

**Stipulations for the
Development Review Board Application:
AutoNation Ford Renovation
Case Number: 32-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 YSM Design, with a city staff date of 03/05/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Commercial Development Resources, with a city staff date of 03/05/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Mission Landscape Architecture, with a city staff date of 06/07/2023.
 - d. The case drainage report submitted by Commercial Development Resources 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 Commercial Development Resources, Royce A. Eklund dated 02/02/2023 and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 8-ZN-1987.
- B. At the time of review, the applicable Stipulated Judgment Case for the subject site was: CV2012-018048 pertaining to front open space, landscape setback requirements and net lot area.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- C. 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 or 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.

SITE DESIGN:

Ordinance

- D. Tandem parking stalls shall not be credited as provided parking spaces.
- E. Required parking spaces shall not be used for vehicle storage or display.
- F. All repairs shall be performed within an enclosed building.

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4. Vehicle display pad and rack height shall be limited to a maximum height of 2 feet for display pads, and a maximum height of 3 feet for rack/turnstile, not exceed a total of 5 feet, as measured from the nearest adjacent sidewalk.
5. Racks, turnstiles, etc., that are utilized to raise vehicles for display, should have a solid base that is covered by perforated metal sheeting, wire mesh with 50 percent or greater density, solid panel sheeting, or other durable commercial grade architectural material.
6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. Knox Box shall be required on all access gates.
8. With final plans submittal, the property owner shall update project plans to show all FDC and Riser locations.
9. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 and per the approved refuse plan.

OPEN SPACE:

Ordinance

- G. Total open space and frontage open space calculations shall be based on the prior net lot area as measured from the property lines existing prior to the N. Northsight Boulevard extension.

LANDSCAPE DESIGN:

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10. Canopy trees should be provided at a rate of 1 tree per 50 linear feet of dealership frontage.

11. 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.
12. 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.

EXTRIOR LIGHTING:

Ordinance

- H. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- I. 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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13. 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 2.5 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 10.0 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 1.5 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.
14. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
15. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.
16. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.

AIRPORT:

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17. Section 5-354 – Height Analysis -- The owner of new development (and natural growth and construction equipment associated with new development), to be located within the twenty-thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. Before final plan approval, the owner shall submit the FAA response to FAA Form 7460-1.
18. Section 5-355 – Fair Disclosure -- As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to

Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs.

19. Section 5-357 – Avigation Easement -- Before final plan approval for any new development, the owner of a new development in the areas labeled AC-1 (for noise-sensitive uses only, shown on Figure 1, Airport Influence Area, shall grant the city, and record, an avigation easement satisfactory to the city attorney's office.
20. Section 5-385 – Noise Attenuation requirements – Before final plan approval for any new development that include noise-sensitive uses within the areas labeled AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall be constructed with noise attenuation measures in conformance with sound transmission requirements of the International Building Code (IBC). If noise sensitive uses occupy only a portion of a new development, only the noise sensitive uses are required to be protected.

DRAINAGE AND FLOOD CONTROL:

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21. 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.

EASEMENTS DEDICATIONS:

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22. 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) that cross onto the property.