



**PLANNING SERVICES**  
7447 E. Indian School Rd., Suite 105  
Scottsdale, AZ 85251

November 26, 2024

Cody Edam  
Banner Health  
2901 N. Central Ave. #160  
Phoenix, Az. 85012

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 6-DR-2024 Banner Health Medical Office Building

The Development Review Board approved the above referenced case on September 19, 2024. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- DRB - 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.
- These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees" – This is provided as a brief overview of fee types. A plan review fee is paid when construction documents are submitted. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500 with any questions regarding fees.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including, but not limited to, the owner, engineers, architect, and developer.**

Sincerely,

Greg Bloemberg  
Principal Planner  
gbloemberg@ScottsdaleAZ.gov

## About Fees

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins

**Stipulations for the  
Development Review Board Application:  
Banner Health Medical Office Building  
Case Number: 6-DR-2024**

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 Smithgroup, with a city staff date of 6/26/2024
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Smithgroup, with a city staff date of 6/26/2024
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Smithgroup, with a city staff date of 6/26/2024.
  - d. The case drainage report submitted by Dibble Corp. 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 Dibble Corp, upon its city approval currently outstanding.
  - f. The infrastructure master plans for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023), upon its city approval currently outstanding.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the subject site were: 19-ZN-2002#6 and 19-ZN-2002#11

**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:**

**DRB Stipulations**

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. With the construction plan submittal, applicable plans shall be revised to confirm any ladders for roof access will be internal to the building.

**SITE DESIGN:**

**Ordinance**

- C. INTERNAL ACCESS ROADS. Per the land division code and zoning approvals, accessways serving multiple parcels are to be contained in platted tracts. The platted creation of such tracts is to be recorded prior to any permit issuance of access connections outside of, and through non-, project parcels. Per the land division ordinance plats may not be recorded prior to improvement plan approvals.
- D. PARCEL BOUNDARIES. Per the land division code, no permits are permissible until the deeded project parcel boundaries, and the lands it came from, have been approved by the city through the city's approval of a preliminary plat (5-MD-2024) and the city's recordation of a conforming final plat, to include the posting of a financial assurance and execution of a covenant to construct agreement for all master plan infrastructure (37-SA-2023) and preliminary plat infrastructure (5-MD-2024). Also per the land division code, final plat approval is predicated on the city approval of all master plan infrastructure improvement plans (37-SA-2023) and preliminary plat infrastructure (5-MD-2024).

**DRB Stipulations**

5. All drive aisles 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 all refuse infrastructure in accordance with site plan DRB\_A1.1.1 dated June 18, 2024.

**LANDSCAPE DESIGN:**

**Ordinance**

- E. A minimum of 50% of all provided trees shall be mature, as defined in Article III of the Zoning Ordinance.

**DRB Stipulations**

7. With the final construction plan submittal, the landscape plan shall be revised as needed to confirm that the Mayo Blvd. streetscape is similar, with regard to tree and plant species, to the ASM project to the west (refer to case 3-DR-2024).

8. With the construction plan submittal, 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.
9. With the construction plan 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**

- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

**DRB Stipulations**

10. Landscape lighting shall only be utilized to accent plant material.
11. All landscape lighting directed upward shall be black and utilize an extension visor shield to limit view of the lamp source.
12. All landscape lighting directed upward shall be aimed away from property lines and streets.
13. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line, except for the "Lantern" feature on the building, sign, and landscape lighting.
14. 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, except on the underside of the main entrance canopy.
  - 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, except on the underside of the main entrance canopy.
  - 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:**

**DRB Stipulations**

15. 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.

**STREET DEDICATIONS:**

**Ordinance**

- G. Prior to the issuance of any building permit for the development project, the property owner shall make fee simple right-of-way dedications to the City of Scottsdale in conformance with a city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and a staff approved preliminary plat submitted by Kimley Horn and Associates (5-MD-2024), as required by zoning approvals and land division code ordinance, upon their approvals and via a final plat.

**STREET INFRASTRUCTURE:**

**Ordinance**

- H. 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.
- I. MASTER PLANS. Prior to any construction plan submittal, the owner shall submit and obtain approval of infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023). Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- J. PRELIMINARY PLAT. Prior to any construction plan submittal, the owner shall submit and obtain approval of a preliminary plat and associated utility plans and basis of design reports for the master project known as the DeRito/Van Trust Lands (5-MD-2024)
- K. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval of civil construction documents to construct improvements in conformance with the city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023) and a preliminary plat(5-MD-2024) submitted by Kimley Horn. Prior to the project requesting a certificate of occupancy from the city the improvements shall be final accepted by the city and MCESD. The transportation improvements shall include but not limited to the following improvements, generally:
  - a. N Hayden Road widening,
  - b. E Mayo Blvd full street construction and widening
  - c. N Miller Road full street construction

**DRB Stipulations**

- 16. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 17. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval to install a traffic signal at the intersection of N. Hayden Road and E. Mayo Blvd. per the approved Master Circulation Plan. Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- 18. Prior to issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit and receive approval of a traffic signal design for the intersection of N. 78<sup>th</sup> Street and E. Mayo Blvd. All underground infrastructure required for said traffic signal shall be

installed by the master developer. Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process

**WATER AND WASTEWATER:**

**Ordinance**

- L. All water and wastewater infrastructure improvements shall be constructed in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- M. All development where there are chemicals used that require pretreatment shall provide a monitoring manhole. Coordinate with city Water Resources Industrial Pretreatment Department regarding evaluation inspection for all requirements associated with wastewater pretreatment and monitoring vaults. Design of infrastructure related to pretreatment or monitoring shall be included with the civil construction documents.
- N. MASTER PLANS. Prior to any construction plan submittal, the owner shall submit and obtain approval of infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023). Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- O. PRELIMINARY PLAT. Prior to any construction plan submittal, the owner shall submit and obtain approval of a preliminary plat and associated utility plans and basis of design reports for the master project known as the DeRito/Van Trust Lands (5-MD-2024)
- P. ON-SITE FINAL BASIS OF DESIGN REPORTS. Final Project Water and Sewer Basis of Design Reports have not been approved by Water Resources. Prior to submittal of project construction plans the owner shall submit and obtain approval of Final Project Water and Sewer Basis of Design Reports to include but not limited to utility plans.
- Q. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval of civil construction documents to construct improvements in conformance with a city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and a staff approved preliminary plat submitted by Kimley Horn and Associates (5-MD-2024), upon their own approvals. Prior to the project requesting a certificate of occupancy from the city the improvements shall be final accepted by the city and MCESD. The water and wastewater improvements shall include but not limited to the following improvements:
  - a. A 16-inch, 20-inch and 24-inch water distribution main lines generally beginning along Hayden Rd from Loop 101 to Mayo Blvd, continuing west along Mayo Blvd to 73rd St, along Miller Rd from north of Loop 101 to Mayo Blvd, and continuing east from Miller Rd north of Loop 101 to Claret Dr.
  - b. A 12-inch water distribution main line generally beginning at Hayden Rd north of Mayo Blvd, connecting to new 20-inch water distribution main line near 78<sup>th</sup> St and Mayo Blvd.
  - c. An 18-inch sewer main from the property owner service connection to new sewer to be located at Miller Rd and Mayo Blvd
  - d. New wastewater collection infrastructure from Miller Rd and Mayo Blvd to the city of Scottsdale North Pumpback Station, in construction as of September 12, 2024. The property owner will

have an obligation for a payback assignment for the proportionate costs associated with this wastewater collection sewer (currently in construction) that is required to serve this development in accordance with SRC Sec 49-212, SRC Sec 49-216.

- R. WATER AND WASTEWATER EASEMENTS. Provide minimum 20' wide easement extending from the water quality monitoring vault to the existing public wastewater system. Assure the vault is designed for access at all times to city crews.
- S. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTORS. The owner shall provide reduced pressure principle backflow preventer(s) in accordance with SRC 49-62.
- T. BUILDING BOOSTER PUMPS. Initial basis of design documents indicated that there is inadequate pressure to meet required water pressures at the highest finished floor of one or more buildings associated with this development. Booster pump(s) will be provided on the domestic service line(s) within the building and included in construction documents for permit issuance and construction accordingly.
- U. PUBLIC WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all public water and wastewater infrastructure improvements, including any new service line connections, fire hydrants, and manholes necessary to serve the development.
- V. PRIVATE WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all private water and wastewater infrastructure improvements, including water quality monitoring vault(s), service lines necessary to serve the development.

**DRB Stipulations**

- 19. 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**

- 20. 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.
- 21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

- 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) cross on to the property.
  - b. Any easements necessitated by the city approval of infrastructure master plans for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and preliminary plat submitted by Kimley Horn and Associates (5-MD-2024).
  - c. Any easements called for in the city approved site plan.

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