

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 21, 2016 Item No. 6  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## **ACTION**

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### **City Of Scottsdale Fire Station 613 1-UP-2016**

**Location:** 26380 N. Hayden Rd.

**Request:** Request for a recommendation to the Planning Commission and City Council regarding the Municipal Use Master Site Plan for a new fire station, with 10,220 square feet of building area, on a 12-acre site.

## **OWNER**

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City of Scottsdale  
Gary Meyer  
480-312-2367

## **ARCHITECT/DESIGNER**

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Arrington Watkins Architects, LLC  
602-279-4373

## **ENGINEER**

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Dibble & Associates

## **APPLICANT CONTACT**

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Arrington Watkins Architects, LLC  
602-279-4373

## **BACKGROUND**

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### **Zoning**

This 12-acre parcel was annexed from Maricopa County by the City of Scottsdale in 1982 with Single-family Residential District (R1-43) zoning (Ordinance #1493). In 2002, this site was rezoned to apply the Foothills Overlay Zoning district (Ordinance #3498). The site is currently zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) District. The current zoning district allows single-family homes, churches, and schools to be established. Municipal uses are allowed by right; however, per Zoning Ordinance Section 1.500, et. seq., any site that is larger than one acre in size shall be subject to approval by the City Council.

### **Context**

Located at the intersection of E. Jomax Road and N. Hayden Road, the site is currently undeveloped and abuts single-family residences to the north and east. Access to the proposed municipal fire station is provided by N. Hayden Road.

### **Adjacent Uses and Zoning**

- North Existing single-family residences, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL, FO) District.
- South Undeveloped parcel, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) District
- East Existing single-family residences, zoned Single-family Residential, Environmentally Sensitive Lands (R1-43, ESL) District.
- West Undeveloped parcel, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL, FO) District.

### **Key Items for Consideration**

- The Municipal Use Master Site Plan is consistent with the General Plan and the Desert Foothills Character Area Plan
- Environmentally Sensitive Lands Overlay District
- Foothills Overlay District

## **DEVELOPMENT PROPOSAL**

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### **Purpose of Request**

The applicant's request is for a recommendation from the Development Review Board to the Planning Commission and City Council on the proposed Municipal Use Master Site Plan to construct a new fire station which will improve the coverage and response times serving the community within the vicinity.

### **Neighborhood Communication**

Staff and the applicant have mailed notifications to property owners with 750 feet of the site and the applicant held an open house on December 9, 2015. A copy of the applicant's Citizen Involvement Report is included in Attachment # 4.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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### **Municipal Use Master Site Plan**

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed municipal use master site plan for any site larger than one (1) acre of gross lot area. The purpose of the Municipal Use Master Site Plan is to find that the proposed municipal use is of general community interest and to ensure that the general public has the opportunity to comment on the proposed use and site plan design. When evaluating a Municipal Use Master Site Plan, city staff encourages the Development Review Board to evaluate and provide a recommendation of the proposed site plan based on the applicable site plan Development Review Board Criteria (Attachment #5).

**Development Information**

- Existing Use: Vacant, undeveloped parcel.
- Proposed Use: Municipal Fire Station
- Parcel Size: Gross: 525,769 square feet or 12.07 Acres  
Net: 496,912 square feet or 11.40 acres
  
- Building space: 10,339 gross square feet
- Building Height Allowed: 40 feet, including rooftop appurtenances
- Building Height Proposed: 24 feet 10 inches, including rooftop appurtenances
- Parking Required: 22 spaces
- Parking Provided: 22 spaces
- NAOS Required: 12,422 square feet / 0.28 acres
- NAOS Provided: 140,569 square feet / 3.23 acres

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board make a recommendation to the Planning Commission and City Council to approve the proposed Municipal Use Master Site Plan.

**Next Steps:**

Upon receiving a recommendation of the proposed Municipal Use Master Site Plan, the Planning Commission shall make a recommendation to the City Council. The site plan, landscape plan, building elevations, and lighting will be reviewed by the Development Review Board subsequent to the City Council decision .

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**Capital Project Management**

Public Works

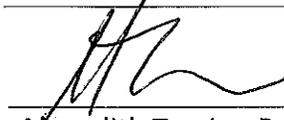
**STAFF CONTACT**

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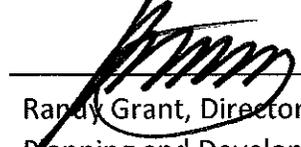
Meredith Tessier  
Planner  
480-312-4211  
E-mail: [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov)

**APPROVED BY**

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Meredith Tessier, Report Author  
Date 06/29/2016

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov  
Date 6/27/16

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov  
Date 6/28/16

**ATTACHMENTS**

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1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Site Plan
4. Citizen Involvement Report
5. Development Review Board Criteria



**RE: Scottsdale Fire Station No. 613  
Architectural Narrative**

**Building Use - Municipal:**

This project involves the design and construction of a 10,300 square foot (approx.) fire station in the Desert Foothills area on an 11.4 acres site. The new station will house bunk rooms and living facilities for 8 crew members, office spaces, workout room, 3 apparatus bays, and several rooms for maintaining and storing equipment. Municipal use is allowed within zoning R1-43 ESL FO.

**Site Description:**

The project site is located within both the Lower Desert and Upper Desert ESL landforms and has a '0' level NAOS priority. The site is 11.4 acres with only 2.5 acres that are unencumbered and available for construction. The building is located on the south portion of the site, maximizing the distance from the power lines on the north of the site. The majority of the site to the north and east will remain open space, leaving the existing vegetation in-place and natural drainage. The constructed area has two drives off of Hayden Road. All vehicles will enter at the south entrance. Staff and visitor vehicles will exit at the south exit, while the fire apparatus will mainly leave from the north exit. This circulation promotes safety by separating the public access from emergency vehicles. The project does not contain any public facilities and public access

The landscape design will adhere to the Scottsdale Sensitive Design Principles, using a variety of plants that are native to the region, and require less water. Salvageable plant material will be stored and reinstalled within the construction limits to provide a landscape that blends with the surrounding desert.

Masonry parking screen walls are provided as required by ordinance. Mechanical equipment in the yard on the west of the building will be screened by an 8' tall wall. Roof mounted equipment is screen by parapets. Curving site walls have been added to the northeast portion of the building to create some privacy from the north porch.

**Building Architecture:**

The building conforms to the requirements of the zoning overlay district. The building architecture emulates a contemporary Western Ranch style and is compatible with the surrounding homes. Wall materials will be painted stucco and manufactured stone veneer, utilizing lintel projections to create shadow lines. Roof material will be non-reflective metal roofing with an SRI greater than 29 to meet LEED requirements. Colors are generally dark tones to blend in with the natural desert and they meet the light reflective value criteria. The maximum building height is less than 27 feet above natural grade as dictated by the ordinance. The building is divided into two areas. The eastern portion of the building will house the living quarters, while the western portion will house the apparatus bays and equipment storage. To control the visual impact of the buildings size, the roof overhangs have been made deeper to cast shadow lines and reduce the sense of scale. The building is designed with a hierarchy of masses, creating features that draw the eye, such as to the welcoming scale of the main entry porch. The building has both pitched and flat roof (with parapets) to provide variety and to reduce the visual impact of the fire truck bays.

5240 N. 16<sup>th</sup> Street  
Suite 101  
Phoenix, Arizona 85016  
Telephone: (602) 279-4373  
FAX: (602) 279-9110

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**ATTACHMENT #1**

**1-UP-2016  
5/10/16**



**City of Scottsdale Fire Station 613**

**1-DR-2016**

**ATTACHMENT #2**



**City of Scottsdale Fire Station 613**

**1-DR-2016**

**ATTACHMENT #2A**





Arrington Walkins Architects

City of Scottsdale Planning, Neighborhood & Transportation  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

**To: Meredith Tessier, City of Scottsdale Planner**

**From: Erin Giles, Architect, AIA, LEED AP**  
**602-279-4373, [egiles@awarch.com](mailto:egiles@awarch.com)**

**RE: Scottsdale Fire Station 613**

**Subject: Neighborhood Notification Report**

There was a Neighborhood meeting held on December 9, 2015 at Redeemer Lutheran Church, 7670 E. Jomax Rd. at 7:00 p.m. Erin Walsh, Public Information Officer, City of Scottsdale, sent notifications via postcard to neighbors within 750' of the property. Once neighbors arrived, a presentation was given by Matt Gorman, Architect, Erin Walsh, City of Scottsdale, Gary Meyer, City of Scottsdale, and Ryan Freeburg, Executive Assistant Fire Chief. Attached are copies of the postcards, the sign-in sheet, comments, and a copy of the PowerPoint presentation. Also attached is a photo of the sign posted on the project site on December 8, 2015.

Sincerely,

Erin Giles, AIA, LEED AP  
Arrington Walkins Architects, LLC

5240 N. 16<sup>th</sup> Street  
Suite 101  
Phoenix, Arizona 85016  
Telephone: (602) 279-4373  
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**ATTACHMENT #4**



# PUBLIC MEETING

*Our Future in Progress*

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## Come View Preliminary Plans for Fire Station 613

Plans are underway to construct a new home for Scottsdale Fire Station 613 at the southwest corner of Jomax and Hayden roads. Join us for a public meeting at 7 p.m. on Wednesday, December 9 at Redeemer Lutheran Church, 7670 E. Jomax Road, to learn more about the new fire station and see preliminary plans for the new building.

Fire Station 613 is currently located at a city water site, in a temporary trailer structure. On January 13, 2015, the City of Scottsdale was the successful bidder on a parcel of State Land located at the southwest corner of Jomax Road and Hayden Road. The City of Scottsdale identified and purchased the new site to build the permanent station that is more centrally located, allows for better coverage and will reduce response times to emergencies in the northern areas of Scottsdale. A power line easement runs across the parcel, leaving approximately 2.3 acres of usable land south of Jomax Road along the west side of Hayden Road.

The new station design is one story, was designed specifically for this site and will reflect the character of the area. Upon completion Fire Station 613 will be staffed by a six-person crew with a fire engine, tanker and an all-terrain vehicle. The ATV is used for trail rescues in inaccessible areas.

POST CARD



# PUBLIC MEETING

*Our Future in Progress*

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## Come View Preliminary Plans for Fire Station 613

### **Public Meeting**

Wednesday, December 9, 7 p.m.

Redeemer Lutheran Church, 7670 E. Jomax Road

### **Website**

[www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov), search "Fire Station 613"

### **Questions**

For more information contact Project Manager Gary Meyer at (480)312-2367 or [GMeyer@ScottsdaleAZ.gov](mailto:GMeyer@ScottsdaleAZ.gov)



# Fire Station 613

December 9, 2015 Public Meeting

## Sign-In Sheet

NAME	ADDRESS	E-MAIL
CLINT FREDERICK	7807 E. OBERLIN WAY	CLCF@GCF CPA.COM
KATHY FREDERICK	✓	KATHYJFREDERICK@MSN.COM
Janet Brusca	26234 N Paso Trail	AZ1984@cox.net
Pat Shepard	26220 N Paso Trail	johnshepard480@msn.com
Lisa Boardard	7304 E BENT TREE DR	buzz5967@gmail.com
James Trinchitta	8757 E. LARIAT LN	TRINCH 1 @ AOL
Jon TAYLOR	8068 E REMUDA	JON TAYLOR 7 @ AOL.COM
Albert Larson	27617 N. 74 <sup>th</sup> ST	
Marty Cambal	7340 E. Bent Tree Dr.	MartyC@Completesafety.com





# Comments Please!

Good presentation - Marty Cambal

## Development Review Board Criteria

(Scottsdale Zoning Ordinance Sec. 1.904)(December 14, 2012)

- A. 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.
  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.~~
  3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.
  4. ~~If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.~~
  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. ~~Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.~~
  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 the 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.~~
- B. The burden is on the applicant to address all applicable criteria in this section.