

Stipulations for the Zoning Application:

Shoeman Lane

Case Number: 14-ZN-2020

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Brick & West with a city staff date of 9/23/2020 attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. PARKING. The property owner shall enter into an Assurance of Remote Parking Agreement for a minimum of five spaces, as indicated on the site plan. The executed agreement shall be provided with the Development Review Board submittal for staff review and approval.
3. REFUSE. With the Design Review Board submittal, the property owner shall submit an updated site plan demonstrating that the refuse enclosure approach pad has a minimum unobstructed vertical clearance of thirteen (13) feet and six (6) inches, and an unobstructed minimum vertical clearance, above the refuse closure itself, of twenty-five (25) feet.
4. ALLEY SERVICE DISRUPTIONS. Property owner shall coordinate with and mitigate all disruptions to city service routes within adjacent alley during project construction activities.
5. LAND ASSEMBLAGE. Prior to issuance of any permit for the development project, the property owner shall assemble all parcels, within project boundary, into one parcel, through the city's platting process.
6. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

7. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications along project frontages to the City of Scottsdale:
 - a. E SHOEMAN LANE. Thirty-six and a half (36.5) foot dedication south half-right-of-way width.
 - b. ALLEY. Two (2) foot dedication, for a total ten (10) foot wide north half-alley right-of-way width.
8. PUBLIC NON-MOTORIZED PUBLIC ACCESS EASEMENT (NMPAE). The land assemblage plat shall include dedication of a NMPAE over any portion of street sidewalk that extends beyond the right-of-way onto the project site.

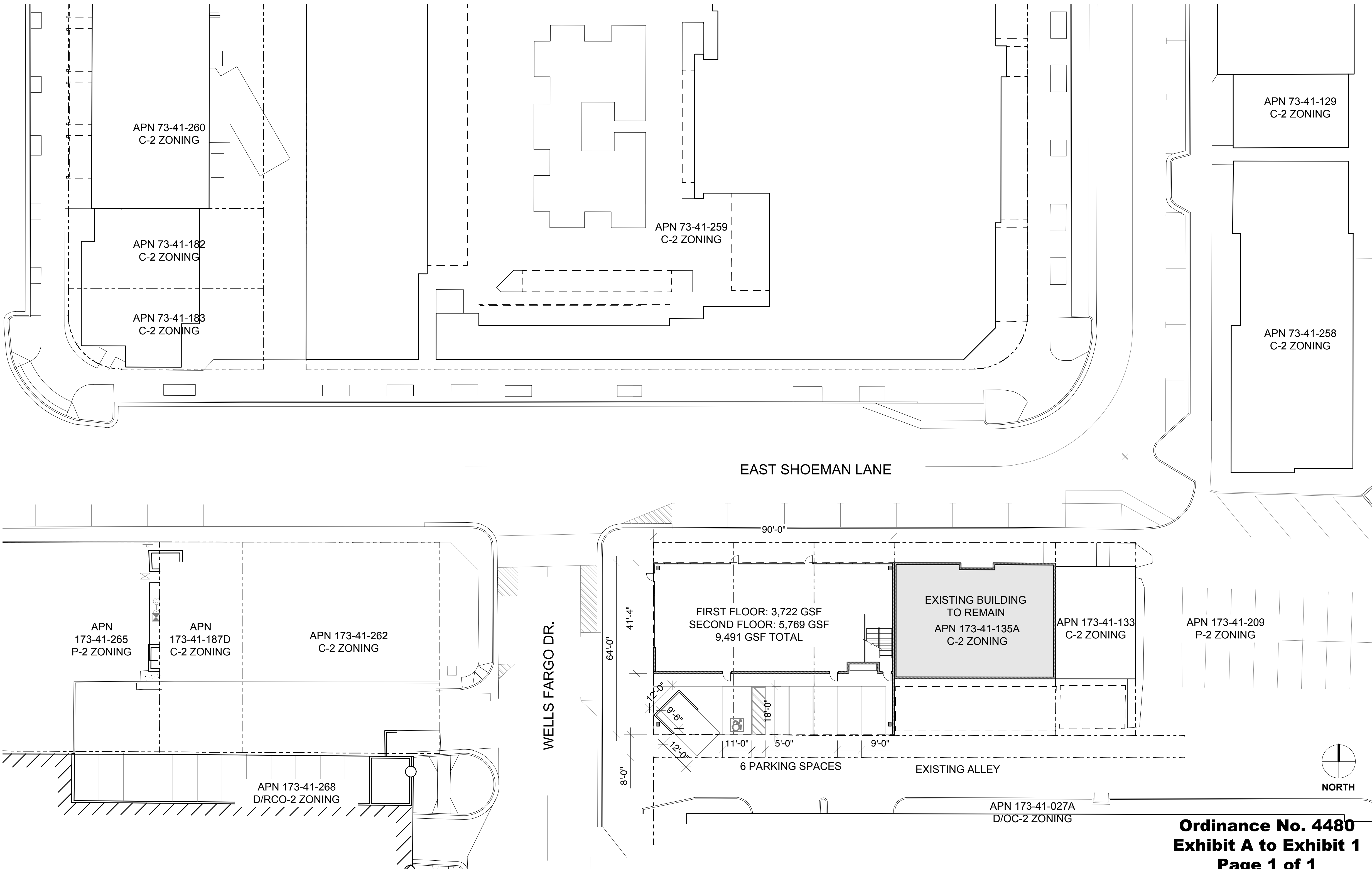
INFRASTRUCTURE

9. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
10. **STANDARDS OF IMPROVEMENTS.** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
11. **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:
 - a. **E SHOEMAN LANE.**
 1. Construct a minimum ten (10) foot wide public sidewalk.
 - b. **N Wells Fargo Avenue.**
 1. Construct a minimum ten (10) foot wide public sidewalk.
 - c. **ALLEY.**
 1. Reconstruct alley driveway connection to N Wells Fargo Avenue to create an ADA accessible pedestrian crossing.
12. **STREETSCAPE IMPROVEMENTS.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct streetscape improvements that match and complete existing landscape and hardscape improvements along N Wells Fargo Avenue.
13. **TRAFFIC IMPACT STUDY.** Prior to or in conjunction with future Development Review Board case submittals, the property owner shall submit and obtain approval of a traffic impact study, meeting city published standards and requirements at time of submittal. Recommendations of approved traffic study are hereby incorporated into these stipulated project requirements and are to be fulfilled accordingly.
14. **WATER INFRASTRUCTURE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct waterlines, potable and non-potable, adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city water system, nor commitment to provide water service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, final basis of design report. Such report may conclude with additional on-site and off-site water system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate, and are hereby incorporated into these stipulated project requirements and are to be fulfilled accordingly.

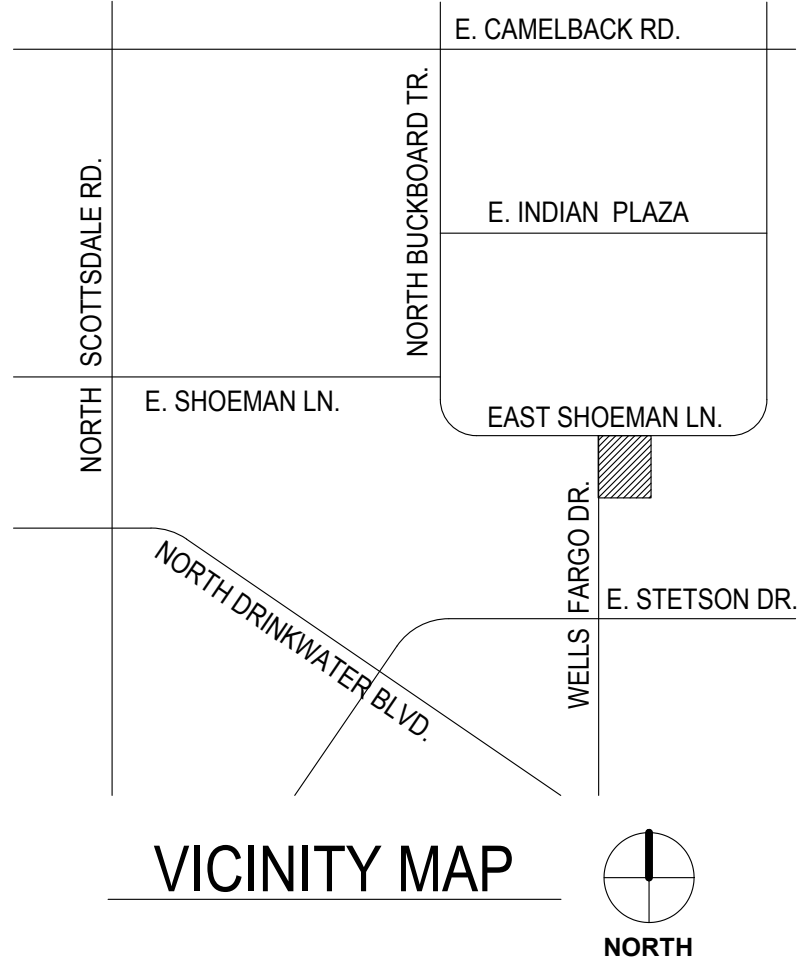
15. **WASTEWATER INFRASTRUCTURE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct wastewater infrastructure adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city wastewater system, nor commitment to provide wastewater service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, final basis of design report. Such report may conclude with additional on-site and off-site wastewater system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate, and are hereby incorporated into these stipulated project requirements and are to be fulfilled accordingly.
16. **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.
17. **FIRE HYDRANT.** The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

18. **DRAINAGE REPORT.** With the Development Review Board submittal, the property owner shall submit a final Drainage Report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
19. **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.
20. **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.



PROJECT SUMMARY AND CODE DATA			
PROJECT NAME			
Shoeman Lane			
7333 E. Shoeman Ln.			
Scottsdale, AZ 85251			
B&W PROJ. NO.		7911	
PROJECT DESCRIPTION			
New two-story mixed-use building 9,491 SF with associated site improvements including six parking spaces.			
DEVELOPMENT SUMMARY (BUILDING ADDITION/RENOVATION)			
PROJECT ADDRESS:		7333 E. Shoeman Ln.	
APN:		173-41-136 / 173-41-137 / 173-41-138	
EXISTING ZONING:		C-2	
SITE AREA:		0.14961	Acres
		6,517	SF
BUILDING AREA:		9,491	SF
COVERED AREA:		5,769	SF
TOTAL DEVELOPMENT:		9,491	SF
TOTAL LOT COVERAGE:		88.52%	
NUMBER OF STORIES		2	
BUILDING HEIGHT:		2	Stories
		35	Feet (No Change)
OCCUPANCY:		M / A-2	
CONSTRUCTION TYPE:		5B	
PARKING SUMMARY			
PER ARTICLE IX			
	Table 9.103.B Required Parking (Mixed-Use)		
Use	Area	Ratio	Required
Medical Marijuana	2,115	300	7.05
Retail	1,325	350	3.78571
Office (Type 1 Area)	5,499	300	18.33
Total Parking Spaces Required			29.1657
Historic Parking Credits (P-3) 5,573 SF/300 =			18.57
Total Parking Spaces Required with applied credits			10.5957
On-Site Parking Spaces Provided			6
Parking Spaces Provided via Remote Parking Agreement			4.6
Total Project Parking Spaces Provided			10.6



1 SITE PLAN
1" = 20'-0"

Ordinance No. 4480
Exhibit A to Exhibit 1
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THIS DRAWING IS PART OF A SET OF WORKING DRAWINGS. THE INFORMATION CONTAINED ON THIS DRAWING MUST BE COORDINATED WITH THE BALANCE OF THE DRAWINGS, AND CANNOT BE TAKEN AS A STAND-ALONE INSTRUCTION. ALL GENERAL NOTES AND SPECIFICATIONS APPLY TO EVERY SHEET IN THIS SET.

Shoeman Lane Scottsdale
Scottsdale, Arizona
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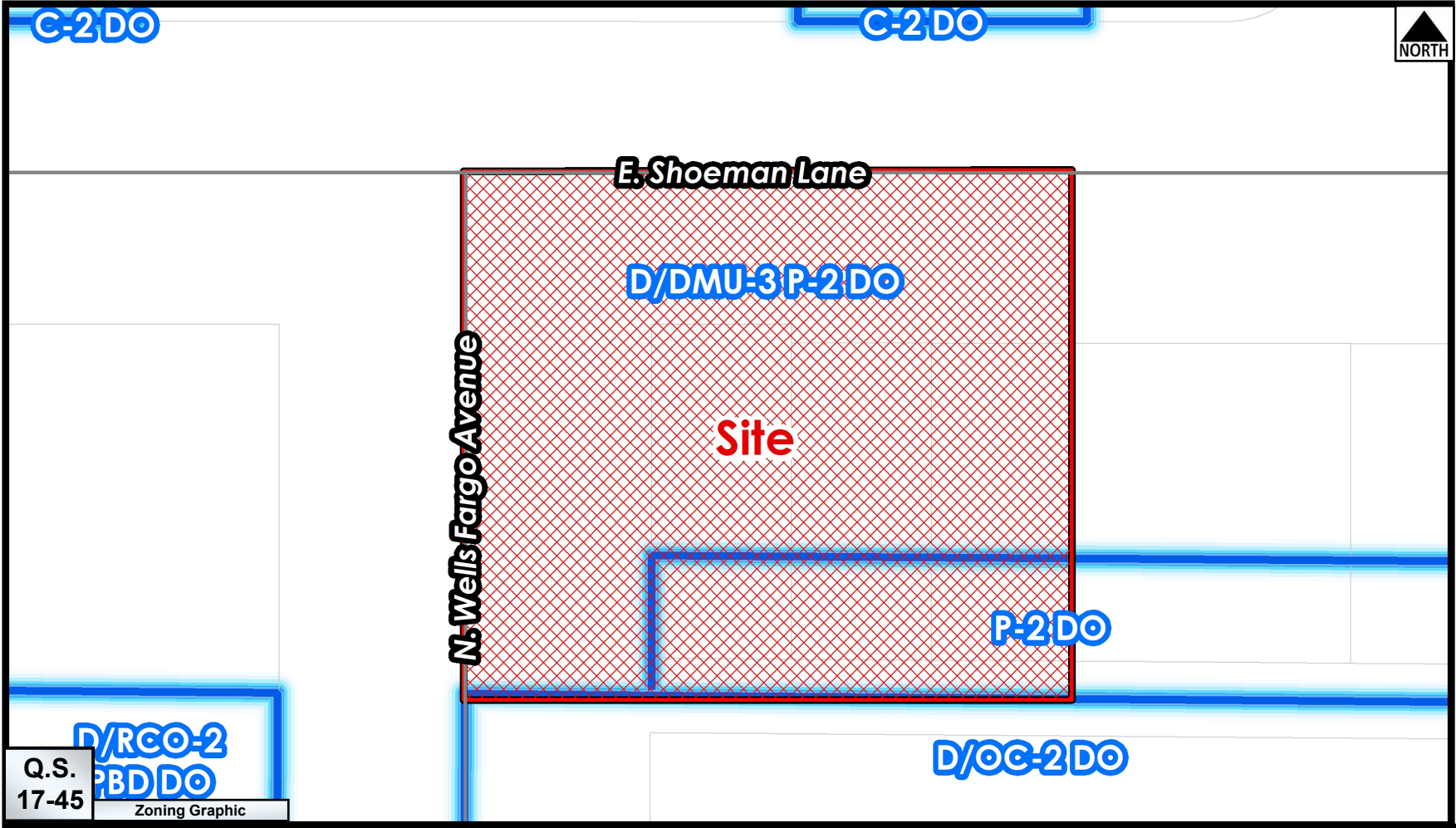
Date	2020-09-08	Project No.	7911	Drawn By	MXR	Checked By	JED
Revision							

G100
SITE PLAN

BRICK & WEST
DESIGN

CONSULTANTS:

CERTIFICATION:



Q.S.
17-45

Zoning Graphic

Proposed Zoning

Ordinance No. 4480
Exhibit 2
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14-ZN-2020