

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 17, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

One Scottsdale PU III, Natural Results Plastic Surgery and Medical Spa 61-DR-2015#4	Request for approval of the site plan, building elevations and landscape plans for a new two-story medical office with approximately 17,000 square feet of building area, on a +/- 1.45-acre site.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- Scenic Corridor along N. Scottsdale Road frontage
- No public comments received as of date of this report

BACKGROUND

Location: 19463 N. Scottsdale Road

Zoning: Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning

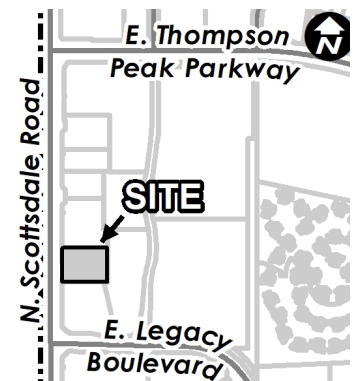
Adjacent Uses

North: Vacant Restaurant/Retail Pad within Planning Unit III of One Scottsdale, zoned Planned Community District (PCD).

East: Hotel within Planning Unit III of One Scottsdale, zoned PCD.

South: Vacant pad for future gas station within Planning Unit III of One Scottsdale, zoned PCD.

West: Vacant, undeveloped land within the City of Phoenix



Property Owner

One Scottsdale Surgery Center, LLC

Applicant

Mohsen Ghoreishi, The Kohan Group, Inc
415-987-9100

Architect/Designer

The Kohan Group, Inc

Engineer

Jeff Hunt, Cypress Civil
623-282-2498

DEVELOPMENT PROPOSAL

The applicant is requesting approval of the site plan, building elevations, and landscape plans for a new two-story medical office development with approximately 17,000 square feet of building area on a +/- 1.45-acre site, which is part of the larger One Scottsdale Planning Unit II development.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Warm earth tone color fiber cement finish applied to the building elevations.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including building overhangs and high-performance glazing that will help reduce building energy consumption and promote a sustainable approach to the buildings system and lifecycle.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Natural Results Plastic Surgery and Medical Spa development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Greater Airpark Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Meredith Tessier Senior Planner 480-312-4211 Email: mtessier@ScottsdaleAZ.gov
Community & Economic Development Stormwater Management	Richard Anderson Stormwater Engineering Manager 480-312-4211 Email: rianderson@scottsdaleaz.gov
Community & Economic Development Plan Review	Eliana Hayes Development Manger 480-312-2757 Email: Ehayes@scottsdaleaz.gov
Public Safety-Fire Fire & Life Safety Services	Doug Wilson Senior Plans Examiner 480-312-2507 Email: DoWilson@scottsdaleaz.gov
Engineering Services Water Resources	Anita Pritchard Water Resource Engineer Email: Apritchard@scottsdaleaz.gov

APPROVED BY



Meredith Tessier, Senior Planner, Report Author

08/03/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

8/8/2023

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Site Plan Details
10. DRB approved Master Conceptual Site Plan (61-DR-2015#4)
11. Master Open Space Plan
12. Landscape Plan
13. Building Elevations (black & white)
14. Building Elevations (color)
15. Perspectives
16. Zoning Map
17. Community Involvement



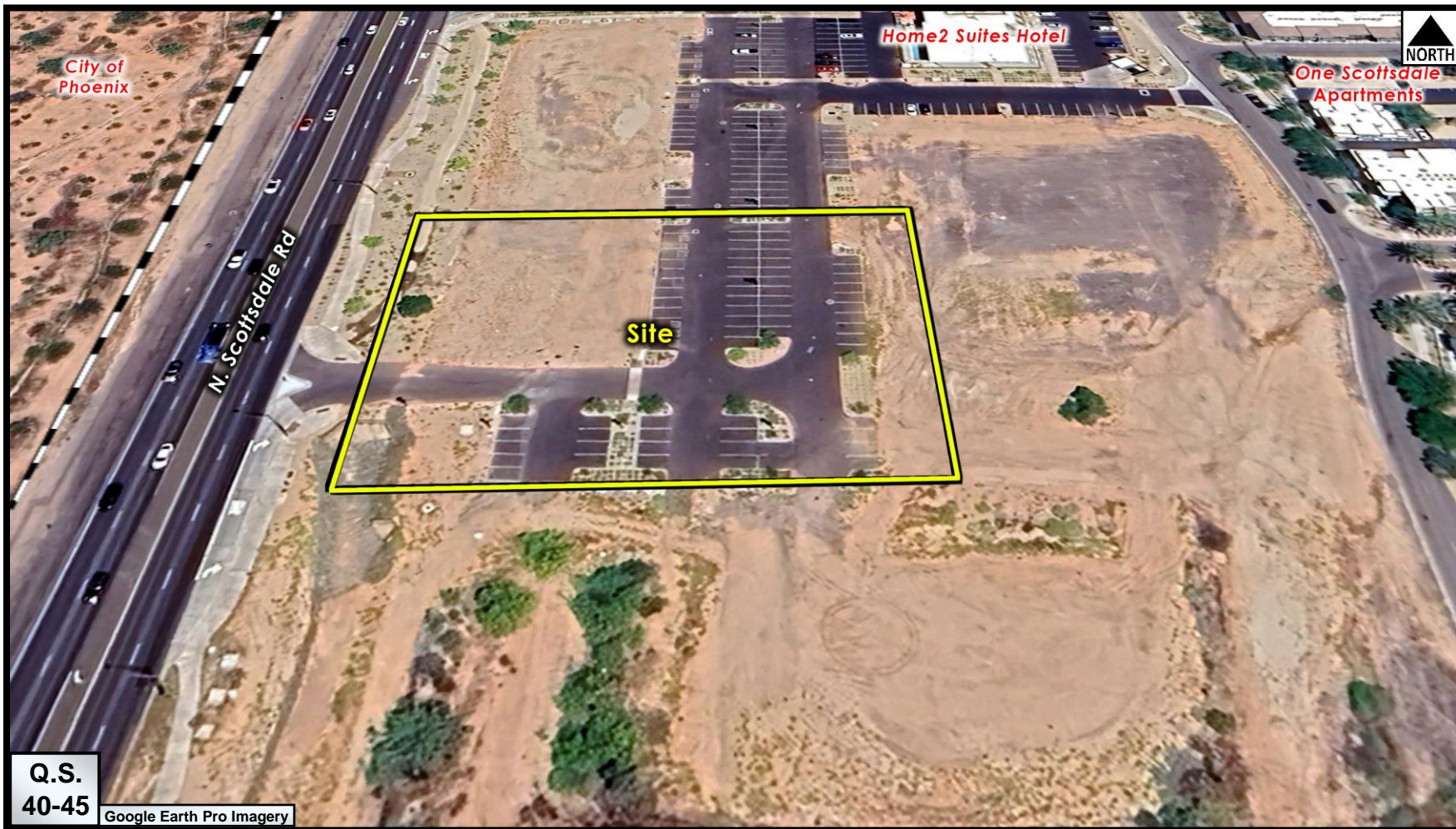
Q.S.
40-45

Google Earth Pro Imagery

Context Aerial

ATTACHMENT 1

61-DR-2015#4



Close-up Aerial

ATTACHMENT 2

61-DR-2015#4



architecture
engineering
Interiors
critical facility
healthcare

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**NATURAL RESULTS PLASTIC SURGERY
AND MEDICAL SPA**
Dr. Carlos Mata, MD, MBA, FACS
19463 N Scottsdale Rd, Scottsdale Arizona 85255

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE
JULY 29th, 2023

REQUEST:

On behalf of Dr. Carlos Mata, MD, MBA, FACS Natural Results Plastic Surgery and Medical Spa, (“Property Owner”), The Kohan Group, Inc. (“KOHAN”) is requesting the approval of a Medical office, commercial, Surgery Suite and Medical Spa, north of Legacy Boulevard within One Scottsdale, 19463 N Scottsdale Rd, Scottsdale Arizona 85255, identified as Pad B which is part of One Scottsdale master plan previously approved case # 61-DR-2015.

The proposal, a new Two-Story building of 17,000 SQFT (“Project”), requests Development Review Board (“DRB”) approval for building plans and elevations for the surgery suite and medical spa and the future tenant space.

Ordinances, Master Plans, General Plan, and Standard

One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway. One Scottsdale is planned to be a mixed-use development on the north side of the Loop 101 freeway along Scottsdale Road. At build-out, it is anticipated there will be approximately 1.8 million square feet of commercial, office and retail uses, 400 hotel rooms and up to 1,100 residential units, all of which is in conformance with the zoning and other regulating documents approved by the City in 2002 (“2002 Entitlements”). One Scottsdale is envisioned as a vibrant destination with active daytime and nighttime uses for its residents and others throughout the area. Part of the 2002 Entitlements are master plans for water, wastewater, drainage, transportation, and environmental design. A Master Environmental Design Concept Plan (“MEDCP”) was approved by the DRB that includes landscape, hardscape, architectural styles, and other design features for One Scottsdale.

Planning Unit III within One Scottsdale is bounded by Thompson Peak Parkway on the north, Scottsdale Road on the West, Legacy Boulevard on the South, and the West boundary of the Grayhawk community on the East. The Land Use Budget (“Budget”) for One Scottsdale allows for a mixture of residential, hotel and commercial/retail/office uses within Planning Unit III.

Project located in Pad B and the property lot of 1.45 acre , as part of One Scottsdale, has an approved zoning case and development agreement which sets for the zoning entitlements for the property. Master plan requirements and amended development standards provide for a cohesive yet flexible construction for development on the property. The request is within the character approved for One Scottsdale through its approved MEDCP and zoning entitlements.

Architectural Character, Landscaping, and Site Design

One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed project is contemporary. This contemporary style fits contextually with the currently approved architectural character of Planning Unit III of One Scottsdale.

As well, the use of exterior material finishes, will be compatible to the local community characteristics and site climate where it will not only be durable and low maintenance but also provides a sense of high quality and performance. Exterior building materials for the project, colors and textures will be compatible with the desert environment.

Use of different configuration of canopies in different material color provides dimension to the facade of the building and also provides shade for the proposed glazing. Pedestrian areas and building entrances will be shaded thru the use of landscape features and/or architectural building elements. All sides of the buildings will have consistent architectural detail and character for “four-sided-architecture”. Changes in the use or location of exterior building materials, paint colors, and/or textures will occur in a logical and well thought out fashion.

Project follows the design of the Master Plan’s built environment which responds to the desert environment and pedestrian environment through the use of overhangs and enhanced landscape at pedestrian connections. The use of high-performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

The project development is benefitting from Scottsdale Road exposure but implements 360-degree architecture to respond to its adjacent buildings and the views to the west toward Scottsdale Rd. Project as part of PUD III benefits a generous scenic corridor and gradual stepping of the site from North to South and will ensure the development plans fit into the existing surrounding and developed context of the area.

Project is consisting of two story, the first-floor total of 10,560 SQFT, will include a Surgery Suite approximately 4,039 SQFT, Medical Spa approximately 5,878 SQFT and the rest will be common area. The Surgery Suite and the Medical Spa practices will be built as such they can be operated as separate practices or can work as one when required by the owner by connecting the Two suites.

On the second floor there will be an open terrace approximately 3,658 SQFT overlooking the views across the highway toward the west side, open above Mechanical area, two exits’ stair way and gray shell space will be located. The Second Floor will be constructed as “grey shell” for future tenant space of approximately 6,440 SQFT.

Project is neither in the ESL or the Historic Property Overlay.

Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

The project site is 1.45 acre (dedicated to “Pad B”) which is part of master plan of PU III. The site was developed by One Scottsdale and has access via the driveway to Scottsdale Road. Other site access is directed towards an internal roadway that runs North/South.

Project as part of One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 Entitlements. The existing driveways along Scottsdale Road were constructed at the time of this submittal.

The parking for the project will consist of surface parking. The project includes 68 parking stalls and 8 bike racks and one loading and service area. The number of parking stalls complies with required one stall per 250 SQFT hence, allows 17,000 SQFT building on Pad B, which also includes generator enclosure used by the project as well includes refuge enclosure.

The existing site provides adequate lighting during the night according to the City of Scottsdale ordinance. As part of the project proposal there will be lights all around the building to illuminate all the sidewalks around the building. Lighting design has been designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. The lighting design considered utilizing pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation.

As part of existing site, project provides Four accessible parking stalls along the East side of the building and sidewalk to the two main entries of the building. From the sidewalk along the N Scottsdale Road, there is an accessible path of travel (sidewalk) to the building entries and also to the accessible parking stalls.

With the Scottsdale Road frontage including as scenic corridor and paths and trails, significant landscape setbacks are proposed. The project Master Plan provides setback along Scottsdale Road to help the natural flow of existing habitats. The development integrates alternative modes of transportation, including bicycles, within the pedestrian network that encourage social contact and interaction within the community.

Project net lot area is 63,280 SQFT (1.45 Acre). Open space required (not including parking lot area Landscaping) equal to net lot area x 14% = 8,856 SQFT. Open space provided in this project is 14,055 SQFT. Parking lot landscaping required is equal to parking lot area x 15% = 4,854 SQFT. Parking Lot landscaping provided in this project is: 6,441 SQFT.

Mechanical and Utility Equipment

Maximum project Height is 42 feet. This portion of One Scottsdale restricts building height per the 2002 Entitlements. The Property has height restrictions of 45' primarily on the north portion with an additional height limitation of not exceeding a 1710' elevation above sea level requirement. The 'not to exceed above sea level requirement' was agreed upon at the time of zoning and is reinforced in a deed restriction on the property with the Grayhawk community.

Mechanical equipment and its associated screening will be integral to the building design. The building design includes min Five feet parapet covering all Mechanical Units at the second level roof level and Mechanical area at patio (first level roof) at the North and West side, is covered by tall parapet. Ground mounted mechanical equipment will be screened either using architectural site walls or approved screens such as generator enclosure, electrical transformer, and electrical box.

Old Town Scottsdale

The Property is not within the Old town Scottsdale.

Location of Artwork

There is no proposed Cultural Improvement Program or Public Art Program.

Summary

The request is to approve the new Two-Story building of 17,000 SQFT, Surgery Suite and Medical Spa, elevations, exterior building colors and materials and site plan including 68 parking stalls identified as “Pad B” as part of development by One Scottsdale Arizona, APN 21505010, Zoning PCD. which is north of Legacy Boulevard within One Scottsdale, 19463 N Scottsdale Rd, Scottsdale Arizona 85255.

The proposed project conforms to the City’s General Plan and Character Area Plan for a mixed-use medium to high scale project. When completed, the proposed 1.45-acre site and project will provide needed Medical services for local community and surrounding area in compliance with the 2002 Entitlements. We respectfully request the DRB’s approval of the Request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states, the One Scottsdale development is in conformance with the 2002 zoning entitlements and previous approved master plans.*
 - *Staff finds that the General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the General Plan and Character Areas Plan for a mixed-use medium to high scale project.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states, One Scottsdale has four (4) architectural styles approved as part of the overall Master environmental Design Concept Plan (MEDCP). They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed project is contemporary. This contemporary style fits contextually with the currently approved architectural character of Planning Unit III of One Scottsdale. The use of exterior material finishes will be compatible to the local community characteristics and site climate where it will not only be durable and low maintenance but also provides a sense of high quality and performance.*
 - *Staff finds that the Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. Additional architectural design criteria and guidelines are outlined in case 1-MP-2006 which established a Master Environmental Design Concept Plan (MEDCP) for the entire One Scottsdale project. The MEDCP outlines architectural design concepts, landscape, circulation, drainage, hardscaping, walls, lighting, and signage concepts. The proposed contemporary style is consistent with the contemporary architectural style of the Henkel office building to the south, Shops B to the north and the apartment development to the east.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states, the project is part of the One Scottsdale Master Plan and has access via the driveway to N. Scottsdale Road. Other site access is directed towards an internal roadway that runs north/south.*
 - *Staff finds that Planning Unit III within One Scottsdale is bounded by E. Thompson Peak Parkway on the north, N. Scottsdale Road to the west, E. Legacy Boulevard on the south and N. 73rd Street to the east. Access to the site is provided by the existing driveways along N. Scottsdale Road and N. 73rd Street that were established in case 20-ZN-2002.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states, the mechanical equipment and its associated screening will be integral to the building design. Ground mounted mechanical equipment will be screened either using architectural site walls or screens.*
 - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened by the parapet walls.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

This site is zoned Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning. This zoning was established with case 20-ZN-2002. The One Scottsdale P-C zoning and land use budget allows a mix of commercial, service, office, hotel, and residential uses.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The property is located on the east side of N. Scottsdale Road between E. Thompson Peak Parkway on the north, E. Legacy Boulevard on the south, and N. 73rd Street on the east. Surrounding uses include existing commercial, multi-family residential and vacant land owned by the City of Phoenix.

Project Data

- Existing Use: Vacant, undeveloped land
- Proposed Use: Medical office and office with terrace
- Parcel Size: 63,109 square feet / 1.45 acre (gross)
62,984 square feet / 1.45 acre (net)
- Commercial Building Area: Medical office building: 10,560 sq. ft.
Office building with Patio: 6,440 sq. ft./3,658 sq. ft.
- Total Building Area: 17,000 square feet with 3,658 sq. ft patio
- Building Height Allowed: 45 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 42 feet 0 inches (inclusive of rooftop appurtenances)
- Parking Required: 65 spaces
- Parking Provided: 68 spaces
- Open Space Required (PU III): 141,200 square feet / 3.24 acre
- Open Space Provided (PU III) 267,160 square feet / 6.13 acre

**Stipulations for the
Development Review Board Application:
One Scottsdale PU III, Natural Results Plastic Surgery and
Medical Spa
Case Number: 61-DR-2015#4**

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 prepared by Kohan Architecture, with a city staff date of 07/24/2023.
 - b. The location and configuration of all on and off - site improvements shall be consistent with the site plan prepared by Cypress Civil, with a city staff date of 07/24/2023.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Design Ethic Landscape Architecture, with a city staff date of 07/24/2023.
 - d. The case drainage memo sealed on 3/15/22 by CEC 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 Cypress Civil and accepted as noted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning & DRB cases for the subject site were: 20-ZN-2002, 20-ZN-2002#3, 1-MP-2006, 61-DR-2015#2.

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 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

- C. Pursuant to 20-ZN-2002, with each Development Review Board application, the developer shall include a revised Land Use Budget indicating the number of dwelling units, hotel rooms and/or gross floor area of commercial/retail office.

DRB Stipulations

4. 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 case approved site plan.
5. Future building pads as shown on the Master Development Site Plan shall return to the Development Review Board for separate review and approval.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

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. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- F. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- G. 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.

DRB Stipulations

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 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.

AIRPORT:

DRB Stipulations

10. 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.
11. Each owner of property 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.

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.

DRB Stipulations

12. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
13. 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 Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

Ordinance

- I. 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.

DRB Stipulations

14. 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.
15. With the final plans submittal, the property owner shall update the utility plans to properly address water resources' approved as noted comments on the final basis of water and wastewater design.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. 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.
17. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the property owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

EASEMENTS DEDICATIONS:

DRB Stipulations

18. 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 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.
 - b. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

19. All signs require separate review and approval.



ATTACHMENT 7

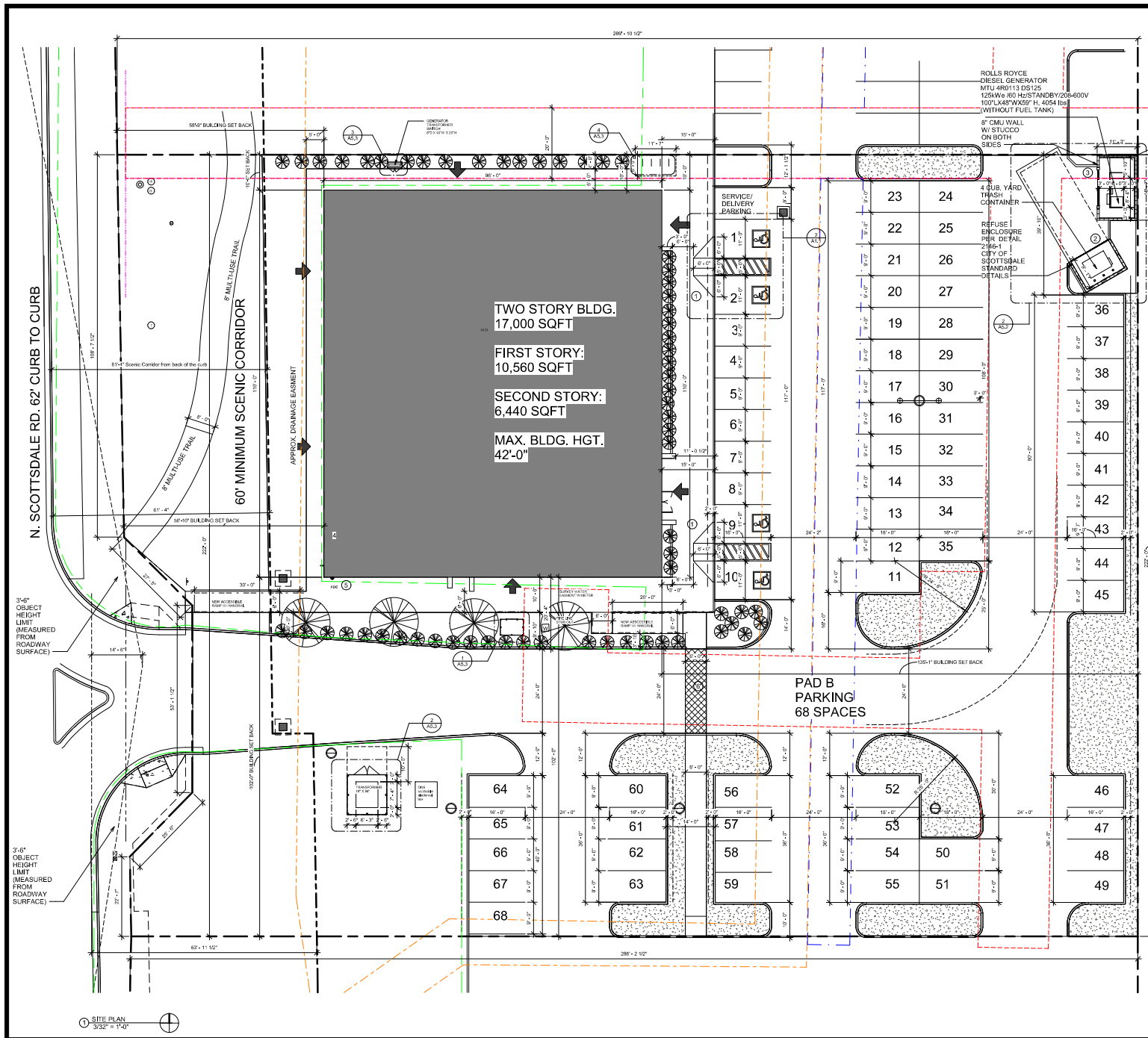
Illustrative Master Plan



ONE SCOTTSDALE- Scottsdale, Arizona



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KOHAN
architects

PROJECT LOCATION: 2000 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85255

NATURAL RESULT
SURGERY CENTER &
MEDICAL SPA

DR. CARLOS MATA MD.

2000 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

NEW SITE PLAN

PROJECT INFO

□ HOA-Carlos Mata

DATE: □ June, 03, 2021

MEAL

**PROGRESS FILE
NOT FOR
CONSTRUCTION**

PROJECT INFO

□ HOA-Carlos Mata

DATE: □ June, 03, 2021

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MEAL

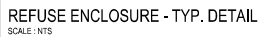
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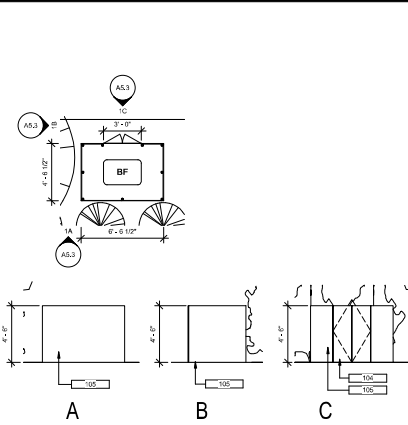
PROJECT INFO

□ HOA-Carlos Mata

DATE: □ June, 03, 2021

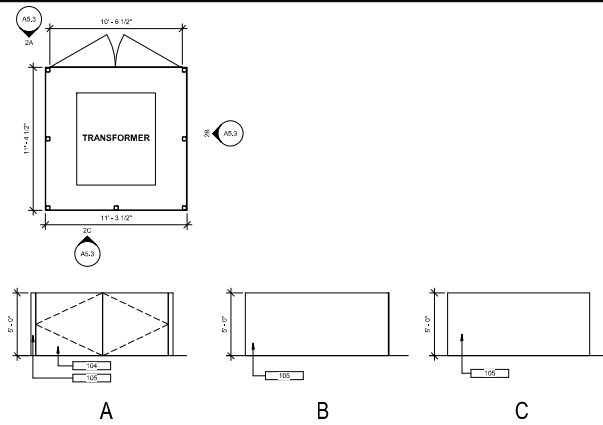
MEAL

A5.2



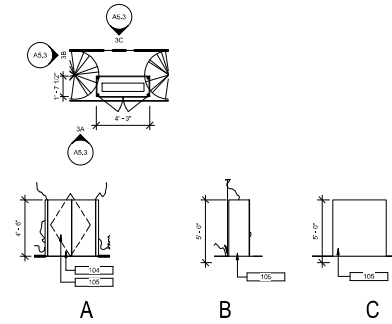
BACKFLOW PREVENTER ENCLOSURE
SCALE: 1/4" = 1'-0"

1



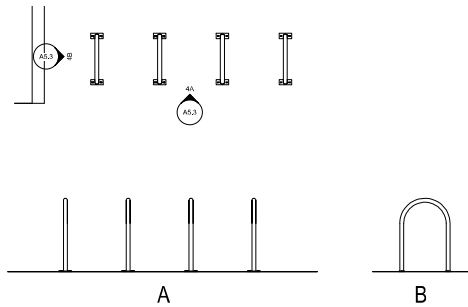
TRANSFORMER ENCLOSURE
SCALE: 1/4" = 1'-0"

2



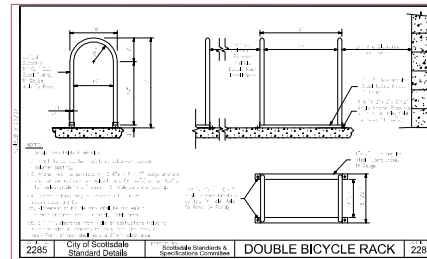
GENERATOR TRANSFORMER SWITCH ENCLOSURE
SCALE: 1/4" = 1'-0"

3



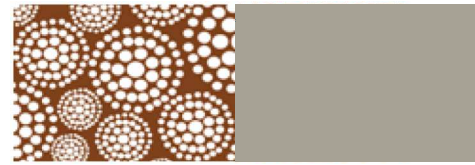
BIKE RACKS
SCALE: 1/4" = 1'-0"

4



DOUBLE BICYCLE RACK - TYP. DETAIL
SCALE: NTS

5



PATTERN & COLOR REFERENCE
SCALE: NTS

6

LEGEND



KEYNOTES

- 104 SHERWIN-WILLIAMS WESTERN RESERVE SW 0507
- 105 DESERT BLOOM PATTERN PER CITY OF SCOTTSDALE
- STREETSCAPE DESIGN GUIDELINES, SEGMENT 5, PAGE 7

KOHAN
architecture

PROJECT LOCATION: SAN MARINO, CALIFORNIA

NATURAL RESULT
SURGERY CENTER &
MEDICAL SPA

DR CARLOS MATA MD.

20001 N SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

ADDITIONAL
ENCLOSURES PLANS &
ELEVATIONS

PROJECT INFO
☒ Hsa-Carlos Mata
 DATE:
☒ June, 03, 2021
 MEAL:

PROGRESS FILE
NOT FOR
CONSTRUCTION

PROJECT INFO

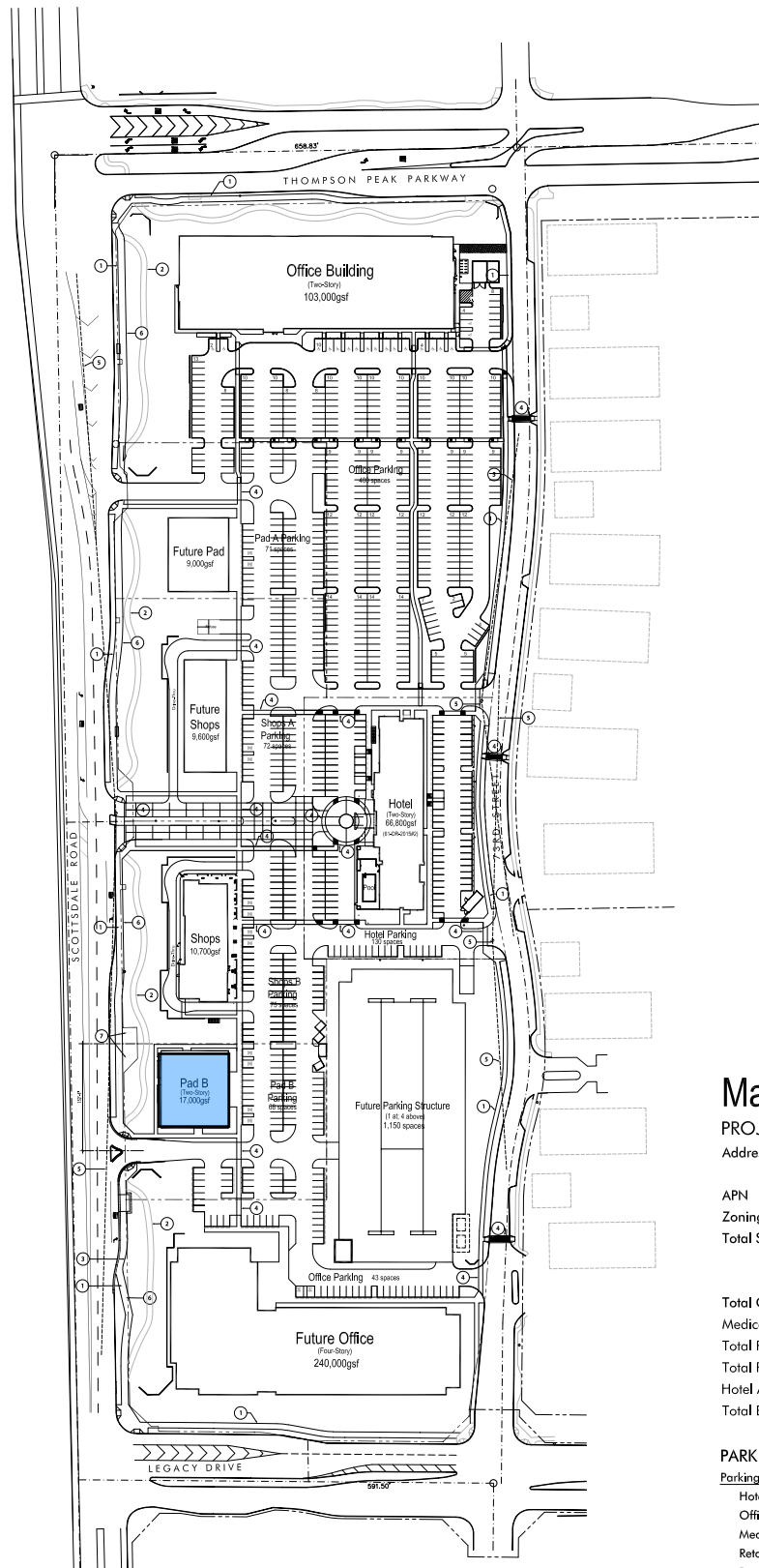
DRAWINGS ISSUED FOR:
☒ CLIENT REVIEW
 9/22/2022
☒ DRB R5-SUBMITTAL
 8/10/2021
☒ DRB R5-SUBMITTAL
 10/12/2022

DRAWN BY:
☒
 CHECKED BY:
☒

0
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0

SHEET NUMBER:

A5.3



Master Development Plan

PROJECT DATA

Address	20001 N Scottsdale Road Scottsdale, Arizona 85255
APN	215-05-010
Zoning	PCD
Total Site Area	21.61 acres net 27.87 acres gross

Total Office Area:	343,000sf
Medical Spa Area:	17,000sf
Total Retail Area:	25,800sf
Total Restaurant:	3,500sf
Hotel Area:	66,800sf (130 rooms)
Total Building Area:	456,100sf

PARKING DATA:

Parking Required:	
Hotel:	163 spaces (1.25/room)
Office:	1,143 spaces (1/300sf)
Medical Spa:	68 spaces (1/250sf)
Retail:	104 spaces (1/250sf)
Restaurant:	30 spaces (1/120sf)
Patio:	5 spaces (1/350sf)
Total:	1,513 spaces
Accessible Parking Required:	105 spaces (4% of provided parking)
Accessible Parking Provided:	105 Spaces
Bicycle Parking Required:	175 spaces (1 / 10 auto spaces)
Bicycle Parking Provided:	175 spaces

Parking Provided:

Hotel:	130 spaces (thru parking reduction)
Office:	1,593 spaces
Retail:	286 spaces
Total:	2,009 spaces

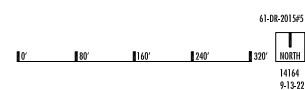
KEYNOTES

1. Concrete Sidewalk, integral color to match San Diego Buff
2. 8' Multi-Use Trail
3. New bus shelter location and easement to be provided with future phase
4. Pedestrian path, change in paving material and color
5. Site Visibility Triangle
6. 10' Concrete Sidewalk detached 8' from back of curb
7. Existing curb cut and decel lane to be removed and replaced with new curb and gutter.

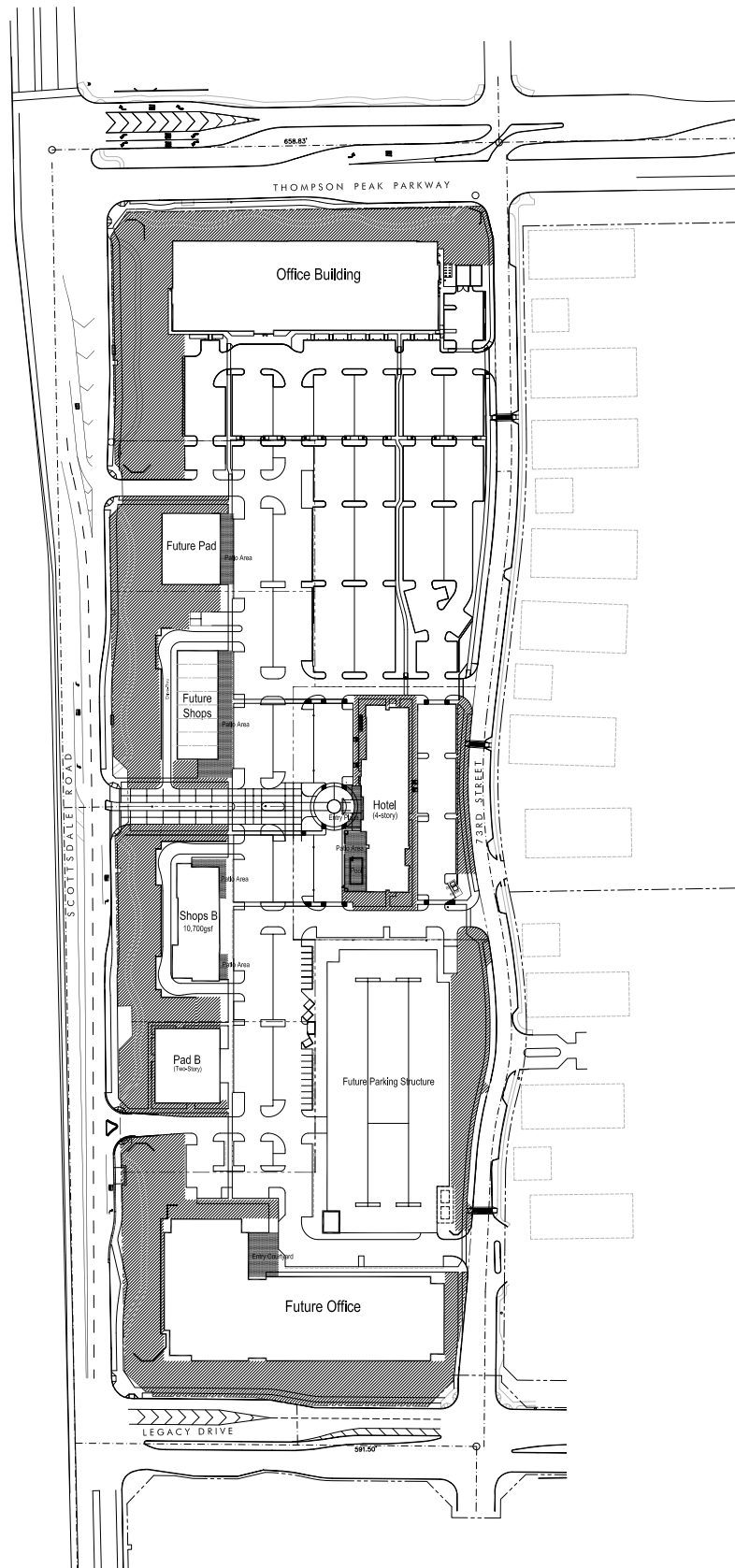


ONE SCOTTSDALE- Scotts ATTACHMENT 10

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Master Development Worksheet

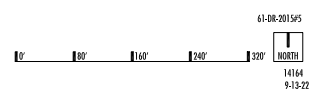
Total Site Area	21.61 acres net (27.87 acres gross)
Open Space Required:	141,200sf (15% net site)
Open Space Provided:	234,400sf
Courtyard Areas / Plazas:	18,770sf



ONE SCOTTSDALE- Scotts

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ATTACHMENT 11



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planting key notes

- | | | | |
|---|---|----|--|
| 1 | PROPERTY LINE / RIGHT OF WAY LINE | 9 | GENERATOR. SEE SITE PLAN. |
| 2 | DECOMPOSED GRANITE IN ALL PLANTING AREAS | 10 | TRANSFORMER. SEE SITE PLAN. |
| 3 | SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES | 11 | NEW ACCESSIBLE RAMP W/ HAND RAIL |
| 4 | ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS. | 12 | ELECTRICAL BOX. SEE SITE PLAN. |
| 5 | SIDEWALK FINISH AND STYLE TO MATCH DEVELOPMENT. | 13 | BACKFLOW PREVENTOR ENCLOSURE. SEE SITE PLAN. |
| 6 | COMPACTER. SEE SITE PLAN. | 14 | GENERATOR TRANSFORMER SWITCH. SEE SITE PLAN. |
| 7 | CURB. SEE CIVIL ENG. PLANS. | | |
| 8 | LANDSCAPE PER HARDY LASKIN PLANS 61-DR#2015#2 | | |

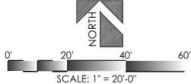
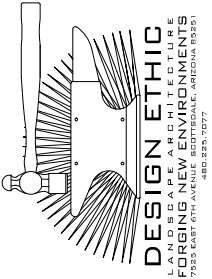
61-DR#2015#2 plant legend

	botanical name common name	qty	comments
trees			
	SALVAGED TREE FROM SITE	7	REMAIN IN PLACE
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5	PLANT SIZE PER 61-DR#2015#2
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW	3	PLANT SIZE PER 61-DR#2015#2
shrubs			
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	3	PLANT SIZE PER 61-DR#2015#2
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	9	PLANT SIZE PER 61-DR#2015#2
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	22	PLANT SIZE PER 61-DR#2015#2
	ENCELIA FARINOSA BRITTLEBUSH	8	PLANT SIZE PER 61-DR#2015#2
	LARREA TRIDENTATA CREOSOTE	3	PLANT SIZE PER 61-DR#2015#2
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE	14	PLANT SIZE PER 61-DR#2015#2
accents			
	AGAVE AMERICANA 'VARIEGATA' VARIEGATED CENTURY PLANT	45	PLANT SIZE PER 61-DR#2015#2
	ASCLEPIAS SUBULATA DESERT MILKWEED	4	PLANT SIZE PER 61-DR#2015#2
	MUHLENBERGIA RIGIDA NASHVILLE DEER GRASS	14	PLANT SIZE PER 61-DR#2015#2
	YUCCA BACCATA BANANA YUCCA	26	PLANT SIZE PER 61-DR#2015#2
groundcover			
	DALEA CAPITATA SIERRA GOLD	32	PLANT SIZE PER 61-DR#2015#2
	EREMOPHILA GLABRA 'MIGNON GOLD' OUTBACK SUNRISE EMU	26	PLANT SIZE PER 61-DR#2015#2
	LANTANA 'DALLAS RED' RED LANTANA	6	PLANT SIZE PER 61-DR#2015#2

plant legend

	botanical name common name	size	qty	comments
trees				
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	36" BOX	4	8.0H., 5.0W., 1.75CAL. STAKE IN PLACE
shrubs				
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL. 10		PLANT AT 5' O.C.
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL. 6		PLANT AT 4' O.C.
accents				
	DASYLIRON LONGISSIMUM TOOTHLESS DESERT SPOON	5 GAL. 7		PLANT AT 5' O.C.
	MUHLENBERGIA RIGIDA NASHVILLE DEER GRASS	5 GAL. 40		PLANT AT 3' O.C.
groundcover				
	EREMOPHILA GLABRA 'MIGNON GOLD' OUTBACK SUNRISE EMU	5 GAL. 2		PLANT AT 3' O.C.
	LANTANA 'DALLAS RED' RED LANTANA	1 GAL. 23		PLANT AT 3' O.C.
inerts				
	1/4" DECOMPOSED GRANITE MADISON GOLD	1/4" MINUS	17,759 S.F.	2" MINIMUM IN ALL PLANTERS

LANDSCAPE IN THIS AREA DEMONSTRATED ON HARDY LASKIN PLANS
SUBMITTED UNDER 61-DR#2015#2



PROJECT: ONE SCOTTSDALE CAMPUS
20001 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
SHEET TITLE: PLANTING PLAN

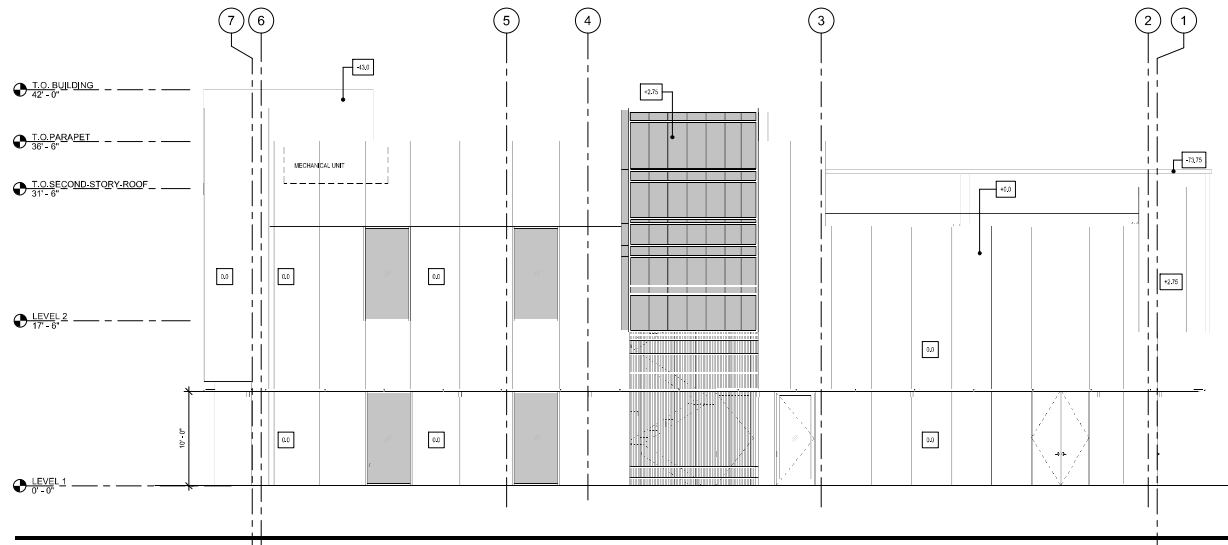
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DATE: 09.23.2022
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SUBMITTED: -
SET:

SHEET

L.02 of L.02

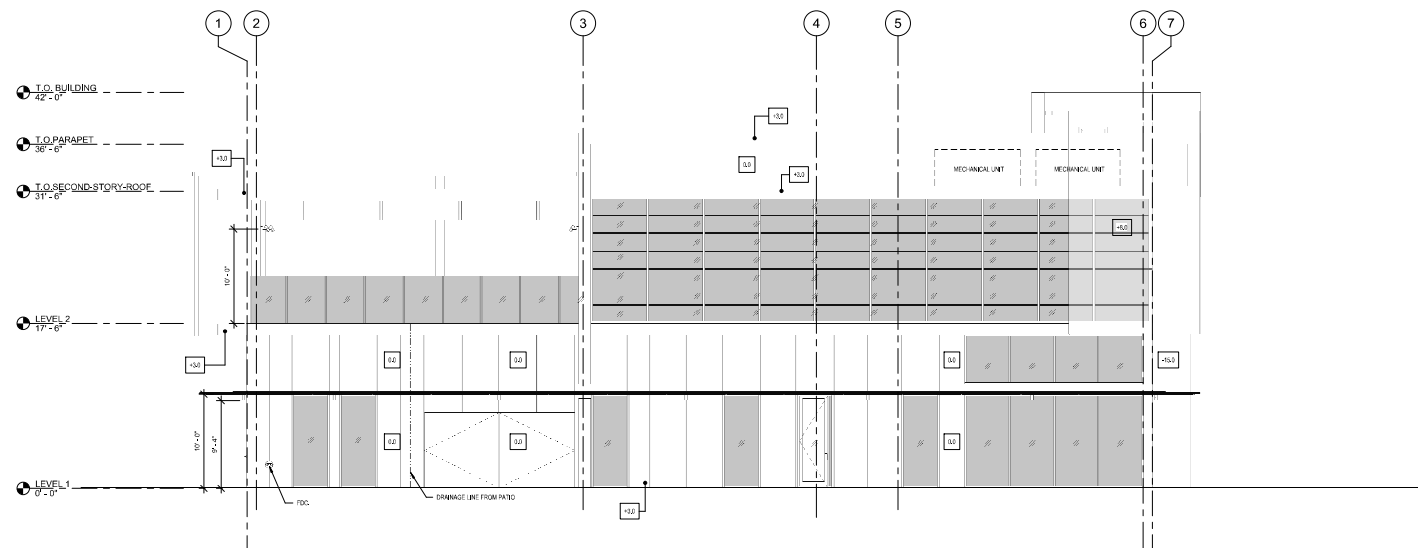


AS.10



BUILDING ELEVATION - NORTH (B&W)
SCALE: 3/16" = 1'-0"

1



BUILDING ELEVATION - SOUTH (B&W)
SCALE: 3/16" = 1'-0"

2

KOHAN
architecture

PROJECT LOCATION AND ADDRESS
NORTH & SOUTH ELEVATIONS

NATURAL RESULT
SURGERY CENTER &
MEDICAL SPA

DR CARLOS MATA MD.

20001 N SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

NORTH & SOUTH
ELEVATIONS BLACK
& WHITE

PROJECT INFO
☐ Hse-Carlos Mata
DATE:
☐ June, 03, 2021
SCALE:

PROGRESS FILE
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CONSTRUCTION

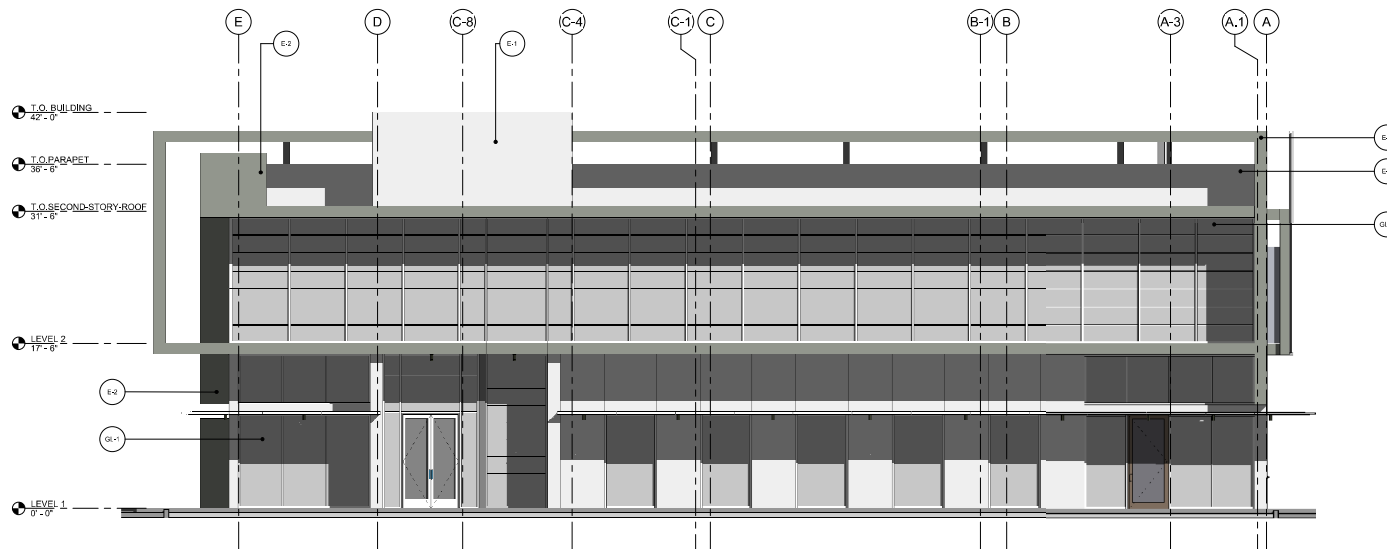
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☐ Hse-Carlos Mata
DRAWINGS ISSUED FOR:
☐ CLIENT REVIEW
9/22/2022
☐ DRB R5-SUBMITTAL
8/10/2021
☐ DRB R5-SUBMITTAL
10/12/2022

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SHEET NUMBER:

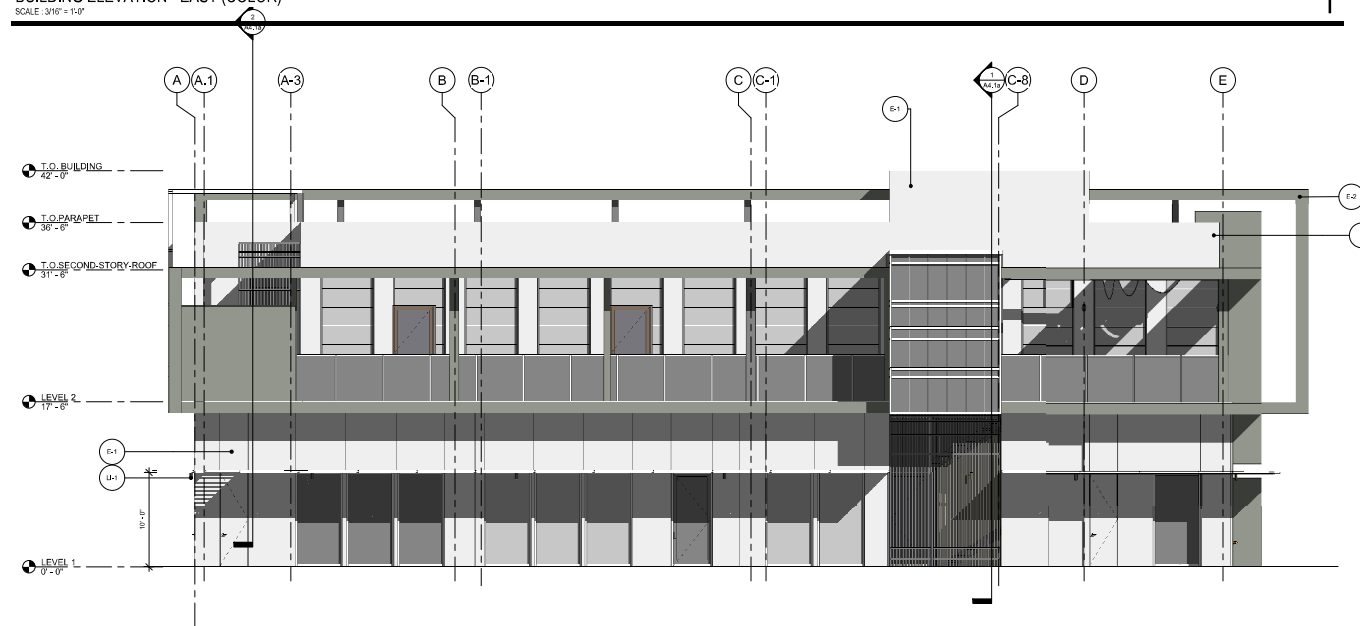
A3.1d



BUILDING ELEVATION - EAST (COLOR)

SCALE: 3/16" = 1'-0"

1



BUILDING ELEVATION - WEST (COLOR)

SCALE: 3/16" = 1'-0"

2

LEGEND

- E-1 EQUIGONE T5-60 (PERE CEMENT)
- E-2 EQUIGONE N50 (PERE CEMENT)
- GL-1 GLAZING 1 - TEMPERED GLASS
- W LIGHTING FIXTURE

KOHAN
architecture

PROJECT LOCATION AND ADDRESS
NATURAL RESULT SURGERY CENTER & MEDICAL SPA

DR CARLOS MATA MD.

20001 N SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

EAST & WEST
ELEVATIONS

PROJECT INFO
☐ Hsa-Carlos Mata
DATE:
☐ June, 03, 2021
SCALE:

PROGRESS FILE
NOT FOR
CONSTRUCTION

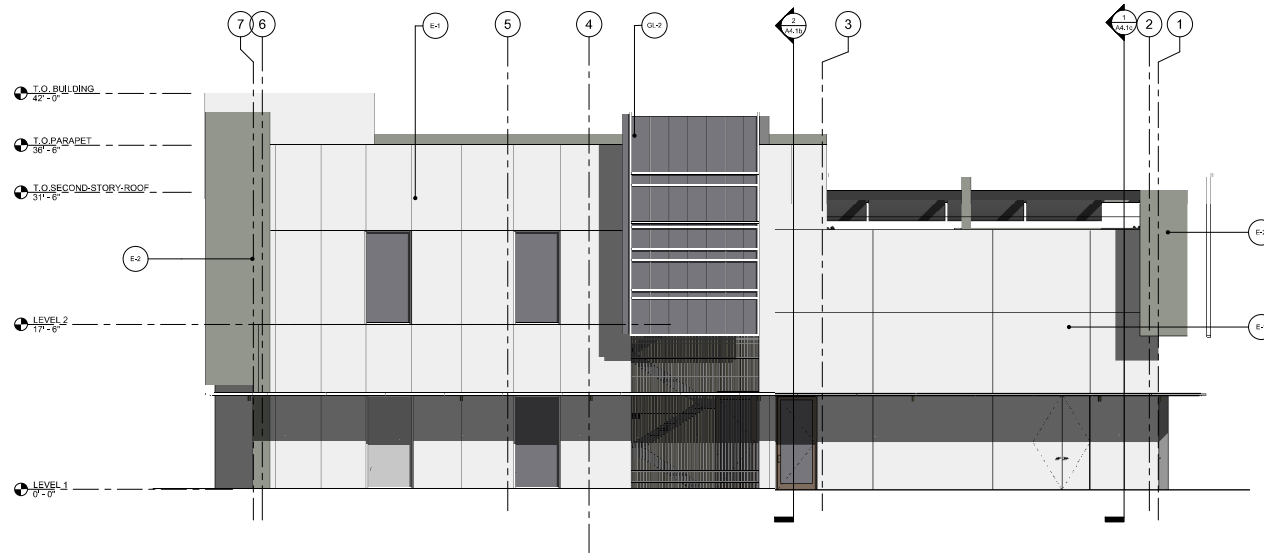
DATE OF
REVISIONS:
DRAWINGS ISSUED FOR:
☐ CLIENT REVIEW
9/22/2022
☐ DRB R5-SUBMITTAL
8/10/2021
☐ DRB R5-SUBMITTAL
10/12/2022

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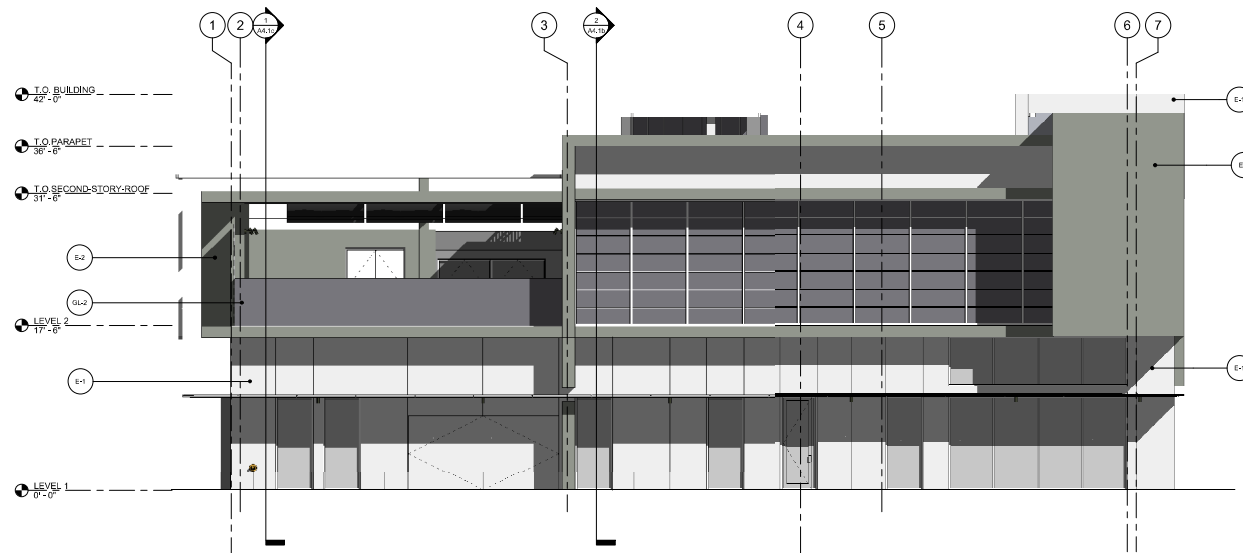
A3.1a



BUILDING ELEVATION - NORTH (COLOR)

SCALE: 3/16" = 1'-0"

1



BUILDING ELEVATION - SOUTH (COLOR)

SCALE: 3/16" = 1'-0"

2

LEGEND

- E-1 EDITIONE TS-60 (PERE CEMENT)
- E-2 EDITIONE NZO (PERE CEMENT)
- GL-1 GLAZING 1 - TEMPERED GLASS
- GL-2 GLAZING 2 - TEMPERED GLASS
- LI-1 LIGHTING FIXTURE

KOHAN
architecture

PROJECT LOCATION AND ADDRESS
NATURAL RESULT
SURGERY CENTER &
MEDICAL SPA

DR CARLOS MATA MD.

20001 N SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

NORTH & SOUTH
ELEVATIONS

PROJECT INFO

DR CARLOS MATA

DATE:

June, 03, 2021

SCALE:

PROGRESS FILE
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CONSTRUCTION

PROJECT INFO

DR CARLOS MATA

DATE:

9/22/2022

DRB R5-SUBMITTAL

8/10/2021

DRB R5-SUBMITTAL

10/12/2022

SCALE:

DRAWN BY:

CHECKED BY:

SCALE:

PROJECT INFO

DR CARLOS MATA

DATE:

9/22/2022

DRB R5-SUBMITTAL

8/10/2021

DRB R5-SUBMITTAL

10/12/2022

SCALE:

DRAWN BY:

CHECKED BY:

SCALE:

PROJECT INFO

DR CARLOS MATA

DATE:

9/22/2022

DRB R5-SUBMITTAL

8/10/2021

DRB R5-SUBMITTAL

10/12/2022

SCALE:

A3.1b



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KOHAN



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KOHAN



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KOHAN



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KOHAN

KOHAN
architecture

DESIGNED BY: DR. CARLOS MATA, MD.
ARCHITECT: DR. CARLOS MATA, MD.

NATURAL RESULT
SURGERY CENTER &
MEDICAL SPA

DR. CARLOS MATA, MD.

20001 N SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

3D IMAGES -
BUILDING

PROJECT INFO:

☐ Hea-Carlos Mata

DATE:

☐ June, 03, 2021

REVISION:

PROGRESS FILE
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CONSTRUCTION

DESIGNED BY:

☐ Hea-Carlos Mata

DATE:

☐ 9/22/2022

☐ DRB RE-SUBMITTAL

☐ 8/10/2021

☐ DRB RE-SUBMITTAL

☐ 10/12/2022

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SHEET NUMBER:

A13.1

KOHAN
architecture

20001 N SCOTTS DALE RD. SCOTTSDALE, AZ 85255

NATURAL RESULT
SURGERY CENTER &
MEDICAL SPA

DR CARLOS MATA MD.

20001 N SCOTTS DALE RD.
SCOTTSDALE, AZ 85255

3D IMAGES -
PEDESTRIAN
EXPERIENCE

PROJECT INFO
☒ Hsa-Carlos Mata
DATE:
☒ June, 03, 2021
SCALE:

PROGRESS FILE
NOT FOR
CONSTRUCTION

DATE OF
REVISIONS:
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8/10/2021
☒ DRB R5-SUBMITTAL
10/12/2022

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Zoning Aerial

ATTACHMENT 16

61-DR-2015#4



One Scottsdale – Planning Unit III

Development Review Board

Medical Office Building

Neighborhood Notification Report

March 29, 2021

Background

The following is the proposed Neighborhood Notification Report (“Report”) for the proposed medical office and recovery spa building within the One Scottsdale Development located along the east side of Scottsdale Road between Thompson Peak Parkway and the Loop 101 freeway (“Property”). The proposal is for Development Review Board (“DRB”) approval of the associated site plan and building elevations for the medical office building. The proposal is on a pad southwest of the recently approved hotel within Planning Unit III. Planning Unit III is on approximately 22 acres and zoned with Planned Community District with comparable Planned Regional Center (“PCD-PRC”) zoning approvals from the 2002 zoning case, 20-ZN-2002 (“2002 Entitlements”). The Property has modestly developed with the Dial/Henkel office and research building at the south end of One Scottsdale and the Jefferson on Legacy luxury apartment community in the northeast end. One Scottsdale has approved zoning for over 1.8 million square feet office/commercial/retail, over 1,100 residential units and 400 hotel rooms. The building heights allowed range from 36’/45’/60’/90’ based on location within the Property. The Request occurs within Planning Unit (“PU”) III which encompasses all of the property north of Legacy Boulevard, east of Scottsdale Road and south of Thompson Peak Parkway.

The Report is structured to provide the City with communications with area property owners, interested parties, and other stakeholders with our DRB request. DMB realizes the importance of early and on-going communication with property owners, residents, business owners, homeowner associations and other impacted and interested parties in the area and welcomes the opportunity to communicate with such stakeholders on an on-going basis.

Neighborhood Notification Checklist

The Neighborhood Notification Checklist requires the following outreach:



Provide a first class letter to property owners and homeowners associations within 750' of the Property and the city stakeholder list. The following information was included in the letter:

- Project request and description
- Location
- Zoning
- Information regarding One Scottsdale and the proposed development
- Applicant and City contact names, email and phone numbers

Other Plan Outreach

We continue to communicate with our surrounding adjacent property owners including the apartment community developer, the Arizona State Land Department, Discount Tire's corporate headquarters, Scottsdale Healthcare (Honor Health), and the Vi at Grayhawk, an assisted living facility. If requested, we will reach out to the Grayhawk Community Association to provide them with information regarding this particular development proposal.

Attached to this initial Report is list of entities and surrounding property owners within 750 feet of the Property, the letter and graphics sent to property owners within 750 feet of the request.

It is our intention to continue to update this report as communication is received throughout the DRB process.



**TIFFANY
& BOSCO**
P.A.

March 29, 2021

**RE: One Scottsdale Development Review Board Submittal – Medical Office Spa Building –
905-PA-2020**

Property Owner or Homeowners Association Member:

We represent One Scottsdale Holdings, LLC, an Arizona limited liability company and its manager DMB Associates, Inc., an Arizona corporation, and their request to the City of Scottsdale ("City") for Development Review Board ("DRB") approval of a site plan and elevations for a medical office spa project ("Request") on a pad within Planning Unit III of One Scottsdale. The Request is located at the northeast corner of Legacy Boulevard and Scottsdale Road. The Request includes the development of a two-story building of 17,000 square feet along with approval for partial site plan, parking area and elevations for the surgery suite and medical spa and future tenant space. Refer to the aerial and location of the pad on the site plan attached to this letter. The Request is in conformance with the original 2002 Stacked 40's zoning case stipulations and height requirements.

As part of the City's citizen participation process, we are required to notify all property owners and homeowners associations within 750 feet of the DRB application with information on the proposal and the public hearing process.

If you have any questions regarding the Request, please do not hesitate to contact me at 602-452-2729 or at kajones@tblaw.com. You may also contact the City Planner processing this case, Meredith Tessier at 480-312-4211 or mtessier@scottsdaleazgov. Please refer to the case number 905-PA-2020. Thank you for your time regarding this matter.

Sincerely,

Kurt Jones, AICP