

**Stipulations for the  
Development Review Board Application:  
Minnezona Lofts  
Case Number: 45-DR-2021**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Kontexture, with a city staff date of 09/12/2022.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Kontexture, with a city staff date of 09/12/2022.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Kontexture, with a city staff date of 09/12/2022.
  - d. The case drainage report submitted by g-mar consulting and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Kontexture and accepted in by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and DRB cases for the subject site were: 5-ZN-2002 and 25-DR-2011.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- C. Building height shall not exceed 36 feet, including any rooftop appurtenances. Building height shall be defined as outlined in Section 3.100 of the Zoning Ordinance.

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2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. At time of final plans, the applicant shall identify the locations of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or faced of the SES shall be flush with the building face. An SES that is incorporated into the building with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to public right-of-way, roadway easement, or private street.

**SITE DESIGN:**

**DRB Stipulations**

5. Refuse service for the development shall be through containerized automatic residential service.

**LANDSCAPE DESIGN:**

**Ordinance**

- D. Pursuant to ZO Section 10.501.B., in developments where buildings have more than one (1) story, fifty (50) percent of the trees shall meet the following standards: Single trunk trees: three (3) inch caliper; and Multiple trunk trees: one and one-half (1½) inch caliper average trunk. On revised plans, please include the quantity and caliper inches of each tree species.

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6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

**EXTERIOR LIGHTING:**

**Ordinance**

- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

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8. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
9. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
  - e. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREET INFRASTRUCTURE:**

**Ordinance**

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

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10. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

**WATER AND WASTEWATER:**

**Ordinance**

- H. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- I. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the public sewer system extension improvements in conformance with the Water Resources approved sewer basis of design report for project.

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11. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

12. With the civil construction document submittal, the property owner shall submit a final drainage report and G/D plan that demonstrate consistency with the DSPM and the case drainage report accepted in concept by the stormwater manager or designee. The Volume required and Volume

provided of 100 years 2 hours storm runoff for the proposed condition should be shown on the G/D plan.

13. The owner shall be dedicated to the city on the final plan, and all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
14. Also, as indicated in the Drainage Report, the on-site retention basin and proposed underground stormwater storage facility shall be designed. Please provide the required information based on the City's retention basin and underground stormwater Storage policy as provided in chapter 4 of the Design Standards and Policies Manual.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

15. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
  - c. A minimum twenty (20) foot wide Water and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

**ADDITIONAL ITEMS**

**DRB Stipulations**

16. With the final plans submittal, the owner shall submit a copy of the recorded Covenants, Conditions, & Restrictions (CC&Rs) for the site for final plan review staff. The CC&R's shall prohibit vehicular parking on the driveways fronting E. Minnezona Avenue.
17. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
18. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.