

CITY COUNCIL REPORT



Meeting Date: November 12, 2013
 General Plan Element: *Transportation*
 General Plan Goal: *Safely, Effectively, and Efficiently Move People, Goods, and Information.*

ACTION

Ironwood Cancer & Research Centers 2-AB-2013

Request to consider the following:

1. Adopt Resolution No. 9535 approving the abandonment of approximately 323 +/- sq. feet of Public right of way along E. Desert Cove Avenue with Industrial Park (I-1) zoning near 8880 E. Desert Cove Avenue.

Key Items for Consideration

- Access not impacted by this proposed abandonment.
- Conformance with the Transportation Master Plan.
- No verbal or written inquires or comments from public received by staff.
- Planning Commission heard this case on October 9, 2013 and recommended approval with a unanimous vote of 7-0.

OWNER

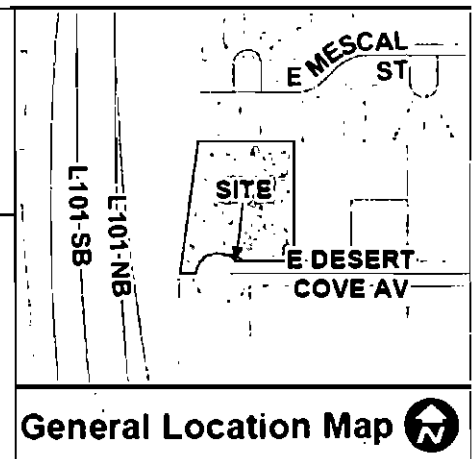
David B. Howell Architecture & Design
520-299-8093

APPLICANT CONTACT

David Howell
David B Howell Architecture & Design
520-299-8093

LOCATION

8880 E Desert Cove Avenue



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Employment. This category includes employment uses from light manufacturing to light industrial and office uses.

Character Area Plan

Located at the northeast corner of E. Desert Cove Avenue and the Loop 101, the property is located in the Shea Corridor Area Plan. The Shea Area is generally between Hayden and the eastern city boundary. This area plan is designed to preserve neighborhoods and character in the Shea Boulevard Area by assuring new development is compatible to existing development through monitoring building height, setbacks, building massing and buffering techniques.

Zoning

The site is zoned Industrial Park District (I-1), which allows business, and professional offices, research and development laboratories and offices, manufacturing and processing. In 1984, the site was rezoned from Single-family Residential (R1-35) to Industrial Park (I-1) with the conditions to comply with Light Employment (I-G) development standards with the exception of building height and massing standards.

Context

The subject 323 sq. ft. of right of way was dedicated as part of the larger E. Desert Cove Avenue dedication in 1985. Currently vacant, the adjacent site is located near the northeast corner of the Loop 101 Freeway and East Desert Cove Avenue, with primary access provided by East Desert Cove Avenue. The site is surrounded by the Loop 101 Freeway to the west, single-family homes to the north, a vacant parcel and professional office buildings to the east, and office and warehouse buildings to the south.

Related Policies, References:

- 1993 Shea Area Plan
- 2001 City of Scottsdale General Plan
- 2008 Scottsdale Transportation Master Plan
- 24-DR-2013: New medical office building

APPLICANTS PROPOSAL

Purpose of Request

The applicant seeks approval to abandon the public's interest in a portion of the existing 30-foot wide right of way along E. Desert Cove Avenue. This request is to abandon approximately 323 +/- sq. ft. of public right of way located along the northern boundary E. Desert Cove Avenue. The proposed abandonment is part of the plan for the developer of the adjacent lot to complete construction of the existing cul-de-sac and related improvements along E. Desert Cove Avenue.

Development Information

- Existing Use: Vacant Industrial Parcel
- Proposed Use: 24, 000 sq. ft. Medical Office
- Parcel Size: 75, 119 sq. ft. or 1.7 acres
- Building Height Allowed: 22 feet (2-story)
- Building Height Proposed: 21'8"
- Parking Required: 96 spaces
- Parking Provided: 96 spaces
- Open Space Required: 17, 724 sq. ft.
- Open Space Provided: 17, 781 sq. ft.
- Floor Area Ratio Allowed: 44, 320 sq. ft.
- Floor Area Ratio Proposed: 24,000 sq. ft.

IMPACT ANALYSIS

Land Use

The land use for this subject site is in conformance with the General Plan designated land use for this site.

Traffic

The proposed abandonment will not impact access to this property or adjacent properties. A 5-foot wide Traffic Control Device Easement (TCDE) will be reserved over the abandonment area and dedicated along the south side of E. Desert Cove Avenue. There are currently no existing or planned trails along E. Desert Cove Avenue.

Public utilities

All affected public utility companies, including the City Water Resource Division, have been notified of the applicant's request. All have indicated no objection to the abandonment, provided necessary public utility easements are reserved and dedicated along E. Desert Cove Avenue.

Community Involvement

Property owners within 750 feet of the site have been notified by the applicant and City. As of the date of this report, City staff has not received any verbal or written inquires or comments from the public.

Community Impact

The proposed abandonment does not restrict or remove access to any properties along E. Desert Cove Avenue. The abandonment and dedication of right of way will enhance public improvements by completing the construction of E. Desert Cove Avenue cul-de-sac which will provide sufficient turnaround space for vehicles, and related improvements such as sidewalks and curbs.

OTHER BOARDS & COMMISSIONS

Planning Commission

The Planning Commission heard this case on October 9, 2013 and recommended approval with a vote of 7-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission make a recommendation to City Council for approval of a request for abandonment of a portion of public right of way on E. Desert Cove Avenue, subject to the following stipulations:

1. Reserve an 8-foot wide Public Utility Easement (PUE) and 5-foot wide Traffic Control Device Easement (TCDE) along south side of abandonment area.
2. Dedicate new Right of Way (ROW) in fee simple as configured on Attachment #5.
3. Dedicate an 8-foot wide Public Utility Easement (PUE) and 5-foot wide Traffic Control Device Easement (TCDE) along E. Desert Cove Avenue.
4. Dedicate a 35-foot wide Emergency and Service Vehicle Access Easement (ESVAE) over the ADOT access area as shown on Attachment #6.
5. The developer shall construct street, sidewalk and related improvements on the north portion of E. Desert Cove Avenue as shown on Attachment #6.
6. The developer shall relocate the existing water line along the west boundary so that it is no longer on their parcel.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 9535 approving the abandonment of approximately 323 +/- sq. feet of Public right of way along E. Desert Cove Avenue with Industrial Park (I-1) zoning near 8880 N. Desert Cove Avenue.

RESPONSIBLE DEPARTMENTS

Planning, Neighborhood and Transportation

Current Planning Services

Traffic Engineering

Water Resource Division

STAFF CONTACT


Meredith Tessier
Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



Meredith Tessier, Report Author


Date


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov


Date


Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov


Date

ATTACHMENTS

1. Resolution No. 9535
2. Applicant's Narrative
3. Context Aerial
4. Detail Aerial
5. Graphic of Abandonment Area and New Street Dedication
6. Site Plan
7. Citizen Involvement
8. City Notification Map
9. October 9, 2013 Planning Commission Minutes

RESOLUTION NO. 9535

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR DESERT COVE AVENUE EAST OF THE 101 PIMA FREEWAY

(2-AB-2013)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq., provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. After notice to the public, the City of Scottsdale ("City") planning commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Right-of-way").

C. The Abandonment Right-of-way is described on **Exhibit "A"** and **Exhibit "B"** attached hereto.

D. The Abandonment Right-of-way falls within, serves, affects or is near the following parcels depicted on the map (the "Map") attached hereto as **Exhibit "C"**:

1. A parcel (the "West Parcel") comprising approximately 0.25 acres at the north and west side of Desert Cove Avenue immediately east of the 101 Pima freeway as shown on the Map.

2. A parcel (the "East Parcel") comprising approximately 1.5 acres at the north side of Desert Cove Avenue immediately east of the West Parcel as shown on the Map.

E. City's city council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Right-of-way is no longer necessary for public use.

F. City's city council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

G. City's city council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 A perpetual public utility easement as follows:

2.1.1 The easement shall be upon, over, under and across the entire Abandonment Right-of-way.

2.1.2 The purpose of the easement is for electricity, water, wastewater, storm water, drainage, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification and replacement from time to time of improvements related thereto.

2.2 A perpetual traffic control device easement as follows:

2.2.1 The easement shall be upon, over, under and across the entire Abandonment Right-of-way.

2.2.2 The purpose of the easement is for all forms of stoplights, visual and audio traffic control devices, electronics, switches, counters, controllers, transmitters, cameras, detectors, mechanical, electrical and other signboards and displays, sensors, communications devices and all other manner of pedestrian, vehicular and other traffic control devices, together with appurtenances of every description, and for construction, operation, use, maintenance, repair, modification and replacement from time to time of improvements related thereto.

2.3 Any and all interests in the Abandonment Right-of-way that this resolution or any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.4 Any of the following in favor of City that may already have been imposed on the Abandonment Right-of-way prior to this resolution, if any:

2.4.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.4.2 Any open space or similar easement or covenant.

2.4.3 Any scenic corridor, setback or similar easement or covenant.

2.5 An easement for all existing utilities, if any.

2.6 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until all of the following conditions are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owners of the West Parcel, and the East Parcel (and all lenders, tenants, and other interest holders in such parcels) shall convey to City using City specified forms a street right-of-way in fee simple covering the portion of such parcels described on **Exhibit "D"** and **Exhibit "E"** attached hereto.

3.2 The owners of the West Parcel and the East Parcel (and all lenders, tenants, and other interest holders in such parcels) shall convey to City using City specified forms a traffic control device easement covering all portions of the West Parcel and the East Parcel that lie within five feet (5') of any part of the entire north boundary of the Desert Cove Drive Right-of-way as configured by the abandonment and dedication described in this resolution.

3.3 The owners of the West Parcel and the East Parcel (and all lenders, tenants, and other interest holders in such parcels) shall convey to City using City specified forms a public utility easement covering all portions of the West Parcel and the East Parcel that lie within eight feet (8') of any part of the entire north boundary of the Desert Cove Drive right-of-way as configured by the abandonment and dedication described in this resolution.

3.4 The owners of the West parcel (and all lenders, tenants, and other interest holders in such parcel) shall convey to City using City specified forms an emergency and service vehicle access easement over the south thirty-five feet (35') of the West Parcel.

3.5 The owners of the West Parcel and the East Parcel (and all lenders, tenants, and other interest holders in such parcels) shall convey to City using City specified forms each of the real estate interests specifically described in this resolution as having been reserved in favor of City. For example, if this resolution reserves to City a water line easement over a portion of the Abandonment Right-of-way, then this paragraph requires the identified persons to rededicate such water line easement. If such interest was originally dedicated in a manner that a portion of such interest falls within such parcels but outside the boundaries of the Abandonment Right-of-way, then the new dedication required by this paragraph shall also include such additional portion of the interest.

3.6 The owners of the West Parcel and the East Parcel (and all lenders, tenants, and other interest holders in such parcels) shall obtain City approval for and record a formal plat (the "Plat") combining both the parcels into a single new lot, and shall dedicate to City such rights-of-way and other real property interests in connection therewith as City may require, and shall create such private easements and other interests as City may require. The Plat shall bear these words: "This plat includes parcels upon which the City of Scottsdale currently holds existing right-of-way or other real property interests. No deeds, liens or other conveyances of any property covered by this plat shall occur until City Council abandonment resolution No. 9535 is recorded abandoning such interests as are described in said resolution.

3.7 The owners of the West Parcel and the East Parcel shall construct street, sidewalk and related improvements (including without limitation relocating utilities as directed by

City) along the north side of Desert Cove Avenue adjacent to the West Parcel and the East Parcel.

3.8 The owners of the West Parcel and the East Parcel shall relocate the existing water line along the west boundary of the West Parcel so that it is no longer on the West Parcel.

3.9 The zoning administrator executes the certificate at the bottom of this resolution indicating that the above conditions have been satisfied.

3.10 If any of the foregoing conditions are not satisfied prior to the first annual anniversary of this resolution, or if this resolution is not recorded prior to the end of that period, then the city clerk shall mark this resolution to indicate that this resolution is void.

PASSED AND ADOPTED by the city council of the City of Scottsdale this _____ day of _____, 20_____.

CITY OF SCOTTSDALE, an Arizona municipal corporation

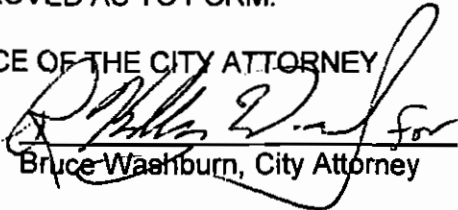
W. J. "Jim" Lane, Mayor

ATTEST:

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By: 
Bruce Washburn, City Attorney

CERTIFICATE

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 20_____.

signature

name printed

Table of Exhibits

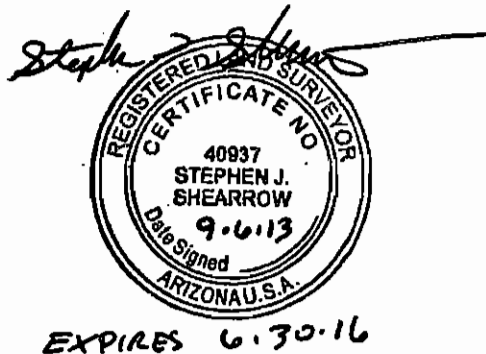
<u>Exhibit</u>	<u>Paragraph</u>	<u>Description</u>
A	C	Legal description of street right-of-way to be abandoned
B	C	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned
C	D	Map showing the relationships between the street right-of-way to be abandoned and all of the parcels that will be mentioned in reservations, dedications and other issues
D	3.1	Legal description of street right-of-way to be dedicated by the owners of the West Parcel and East Parcel
E	3.1	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be dedicated by the owners of the West Parcel and East Parcel

**LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT
DESERT COVE DRIVE**

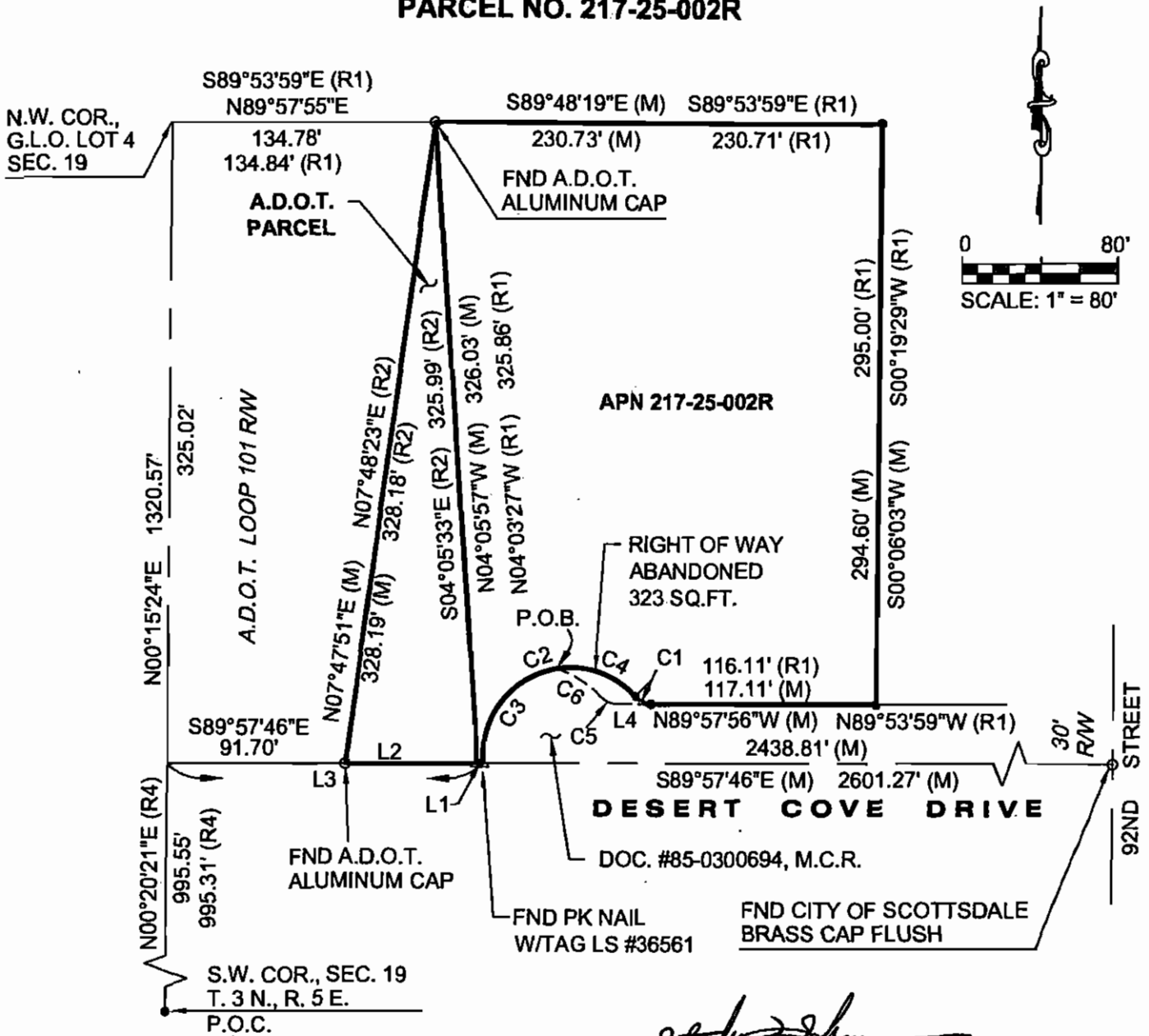
The abandonment of a portion of that certain Right of Way dedicated for Desert Cove Drive as defined by Document No. 85-0300694, Maricopa County Recorder, situated within Lot 4, of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest Corner of said Section 19;
Thence N 00°15'24" E (N 00°20'21"E Record) along the West line of said Section 19, a distance of 995.55 feet (995.31 feet Record);
Thence S 89°57'46" E (S 89°53'06" E Record), a distance of 91.70 feet to a found A.D.O.T. Aluminum Cap monumenting the East Right of Way line of A.D.O.T. Loop 101 and the westerly prolongation of Desert Cove Drive;
Thence continuing S 89°57'46" E along said prolongation of Desert Cove Drive, a distance of 70.76 feet to a found PK Nail with Tag LS #36561 being the beginning of a non-tangent curve concave to the southeast having a radius of 45.00 feet and to which beginning a radial line bears S 85°38'29" W; Thence northeasterly 66.84 feet along said curve through a central angle of 85°05'57" to the Point of Beginning;
Thence continuing along said curve concave to the southeast having a radius of 45.00 feet; Thence southeasterly 44.68 feet along said curve through a central angle of 56°53'20" (found 1/2" Rebar with LS Cap #36561) to the beginning of a reverse curve concave to the northeast having a radius of 12.00 feet, a radial line through said beginning of reverse curve bears S 47°18'44" W; Thence southeasterly 9.85 feet (9.94 feet Record) along said curve through a central angle of 47°01'12" (47°27'50" Record), to a found 1/2" Rebar with LS Cap #36561 on the North Right of Way line of Desert Cove Drive;
Thence N 89°57'56" W (Measured) along said North Right of Way line, a distance of 17.84 feet to the beginning of a curve concave to the northeast having a radius of 12.00 feet; Thence northwesterly 9.66 feet along said curve through a central angle of 46°08'43" to the beginning of a reverse curve concave to the southwest having a radius of 55.00 feet, a radial line through said beginning of reverse curve bears S 46°10'47" W; Thence northwesterly 27.12 feet along said curve through a central angle of 28°15'24" to the Point of Beginning.

Said Right of Way Abandonment contains 323 square feet, more or less.



**RIGHT OF WAY ABANDONMENT
DESERT COVE DRIVE
PARCEL NO. 217-25-002R**



NOTE: ALL VALUES SHOWN ARE CALCULATED UNLESS OTHERWISE NOTED.

- (R1) DOCUMENT #07-0531332, M.C.R.
- (R3) DOCUMENT #03-0064026, M.C.R.
- (R4) DOCUMENT #85-0300694, M.C.R.

(M) MEASURED



**RIGHT OF WAY ABANDONMENT
DESERT COVE DRIVE
PARCEL NO. 217-25-002R
LINE TABLE**

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.93' (M) 2.95'	S89°57'46"E (M) S89°53'59"E (R1)
L2	67.83' (M) 67.84' (R2)	S89°57'46"E (M) S89°59'06"E (R2)
L3	162.46' 165.74' (R4)	S89°57'46"E S89°53'06"E (R4)
L4	17.84'	N89°57'56"W

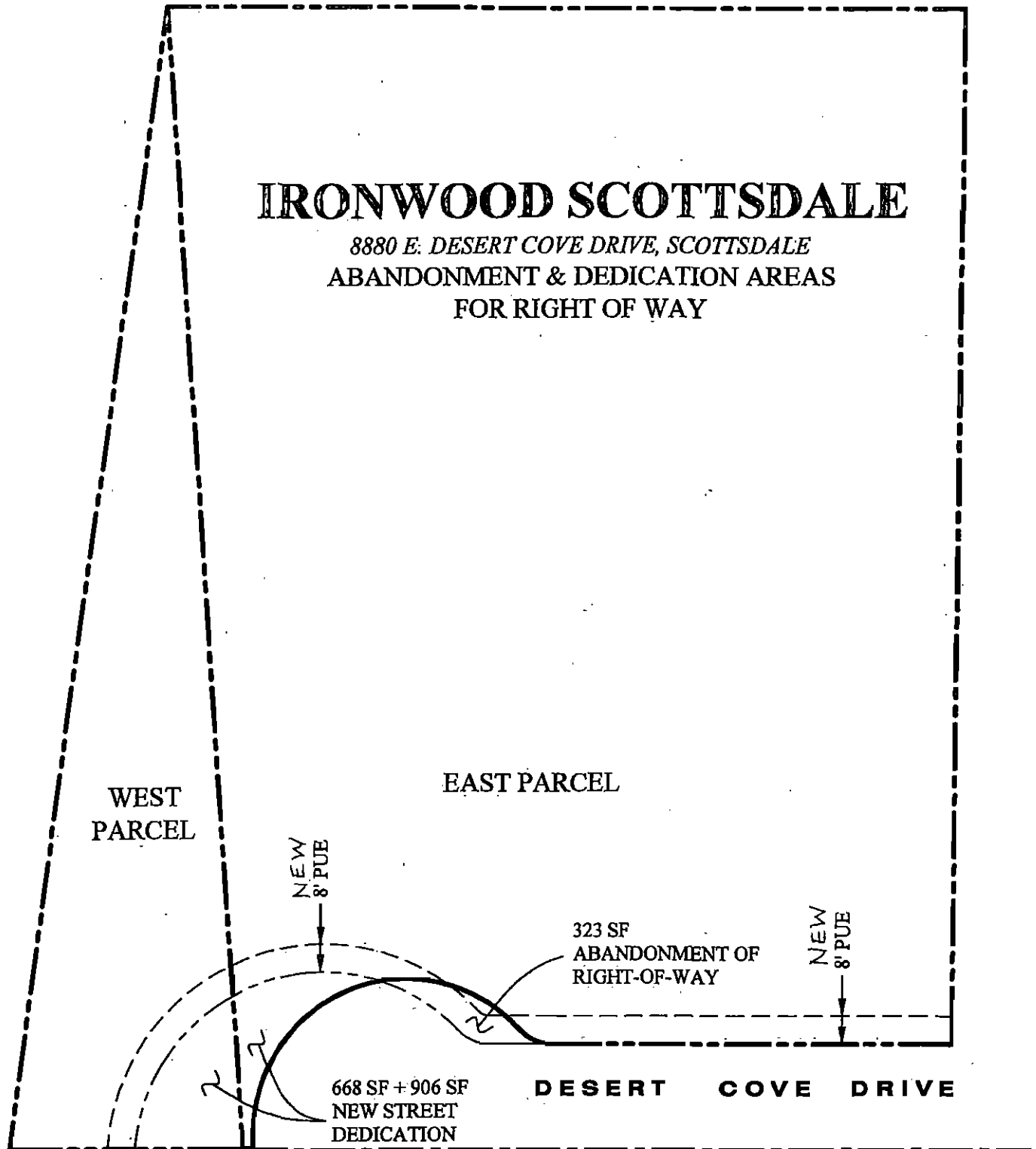
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	9.85 (M) 9.94 (R1)	12.00 (R1&M)	47°01'12" (M) 47°27'50" (R1)	S66°11'52"E (M)	9.57 (M)
C2	111.52 (M) 111.43 (R1)	45.00 (R1&M)	141°59'17" (M) 141°52'48" (R1)	S66°38'07"W (M)	85.09 (M)
C3	66.84'	45.00'	85°05'57"	S38°11'27"W	60.86'
C4	44.68'	45.00'	56°53'20"	N70°48'54"W	42.87'
C5	9.66'	12.00'	46°08'43"	S66°53'35"E	9.41'
C6	27.12'	55.00'	28°15'24"	N57°56'55"W	26.85'



 EXPIRES 6-30-16

IRONWOOD SCOTTSDALE

8880 E. DESERT COVE DRIVE, SCOTTSDALE
ABANDONMENT & DEDICATION AREAS
FOR RIGHT OF WAY

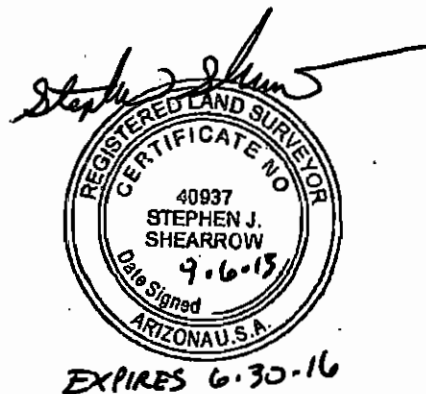


**LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
DESERT COVE DRIVE**

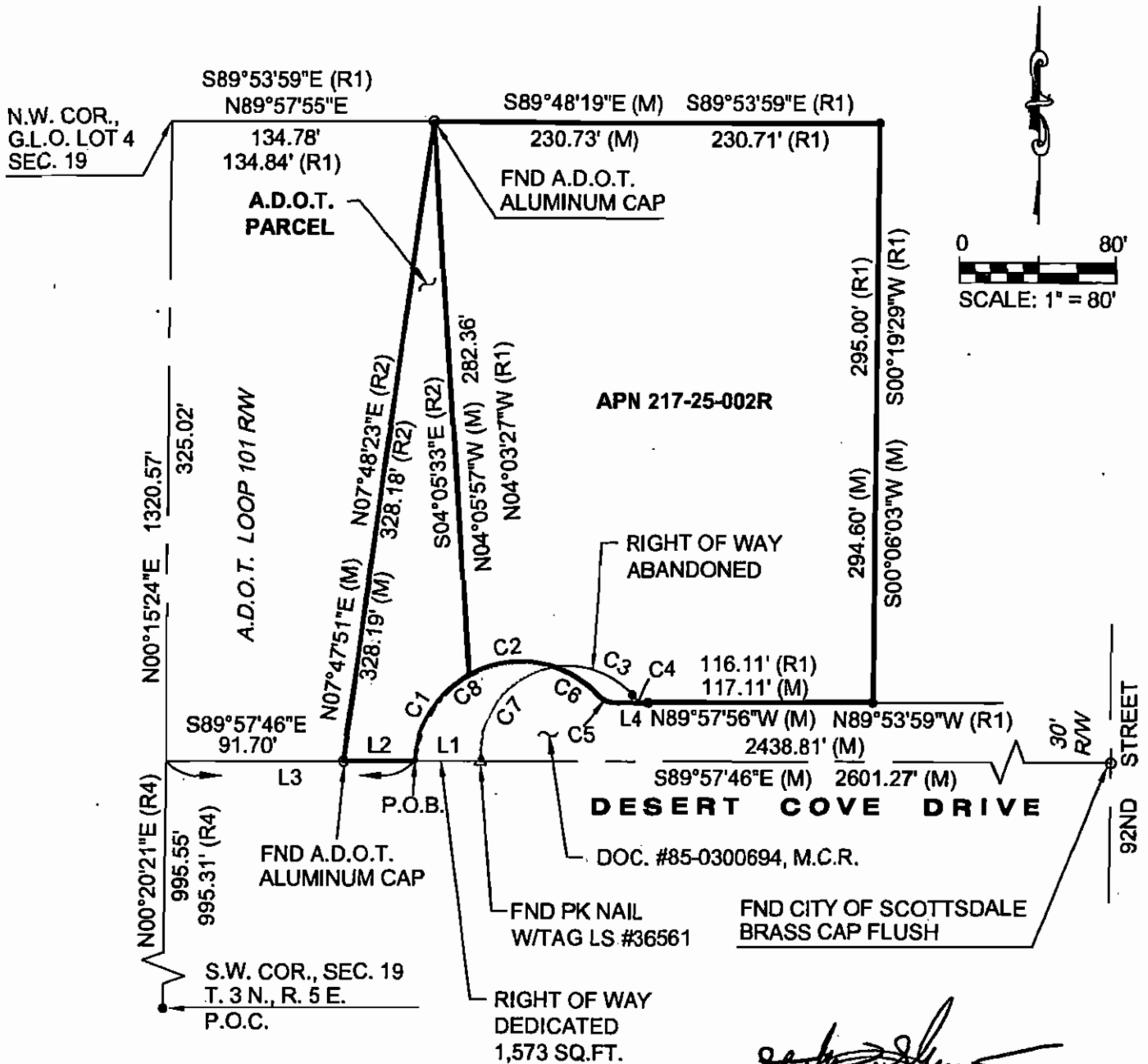
A Right-of-Way dedication to the City of Scottsdale in fee of a portion of Lot 4, of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest Corner of said Section 19;
Thence N 00°15'24" E (N 00°20'21"E Record) along the West line of said Section 19, a distance of 995.55 feet (995.31 feet Record);
Thence S 89°57'46" E (S 89°53'06" E Record), a distance of 91.70 feet to a found A.D.O.T. Aluminum Cap monumenting the East Right of Way line of A.D.O.T. Loop 101 and the westerly prolongation of Desert Cove Drive;
Thence continuing S 89°57'46" E along said prolongation of Desert Cove Drive, a distance of 36.65 feet to the Point of Beginning;
Thence continuing S 89°57'46" E, a distance of 34.11 feet to a found PK Nail with tag LS #36561 being on the existing centerline of Desert Cove Drive right-of-way as defined by Document No. 85-0300694, M.C.R., said point being the beginning of a non-tangent curve concave to the southeast having a radius of 45.00 feet and to which beginning a radial line bears S 85°38'29" W; Thence northeasterly 66.84 feet along said curve through a central angle of 85°05'57" to the beginning of a non-tangent curve concave to the southeast having a radius of 55.00 feet and to which beginning a radial line bears N 17°55'23" E; Thence southwesterly 99.07 feet along said curve through a central angle of 103°12'34" to the Point of Beginning.

Said Right of Way Dedication contains 1,573 square feet, more or less.



RIGHT OF WAY DEDICATION DESERT COVE DRIVE



NOTE: ALL VALUES SHOWN ARE CALCULATED
UNLESS OTHERWISE NOTED.

- (R1) DOCUMENT #07-0531332, M.C.R.
- (R3) DOCUMENT #03-0064026, M.C.R.
- (R4) DOCUMENT #85-0300694, M.C.R.

(M) MEASURED

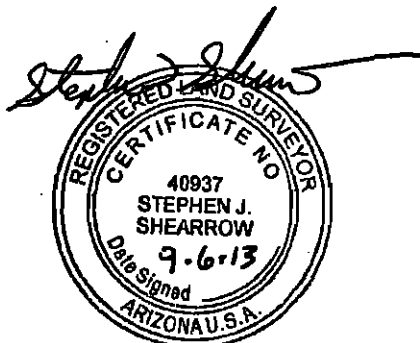


EXPIRES 6.30.16

**RIGHT OF WAY DEDICATION
DESERT COVE DRIVE
LINE TABLE**

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.11'	S89°57'46"E
L2	36.65'	S89°57'46"E
L3	128.35'	S89°57'46"E
L4	17.84'	N89°57'56"W (M)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	53.93'	55.00'	56°11'04"	S32°48'21"W	51.80'
C2	45.14'	55.00'	47°01'30"	S84°24'38"W	43.88'
C3	44.68'	45.00'	56°53'20"	N70°48'54"W	42.87'
C4	9.85'	12.00'	47°01'12"	S66°11'52"E	9.57'
C5	9.66'	12.00'	46°08'43"	S66°53'35"E	9.41'
C6	27.12'	55.00'	28°15'24"	N57°56'55"W	26.85'
C7	66.84'	45.00'	85°05'57"	N38°11'27"E	60.86'
C8	99.07'	55.00'	103°12'34"	S56°19'06"W	86.21'



EXPIRES 6-30-16

David B. Howell

Architecture & Design, PC

June 20, 2013

Revised September 21, 2013

Project Narrative:

Introduction:

This proposed project will be sited on an existing 71,074 sq ft parcel and combined with a second 11,029 ADOT parcel to the west. The Cancer Center has purchased both parcels and will combine them together to create their single overall site. In 1984 the larger parcel was rezoned to encourage development that is sensitive to the adjacent neighborhood (predominately to the north). Height and building location restrictions remain on the lot. It is the intent of the development and design to propose solutions that follow these restrictions

Physical Description:

New 24,000 square foot medical office building for:

Ironwood Cancer and Research Centers

Project Location: 8880 East Desert Cove Drive
Scottsdale, Arizona 85260

Lot A: APN: 217-25-002R
71,074 sq ft

Lot B: ADOT parcel: L-M-566
11,029 sq ft

Zoning: I-1 conforming to I-G zoning
This project will comply with all existing
zoning requirements

Site Narrative:

The site is located at the west end of a business park cul-de-sac that terminates at the east side of the northbound 101 Loop. There is an existing two story residential neighborhood behind an existing screen wall that varies in height from 6 to 8 feet to the north. A commercial lot with similar zoning to the east, a two story warehouse building across Desert Cove to the south and the entire west property line borders ADOT right-of-way land and the 101 loop.

Ironwood Cancer and Research Centers
New Scottsdale, Arizona Facility

Site Design Features:

Ingress and egress is by two driveways that provide access from the south and permit visitors to drop patients at the front entry; and/or drive around the building and reenter the site without having to turn around in the principal driveways. There is no off street parking as part of this project. All ADA parking spaces face the building and the paving is flush with the sidewalk, there is no curb to negotiate. Patient drop-off and pick up is at the front entry with three dedicated waiting spaces that are not part of the driveway. The pedestrian walk ways are designated with change of paving at driveway crossings.

Principal Building Design Features:

There are no special terrain features, landscape and existing vegetation that could be preserved on the site is limited to seven trees. The building is sited to turn away from the west and northwest sun and highway view.

The accelerator vaults (with no fenestration) are located on the west side; first level windows are restricted and shaded at the southwest corner by covered parking. The radiology functions are positioned along the north side because they cannot have fenestration. This position assures that the northwest sun is blocked to the building and there are no first level office views of the neighborhood to the north. The second level fenestration is also limited. The only contextual development that can occur will be on the vacant lot to the east that is zoned commercial. The building is sited with the entry on the east-southeast so that arriving visitors will see as they approach by vehicle, bicycle or as pedestrians and the new development on the lot to the east will view this principal building entry.

The east entry sequence and activity room focus is to the northeast at the Mc Dowell Mountains. The southeast view from chemotherapy is restricted to a view into a serenity garden and oasis landscaping by a tall screen wall that also provides privacy to the patients inside. A large covered entry on the east side shades part of the lobby, windows and the exterior at the patient drop-off.

The second level is stepped back from the north edge away from the neighborhood and held away from the southeast with a curved facade to create an inviting entry sequence that is predominately a single level.

Functional Building Narrative:

First Level:

1. The first floor will house medical and radiation oncology, patient assessment, treatment and associated functions.
2. The medical oncology area will have 14 exam rooms, 7 physician offices, 24 chemotherapy patient positions including one private room, pharmacy, nurse practitioner, medical assistants and supporting functions.
3. The radiation oncology will have one CT and one PET-CT for patient assessment, patient dressing and sub-waiting, and 2 linear accelerator vaults for patient treatment.
4. Staff functions will include management, dosemetry and physicist.
5. Both functions will open off a generous lobby with second floor access in an open two story lobby

Second Level:

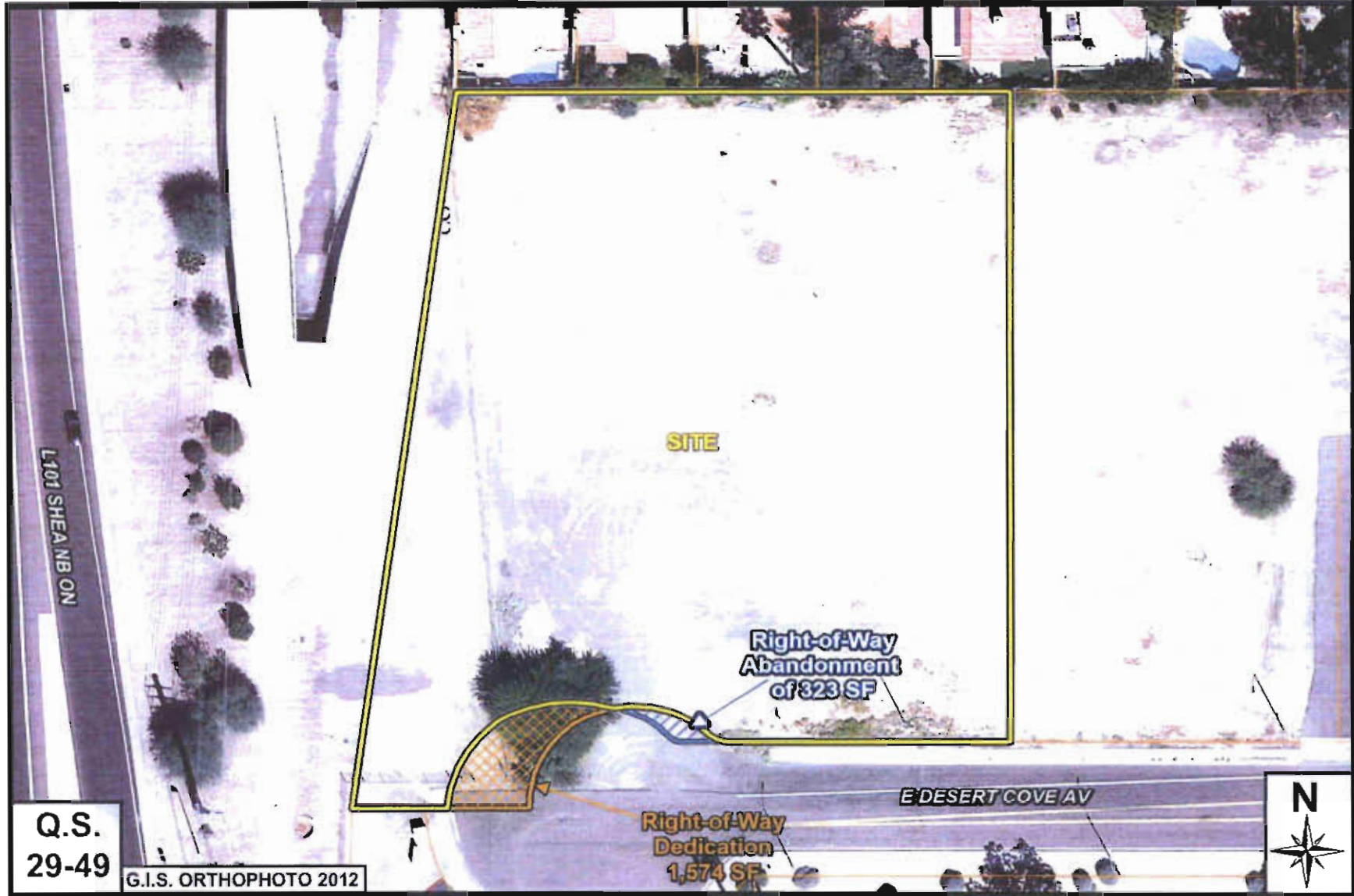
1. One specialty physician office will be located on the second floor
2. Elevator and stairs adjoin to open lobby-waiting area with a view down into the first floor lobby.
3. Offices for multi-modality patient assessments and family meetings will be provided.
4. Additional staff meeting rooms, lounge and conference areas, patient research, and patient records monitoring, IS data and storage functions

Organizational Mission Statement:

Ironwood Cancer & Research Centers strive to be comprehensive care facilities providing a full spectrum of services to patients with oncologic and hematologic diseases. Their state of the art facilities house a full staff to provide leading edge, high quality care in Medical Oncology along with Radiation Oncology and ancillary support services.

Land dedication and abandonment at the cul-de-sac street intersection.

This project will complete the construction of a smaller cul-de-sac with a 49 foot turning radius, a 5' right-of-way and 5' traffic signage easement. Additionally the site plan will abandon 323 square feet of right-of-way and dedicate 1573 square feet of new right-of-way land at this location.

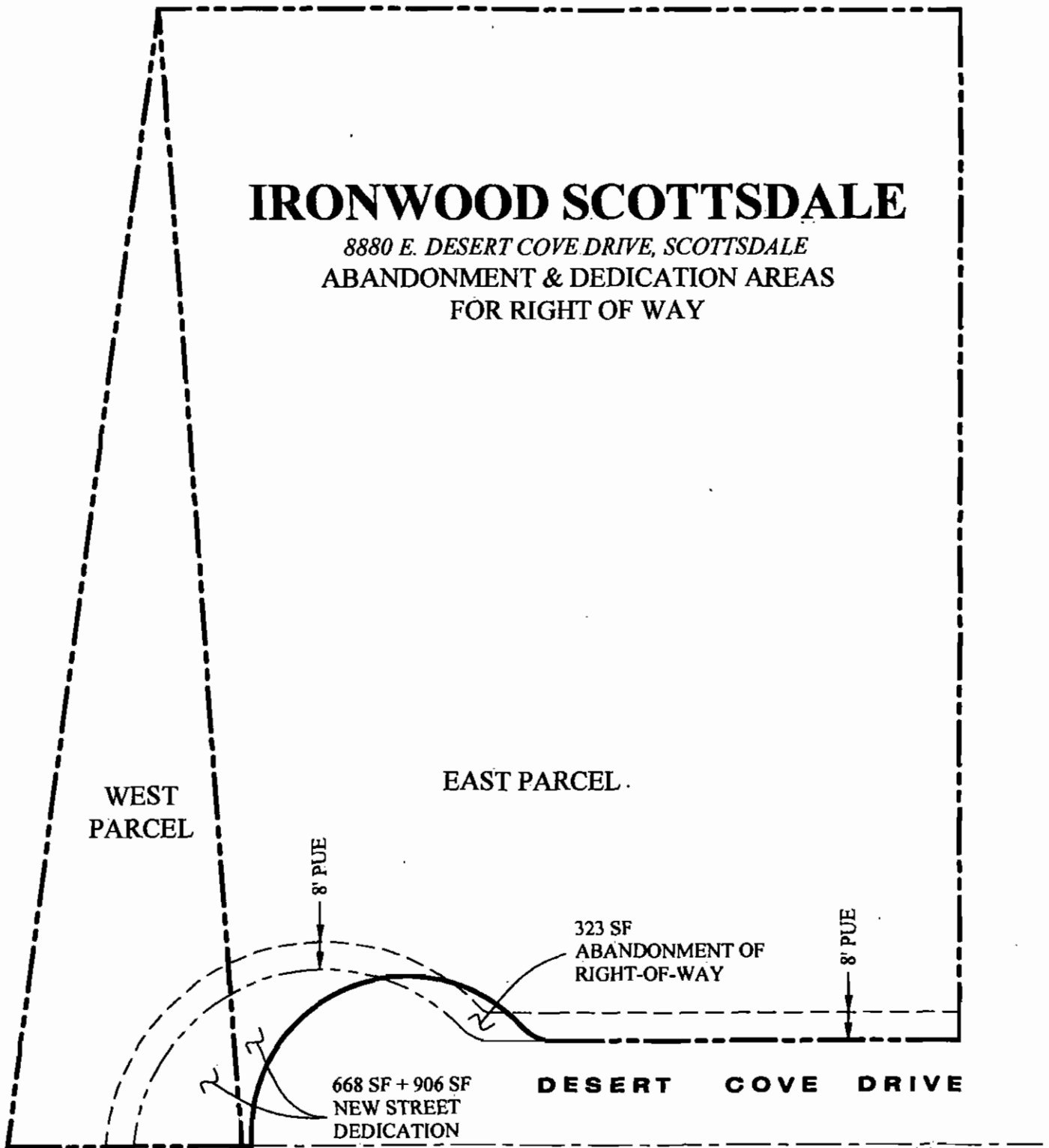


Ironwood Cancer & Research Center Abandonment

2-AB-2013

IRONWOOD SCOTTSDALE

8880 E. DESERT COVE DRIVE, SCOTTSDALE
ABANDONMENT & DEDICATION AREAS
FOR RIGHT OF WAY



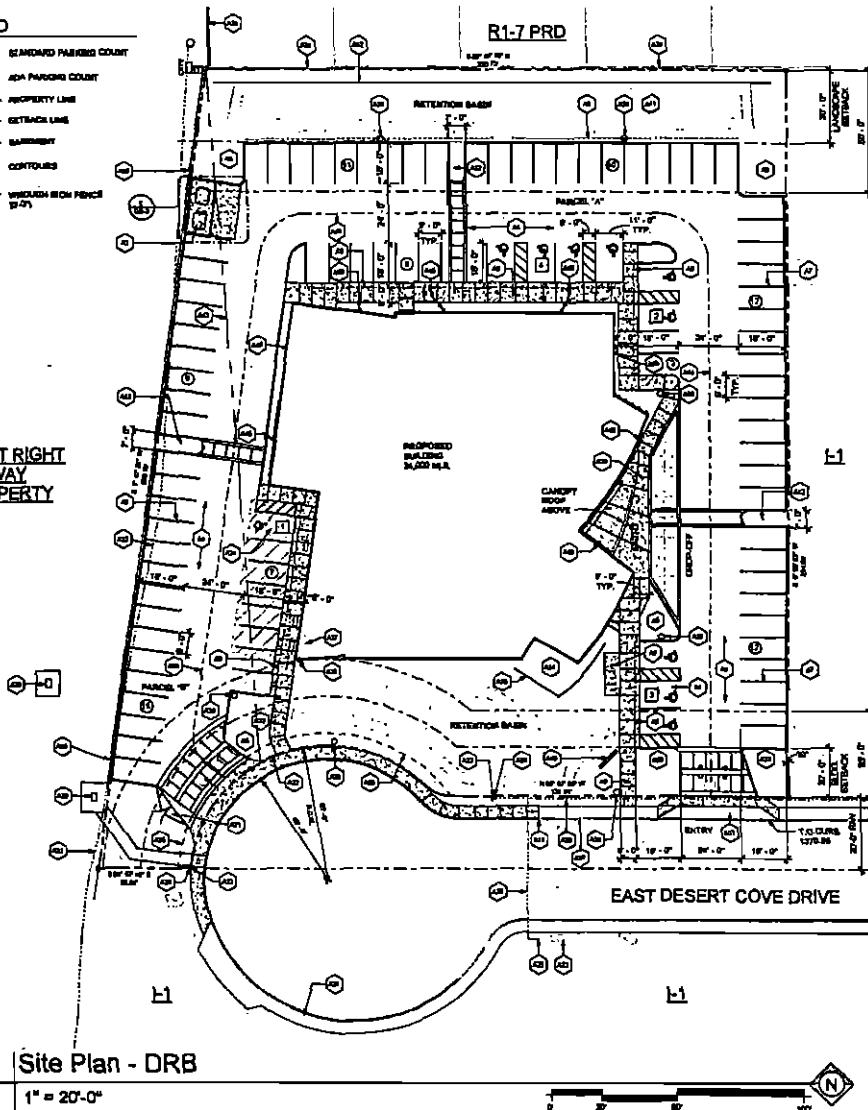
LEGEND

- STANDARD PARKING COURT
- ADA PARKING COURT
- PROPERTY LINE
- EASEMENT LINE
- EASEMENT
- CONTOURS
- VEHICLE HIGH FENCE (2'-0")

ADOT RIGHT OF WAY PROPERTY

1 Site Plan - DRB

1" = 20'-0"



SITE PLAN DATA

ADDRESS: 8880 E. DESERT COVE DRIVE, SCOTTSDALE, MARICOPA COUNTY, ARIZONA
 ZONING: L1 AND LUP
 NET LOT AREA: 7.886 S.F. = 1.8997 ACRES
 FIRST FLOOR: 17,400 S.F.
 SECOND FLOOR: 6,800 S.F.
 GROSS FLOOR AREA: 24,200 S.F.

GROSS FLOOR AREA CALCULATIONS:
 MAXIMUM GROSS FLOOR AREA = 24,200 S.F. NET LOT AREA * 3.0 = 75,858 S.F. = 41,200 S.F.
 PROPOSED GROSS FLOOR AREA = 24,200 S.F.

LOT COVERAGE CALCULATIONS:
 MAXIMUM LOT COVERAGE = 30% OF TOTAL AREA OF LOT
 PROPOSED LOT COVERAGE = GROSS BUILDING AREA / NET LOT AREA
 24,200 S.F. / 78,858 S.F. = 30.6% COVERAGE

VEHICLE AND PARKING CALCULATIONS:
 REQUIRED PARKING (1 SPACE PER 200 S.F. OF GROSS BUILDING AREA)
 24,200 S.F. / 200 = 121 PARKING SPACES
 PROVIDED PARKING: 95 PARKING SPACES

ACCESSIBLE PARKING REQUIRED (10 PER 100 S.F. OF GROSS BUILDING AREA)
 ACCESSIBLE PARKING PROVIDED: 10 PARKING SPACES

TOTAL PARKING PROVIDED: 95 STANDARD + 10 ACCESSIBLE = 105

BIKE AND PARKING CALCULATIONS:
 PROPOSED BIKE AND TRICYCLE SPACES: 80 S.F. = 10 SPACES
 BIKE AND TRICYCLE PROVIDED: 10 SPACES

OPEN SPACE CALCULATIONS:
 OPEN SPACE REQUIRED:
 PERCENTAGE = NET LOT AREA * 0.24 = 7.886 S.F. * 0.24 = 1.728 S.F.
 OPEN SPACE PROVIDED: 11.181 S.F.

LANDSCAPE LOT LANDSCAPE CALCULATIONS:
 PARKING LOT LANDSCAPE REQUIRED = PARKING LOT AREA * 18
 PERCENT = 4.6 S.F. * 18 = 82.7 S.F.
 PARKING LOT LANDSCAPE PROVIDED = 388 S.F.

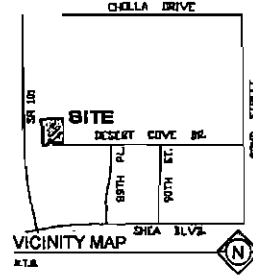
MINIMUM LANDSCAPE ISLAND AREA REQUIRED:
 REQUIRED PARKING LOT LANDSCAPE ISLAND = 2427 S.F. * 0.224 S.F.
 LANDSCAPE ISLAND PROVIDED = 1120 S.F.

NOTE:
 CALCULATIONS BASED ON THE ABSOLUTE EDGE OF PARCEL "A" & "B"
 * REFER TO KEYNOTES C3

PER ORDINANCE NO. 181 OF 2005 (ITEM 2.6) - PROJECT SHALL CONFORM TO THE DEVELOPMENT STANDARDS WITH THE EXCEPTION OF BUILDING HEIGHT & MASSING.

SITE PLAN KEYNOTES

- A1 ADA PARKING SPACE, TYP.
- A2 ASPHALT DRIVEWAY - COB STD. CUL. 24x1-1
- A3 NEW ASPHALT CONCRETE PAVING
- A4 LANDSCAPE AREA, TYPICAL
- A5 BICYCLE PARKING, 4 DOUBLE RACKS - COB STD. CUL. 24x1
- A6 NEW 6" PAINT STRIPE, TYP.
- A7 DASHED LINE INDICATES 24" VEHICLE OVERHEAD, TYP.
- A8 NEW SIGNALS
- A9 NEW RETENTION BASIN
- A10 7'-0" WIDE LANDSCAPE ISLAND, TYP.
- A11 EXTENSION GARDEN
- A12 6'-0" PRIVATE SCREEN WALL
- A13 DRIVEWAY - COB STD. CUL. 22x8 CL-1
- A14 MATCH EXISTING CURB, SIDEWALK AND EDGE OF PAVEMENT
- A15 EXISTING CATCH BASIN
- A16 ADOT ACCESS & GATEWAY - REFER TO DETAIL
- A17 EXISTING NEW PROPERTY LINE
- A18 EXISTING UTILITY HOLE
- A19 EXISTING MASONRY WALL, HEIGHT VARIES 6'-0"
- A20 EXISTING FIRE HYDRANT
- A21 EXISTING 6" WATER LINE
- A22 EXISTING SIGNALS
- A23 EXISTING PROPERTY LINE
- A24 EXISTING 6" CITY OF SCOTTSDALE WATERLINE TO BE INDICATED BY OTHERS
- A25 6'-0" HIGH LANDSCAPE PARKING LOT SCREEN - REFER TO LANDSCAPE PLAN
- A26 COVERED ADA PARKING SPACE
- A27 6'-0" TRAFFIC CONTROL SIGNMENT
- A28 SITE LIGHTING, SEE ELECTRICAL
- A29 FIRE RUSH ROOM
- A30 FIRE DEPARTMENT CONNECTION
- A31 ARTISTIC FIRE BOLLARD
- A32 MONUMENT SIGN
- A33 6'-0" HIGH RETAINING WALL
- A34 EXISTING PROPERTY LINE, RECOVERED WITH NEW PLAT
- A35 FIRE DEPARTMENT VEHICLE DRIVE LINE
- A36 LIGHTING WALL PACK, SEE ELECTRICAL
- A37 WROUGHT IRON FENCE, REFER TO DETAIL



PARCEL A:
 APR. 17-25-2021
 LEGAL DESCRIPTION:
 A PORTION OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 8 EAST, OF THE OLD AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 18, THENCE S 89 DEGREES 52'58" W 1,320.70 FEET, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, TO A POINT;
 THENCE LEAVING SAID WEST LINE, S 89 DEGREES 52'58" W 1,041.14 FEET, TO AN INTERSECTION OF TRANSPORTATION ALUMINUM CAP, SAID POINT ON THE EAST POINT-OF-BEAT LINE OF THE PRIMA FREEWAY PROJECT NO. 808-1 JVL, STAMP DATED APRIL 11, 2011, PER ARIZONA DEPARTMENT OF TRANSPORTATION SPONSORED RIGHT-OF-WAY PLANS, PROJECT NO. 808-1 JVL, STAMP DATED APRIL 11, 2011, AND THE SOUTHWEST CORNER OF THE FINAL PLAT OF PARCEL NO. 8880 E. DESERT COVE DRIVE, MADE IN MARICOPA COUNTY RECORDS;
 AND THE POINT OF BEGINNING;
 THENCE CONTINUING S 89 DEGREES 52'58" W 111.11 FEET, ALONG THE SOUTH LINE OF SAID FINAL PLAT, TO A POINT;
 THENCE LEAVING SAID SOUTH LINE, S 00 DEGREES 19'22" W 286.70 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DESERT COVE DRIVE;
 THENCE S 89 DEGREES 52'58" W 118.11 FEET, ALONG SAID NORTH RIGHT-OF-WAY, TO THE BEGINNING OF A 13.95 FOOT RADIUS CURVE TO THE RIGHT;
 THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, AND ALONG SAID CURVE 13.95 FEET, THROUGH A CENTRAL ANGLE OF 47 DEGREES 27'50", TO A POINT OF REVERSE CURVATURE TO THE LEFT, PAVING A RADIUS OF 48.95 FEET;
 THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, AND ALONG SAID REVERSE CURVE, 111.43 FEET, THROUGH A CENTRAL ANGLE OF 141 DEGREES 13'40", TO A POINT ON THE CENTERLINE OF DESERT COVE DRIVE;
 THENCE S 89 DEGREES 52'58" W, ALONG SAID CENTERLINE, TO AN ANGLE POINT OF SAID EAST RIGHT-OF-WAY LINE OF PRIMA FREEWAY LOCAL 107;
 THENCE LEAVING SAID CENTERLINE, S 84 DEGREES 02'17" RECORDS WEST 328.98 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

PARCEL B:
 LEGAL DESCRIPTION:
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 8 EAST, OF THE OLD AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 18, BEING NORTH 89 DEGREES 52'58" WEST 328.98 FEET FROM A BRASS CAP IN HAND HOLD MARKING THE CENTER QUARTER CORNER OF SAID SECTION 18;
 THENCE ALONG THE EAST WEST AND SECTION LINE OF SAID SECTION 18 SOUTH 89 DEGREES 52'58" WEST 328.98 FEET TO THE BEGINNING EASTERN RIGHT OF WAY LINE OF STATE ROUTE 101, SAID STATE ROUTE 101, FROM FREEWAY, FORMERLY KNOWN AS STATE ROUTE 107;
 THENCE ALONG SAID EASTERN RIGHT OF WAY LINE OF STATE ROUTE 101, SOUTH 89 DEGREES 52'58" WEST 1220.70 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE OF STATE ROUTE 101, SOUTH 89 DEGREES 52'58" WEST 1220.70 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE OF STATE ROUTE 101, SOUTH 89 DEGREES 52'58" WEST 1220.70 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE OF STATE ROUTE 101, SOUTH 89 DEGREES 52'58" WEST 1220.70 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 00 DEGREES 19'22" EAST 328.16 FEET TO THE POINT OF BEGINNING.

IRONWOOD CANCER & RESEARCH CENTERS
 DESIGN & CONSTRUCTION
 8880 E. DESERT COVE DRIVE
 SCOTTSDALE, AZ 85260

David B. Howell
 Architecture & Design, P.C.
 5948 North Cactus Road
 Tucson, Arizona 85718
 P: 520.297.8792
 F: 520.297.8793
 dhowell@dbhowell.com

DATE: 04/15/21
 PROJECT NUMBER: 2103-12
 SHEET: 1 OF 11
 DRAWING TITLE: SITE PLAN

DR-2

David B. Howell

Architecture & Design, PC

July 8, 2013

Notification:

This notification reflects a planned development in Scottsdale within a range of 750 feet of your property.

Additional information: Right-of-way abandonment

The City of Scottsdale will abandon 323 square feet of right-of-way property to the new owner of these parcels listed below. The new owner will compensate the City commensurate with prevailing property values in the area.

Please refer to attached exhibits "A" and "B"

Project Description:

New 24,000 square foot medical office building for:
Ironwood Cancer and Research Centers

Additional information:

The city of Scottsdale will abandon 324 square feet of property associated with the existing cul-de-sac

Project Location: 8880 East Desert Cove Drive
Scottsdale, Arizona 85260

Lot A: APN: 217-25-002R
71,074 sq ft

Lot B: ADOT parcel: L-M-566
11,029 sq ft

Zoning: I-1 conforming to I-G zoning
This project will comply with all existing zoning requirements

Ironwood Cancer and Research Centers
New Gilbert, Arizona Facility

No open house or public meeting is scheduled at this time. Questions or comments should be directed to the Applicant or Scottsdale Planner listed below

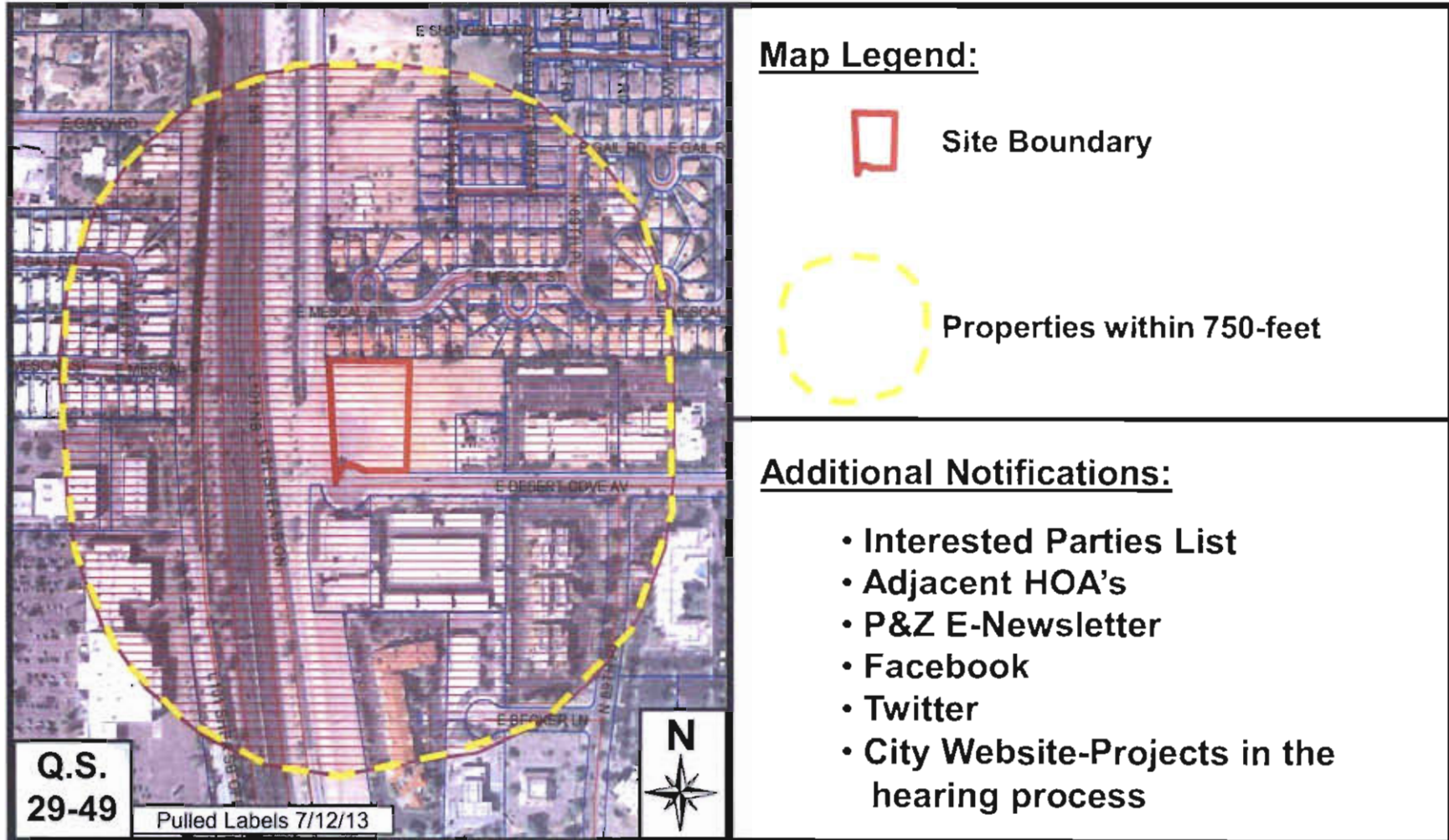
Applicant:

David B. Howell, Architect
5148 North Calle Bujia
Tucson, Arizona 86718
david@dbhad.com

City of Scottsdale contact:

Meredith Tessier
City of Scottsdale, Planner
MTessier@ScottsdaleAz.Gov
480-312-4211

City Notifications – Mailing List Selection Map



Ironwood Cancer & Research Centers

2-AB-2013



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, OCTOBER 9, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman
Ed Grant, Vice-Chair
Michael Edwards, Commissioner
Erik Filsinger, Commissioner
Matt Cody, Commissioner
David Brantner, Commissioner
Jay Petkunas, Commissioner

STAFF: Tim Curtis
Joe Padilla
Dan Symer
Keith Niederer
Adam Yaron
Greg Bloemberg
Erin Perreault
Don Hadder

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:04 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

ATTACHMENT #9

MINUTES REVIEW AND APPROVAL

1. Approval of September 25, 2013 Regular Meeting Minutes including Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE SEPTEMBER 25, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONTINUANCE AGENDA

2. 2-ZN-2000#4 (Scottsdale's Museum of the West)

3. 8-UP-2013 (Scottsdale's Museum of the West)

VICE-CHAIR GRANT MOVED TO CONTINUE CASE 2-ZN-2000#4 AND 8-UP-2013 TO THE NOVEMBER 13, 2013 HEARING. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

4. 2-AB-2013 (Ironwood Cancer & Research Centers)

COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 2-AB-2013, PER THE STAFF RECOMMENDED STIPULATIONS SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. 10-ZN-2013 (Hawknest)

MOVED TO REGULAR; COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 10-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

Elizabeth Sun, Anne Hilton, Lynne Sullivan spoke regarding this item.

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www.scottsdaleaz.gov/boards/PC.asp

6. 4-GP-2013 (Boulders Villas)
VICE CHAIR GRANT MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 4-GP-2013, FOR A MAJOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS FROM COMMERCIAL TO SUBURBAN NEIGHBORHOODS; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 11-ZN-2013 (Boulders Villas)
VICE-CHAIR GRANT MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 11-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PLANNED COMMUNITY DISTRICT FINDINGS HAVE BEEN MET, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

Thomas Palmer, Bob Cappel spoke regarding this item.

8. 7-GP-2013 (77 on the Park)
COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 7-GP-2013, FOR A MAJOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS FROM CULTURAL/INSTITUTIONAL OR PUBLIC/USE TO URBAN NEIGHBORHOODS; SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

9. 9-ZN-2013 (77 on the Park)

COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 9-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

NON-ACTION AGENDA

10. 1-TA-2009 (Text Amendment (Planned Commerce Park P.C.P.))

Don Hadder provided a brief presentation and overview of the 1-TA-2009 Text Amendment. The Planning Commission asked general questions, which staff responded to.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:21 p.m.

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www.scottsdaleaz.gov/boards/PC.asp