
46. Proposed building square footage above 69,500 square feet for all buildings on lots 1A and 1B will trigger bonus fees and associated development agreement requirements, Contract No. 2019-179-COS (approved by Resolution No. 11625 with the date of 11/25/2019).
47. With the zoning case amendment submittal, the property owner shall revise the master site plan to update the following development standards since Building B has changed in size:
- Total project SF;
  - Total required and provided parking;
  - Total provided open space; and
  - Provided FAR.
48. With the zoning case amendment submittal, the property owner shall revise the site plan and master site plan to list the land use of the new Building B. **Nonoffice space is limited to 70,000 SF total per 19-ZN-2013#2.** List total nonoffice SF proposed. Current nonoffice space (including building B) is OVER 70,000 SF at 77,350 SF which violates the zoning stipulation. The property owner shall revise the master site plan to reduce nonoffice area and increase office area to meet the zoning stipulation.

## **STEP 2 FINAL PLAT AND CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS**

Submit one copy of this approval letter, and permit application along with the following **DIGITAL** plan set(s) for review at <https://eservices.scottsdaleaz.gov/bldgresources/plans>

PERMIT APPLICATION: ☒ **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink: <https://eservices.scottsdaleaz.gov/bldgresources/plans>

MAP: ☒ 1 PDF file of the survey on 24" X 36" sheet size  
☒ 1 PDF file of a Commitment for Title Insurance for the site (no older than 30 days)

The Minor Subdivision plan review fee shall apply (NOTE: Fees subject to change every July 1<sup>st</sup>)

This plan set shall be reviewed by the following departments:

### Staff Reviewers

<input checked="" type="checkbox"/> <b>PLANNING:</b>	Katie Posler	<input checked="" type="checkbox"/> <b>FIRE:</b>	Doug Wilson
<input checked="" type="checkbox"/> <b>ENGINEERING:</b>	Eliana Hayes	<input checked="" type="checkbox"/> <b>GIS:</b>	Mary Schnyder
<input checked="" type="checkbox"/> <b>DRAINAGE:</b>	Ghassan Aouad	<input checked="" type="checkbox"/> <b>MAPS:</b>	Eliana Hayes

### **Expiration of Minor Subdivision Approval**

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.

### **Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Page 6 of 7

Form Revision Date: 12/11/2014

Staff

*Katie Posler*

DATE:

1/19/22

Signature: \_\_\_\_\_

Katie Posler and Brad Carr  
for Randy Grant, ZA

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)