

**Stipulations for the
Development Review Board Application:
Seventh Day Adventist Warehouse Building
Case Number: 14-DR-2022**

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 LGE Design Group, with a city staff date of 11/4/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by LGE Design Group, with a city staff date of 11/4/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by TJ McQueen & Associates, Inc., with a city staff date of 11/4/2022.
 - d. The Preliminary Grading and Drainage Plan and Preliminary Drainage Report submitted by Hunter Engineering, Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services. The final plans shall address any comments that are in the drainage report.
 - e. The Water and Sewer Basis of Design Report submitted by Hunter Engineering Group, Inc. and accepted as noted by the Water Resources Department, with project owner addressing notes through construction plan set.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the subject site were 14-ZN-2019 and 236-SA-2022.

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:

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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. Any roll-up doors shall orientate all accessory/mechanical components internal to the building.

SITE DESIGN:

Ordinance

- C. ACCESS RESTRICTIONS. Access to the development site shall conform to the following restrictions:
 - a. Secondary Access Requirement – There shall be a secondary access to either N. Scottsdale Road or E. Redfield Road if the Phase 1 access through the City’s Park and Ride facility is to be removed in the future, per the Revocable Driveway License Agreement. The location of the secondary access shall be subject to Transportation Department Director or designee approval and be constructed prior to the end of the one-year termination notice, per the Revocable Driveway License Agreement. This requirement does not apply if a secondary access is already existing as part of the Phase 2 development.
 - b. Park and Ride (PNR) Parcel – There shall be no freight truck, or construction access through the City’s Park and Ride facility, per the Revocable Driveway Agreement. Access through the PNR shall be limited to passenger motor vehicles and delivery trucks (such as Fed Ex, USPS, UPS, Staples and trucks of similar size) not to exceed 33,000 pounds gross.
 - c. With the final plans submittal, the owner shall provide a traffic signage plan to identify truck access restrictions on-site. The signs shall be generally located consistent with the Truck Circulation Plan submitted by LGE Design Group with a City Staff date of 11/4/2022.
- D. ON-SITE LANE AND AISLE WIDTHS. Site entrances and bypass lanes shall be forty (40) foot minimum width, all others shall be twenty-four (24) feet minimum (excluding curb and gutter).
- E. ON-SITE PEDESTRIAN CONNECTIONS. Six-foot-wide accessible pedestrian routes from the main entry of the building within the development shall be made to each abutting public street that provides a pedestrian sidewalk, per the Pedestrian Circulation Plan dated 11/4/2022.
- F. REFUSE. Refuse for Phase 1 of project shall be in substantial conformance with the Refuse Plan prepared by LGE Design Group with a City Staff date of 11/4/2022 or as otherwise approved by City Engineering staff. The refuse design shall meet all city Code requirements, subject to Development Review Board approval.
- G. ELECTRIC. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, the property owner shall cause to have undergrounded all overhead utility infrastructure along Miller Road from E. Sutton Drive to E. Thunderbird Road and within project boundaries.

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5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct refuse infrastructure in conformance with the Refuse Details Plan prepared by LGE Design Group with a City Staff date of 11/4/2022

OPEN SPACE:

Ordinance

- H. Open space requirements of ZO Sec. 5.4007.c shall be met on the 18-acre portion of property for the Phase 1 development of the site, per the Open Space Plan prepared by LGE Design Group with a City Staff date of 11/4/2022.

LANDSCAPE DESIGN:

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7. With the final plans submittal, the 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.
8. With final plans submittal, the property owner shall update the landscape plans to show that thorny trees, shrubs and cacti will be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing.
9. The existing chain link fence along N. 76th Street shall be removed where new block walls will be installed, per the Site Wall Plan prepared by LGE Design Group with a City Staff date of 11/4/2022.
10. A sixty (60) foot wide landscape buffer shall be maintained along the N. Miller/N. 76th Street property frontage from E. Sutton Drive to E. Thunderbird Road, per the Open Space Plan prepared by LGE Design Group with a City Staff date of 11/4/2022.

EXTRIOR LIGHTING:

Ordinance

- I. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- J. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- K. 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.
- L. The initial vertical luminance at 6-foot above grade along the east property line shall not exceed 0.0 foot-candles and shall include pre-curfew and post-curfew lighting hours:
 - a. Pre-Curfew lighting design hours shall be defined as dusk to 10:00 PM, and post-curfew lighting design hours shall be defined as 10:00 PM to dawn.
 - b. All exterior lighting lights adjacent to residential zones shall be turned off during the post-curfew hours with the exception of lights for security purposes.

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11. 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 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 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.

AIRPORT:

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12. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET INFRASTRUCTURE:

Ordinance

- M. 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.
- N. PHASE 1 CIRCULATION IMPROVEMENTS. 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 following improvements:
 - a. THUNDERBIRD/REDFIELD ROAD.
 - i. At which time the cross-access driveway connection through the park & ride facility is constructed, construct an eastbound right turn lane at N 73RD Street.
 - ii. At which time the cross-access driveway connection through the park & ride facility is constructed, construct traffic video detection cameras to the existing traffic signal at the intersection with N 73rd Street.
 - b. MILLER ROAD.
 - i. Widen existing street improvements to a minimum of twenty (20) feet of pavement, centered on section line with ribbon curb on west side, from E. Sutton Drive to E. Thunderbird Road.
 - ii. Construct an eight (8) foot wide trail, adjacent to the property frontage, from E. Sutton Drive to E. Thunderbird Road.

WATER AND WASTEWATER:

Ordinance

- O. 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.

DRAINAGE AND FLOOD CONTROL:

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- 14. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee. The approved drainage report has some comments that deemed can be addressed during the final plans stage. The approved report has been previously shared on the city Internet File Exchange folder.

EASEMENTS DEDICATIONS:

Ordinance

- P. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous vehicle non-access easement along the Miller Road project frontage, from E Sutton Drive to E Thunderbird Road.
- Q. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalks and trails in locations where the improvements are outside of the City right-of-way.
- R. WATER AND SEWER FACILITIES EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum six (6)-foot wide Water and Sewer Facilities Easement to the City of Scottsdale along the northern project boundary (parcel 215-56-333A) for required maintenance and building separation from the existing public sewer line

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- 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 Public Motorized Access Easement over shared driveways and drive aisles.
- 16. Prior to the issuance of any building permit or with Final Plans submittal, the owner shall submit a final plat map for the new parcel boundaries on the development site, per the Preliminary Plat Map prepared by Hunter Engineering, Inc. with a City Staff date of 11/4/2022.

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- 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 consistent with the Revocable Driveway License Agreement.