

# development review



## STAFF RECOMMENDATION

file case no. 111-DR-83 hearing date 9/8/83  
zone S-R  
project name VISTA BONITA OFFICES BUILDING "A"  
project address NEC SCOTTSDALE ROAD & VISTA DRIVE  
developer/owner EMC DEVELOPMENT COMPANY  
architect ROBERT MCKENZIE  
engineer \_\_\_\_\_

project description THIS PROPOSAL IS FOR A ONE STORY OFFICE BUILDING OF APPROXIMATELY 11,600 SQUARE FEET (GROSS). THE WALLS OF THE BUILDING ARE FINISHED IN STUCCO PAINTED OFF-WHITE. THE PITCHED ROOFS AT THE ENTRIES ARE TERRA COTTA COLORED CLAY TILE. A MATCHING TERRA COTTA COLORED BAND OF GLAZED TILE IS PROVIDED ALONG THE PARAPET, GARDEN WALLS AND COLUMNS. THE WINDOWS ARE DARK BROWN STAINED WOOD FRENCH DOORS. WOOD-SUPPORT MEMBERS FOR THE TILE ROOFS ARE ALSO STAINED DARK BROWN. A STUCCO PROJECTION IS PROVIDED AROUND EACH OF THE SETS OF FRENCH DOORS. A BUILDING SETBACK VARIANCE HAS BEEN GRANTED. A PARKING VARIANCE IS PENDING. SHOULD THE VARIANCE BE GRANTED, STAFF RECOMMENDS APPROVAL SUBJECT TO THE ATTACHED STIPULATIONS.

project information 45-2-83, 73-8A-83 & 91-8A-83

THE STAFF RECOMMENDS THAT THE DEVELOPMENT REVIEW BOARD APPROVE THIS PROJECT SUBJECT TO THE FOLLOWING DESIGN CONDITIONS BEING COMPLIED WITH IN THE FINAL DEVELOPMENT.

THE FOLLOWING NOTED DESIGN ITEMS ARE RECOMMENDED BY STAFF TO THE DEVELOPMENT REVIEW BOARD AS STIPULATIONS OF THIS DEVELOPMENT. IF APPROVED, THEY MUST BE COMPLIED WITH IN THE FINAL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION OR BUILDING PERMITS OR PRIOR TO CITY COUNCIL APPROVAL OF THE FINAL PLAN.

APPEAL OF ANY DEVELOPMENT REVIEW BOARD STIPULATION TO THE CITY COUNCIL MUST BE FILED WITH THE CITY CLERK WITHIN TWENTY (20) CALENDAR DAYS FROM THE DEVELOPMENT REVIEW BOARD DECISION.

PLANNING DEPARTMENT

THE FOLLOWING ITEMS ARE TO BE PLACED ON THE CONSTRUCTION WORKING DRAWINGS:

REFUSE CONTAINERS:

1. Refuse containers shall be screened by material compatible with the building materials.
2. Modify refuse enclosure as follows: \_\_\_\_\_

SIGNS:

1. Signs \_\_\_\_\_ require separate approvals and permits.
2. A Master Sign Program shall be approved by the Development Review Board prior to the issuance of a Sign Permit.
3. All non-conforming signs shall be removed prior to the issuance of a Building Permit.

ON-SITE LIGHTING:

1. All on-site lighting and lighting fixtures shall be approved by Planning prior to the issuance of any Building Permit (re: diffusing, standards, glare, height, etc.).

SITE PLAN:

1. State zoning of property.
2. Vicinity map.
3. Property lines and dimensions, street names, centerline of street.
4. Setback of structures - front, side, rear.
5. Parking lot dimensions - stall width and length, driveway width, parking angle.
6. Show location and details of refuse enclosure.
7. List parking calculations required/provided.
8. Indicate location of handicap parking spaces (20'0" x 12'0").
9. Other: \_\_\_\_\_

BUILDING MATERIAL/DESIGN:

1. Indicate location and design of scuppers/downspouts.
2. Design: SCREEN WALLS & ATRIUM FENCE ON NORTH SIDE OF BUILDING TO MATCH GARDEN WALLS AT ENTRY. FINISH EXISTING MASONRY WALL ON NORTH PROPERTY LINE TO MATCH BUILDING.

BUILDING ELEVATIONS:

1. Indicate the height of building above finished floor.
2. Label colors and submit color sample/chip of all exterior materials.
3. Show location and elevation of carports including fascias on all elevations and type of lighting.
4. Other: \_\_\_\_\_

- 111-DR-83 VISTA BONITA OFFICES BUILDING "A" - NEC SCOTTSDALE ROAD AND VISTA DRIVE - ROBERT MCKENZIE, ARCH.
- 112-DR-83 VISTA BONITA OFFICES BUILDING "B" - SEC VISTA DRIVE AND SCOTTSDALE ROAD - ROBERT MCKENZIE, ARCH.

Mr. Dolasinski explained that these cases are requests for one-story office buildings at the northeast and southeast corners of Scottsdale Road and Vista Drive. Building "A" is Case 111 and Building "B" is Case 112. Building "A" is 11,600 square feet, and Building "B" is 11,425 square feet (gross.) Both buildings have identical architectural treatment. Walls of the building are finished in stucco painted off-white. The entries are highlighted by pitch roofs with mission clay tile. A terra cotta band wraps the parapet all the way around on both buildings. The windows are dark brown stained wood french doors. The projection around each of the sets of windows is of stucco. Staff recommends approval subject to the attached stipulations. Both buildings have received setback variances on Vista Drive. Building "B" received a setback variance on Scottsdale Road. Both buildings have received parking variances of two cars.

Mr. Schubert asked if the applicant had an opportunity to review the stipulations and if he had any questions.

Mr. Robert McKenzie, architect, stated that he only had questions regarding ordinance stipulations. He added that all deed restrictions have been followed. This project has also passed the Design Review Board of the neighborhood.

Mr. Perrell asked if there were scuppers shown on the south and north elevations of Case 112-DR-83.

Mr. McKenzie replied that the scuppers were only overflow scuppers. He also informed Mr. Perrell that the parapet is higher than the mechanical equipment on the roof.

Mr. Bussard asked Mr. McKenzie to explain the curved walls in the front.

Mr. McKenzie responded that they will match the building and were designed as agreed to by the neighbors and himself. These walls are to tie the commercial buildings in with the rest of the subdivision.

Mr. Allison indicated his concern for the amount of windows with no screening and protection.

Mr. McKenzie stated that the picture submitted is for the purpose of showing color only.

Mr. Schubert also pointed out that the carports will not be approved since they are not included on the elevations. The applicant will have to come back for their approval.

Mr. McKenzie explained that there are setback problems involved with trying to shade the windows. He plans on using gray glass. On the west elevation, he plans on using double glazing.

Mr. Bussard moved to approve 111-DR-83 and 112-DR-83 subject to the stipulations. Mr. Perrell seconded the motion which carried unanimously.

THE FOLLOWING ITEMS ARE REQUIRED OF THIS DEVELOPMENT AND SHALL BE RESOLVED WITH PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- REFUSE CONTAINERS: Refuse containers shall be screened by material compatible with the building materials.
- SIGNS: Signs require separate approvals and permits.
- ON-SITE LIGHTING: All on-site lighting and lighting fixtures shall be approved by Planning (re: diffusing, standards, glare, height, etc.).
- SITE PLAN: 1. State zoning of property. 2. Vicinity map. 3. Property lines and dimensions, street names, centerline of street. 4. Setback of structures -

111/112-DR-83 CONT'D

front, side, rear. 5. Parking lot dimensions - stall width and length, driveway width, parking angle. 6. Show location and details of refuse enclosure. 7. List parking calculations required/provided. 8. Indicate location of handicapped parking spaces (20'0"x12'0").

**BUILDING MATERIAL/DESIGN:** 1. Indicate location and design of scuppers/downspouts. 2. 111-DR-83 - screen walls and atrium fence on north side of building to match garden walls at entry. 112-DR-83 - screen walls and atrium fence on south side of building to match walls at entries. 3. 111-DR-83 - finish existing masonry wall on north property line to match building.

**BUILDING ELEVATIONS:** 1. Indicate the height of building above finished floor. 2. Label colors and submit color sample/chip of all exterior materials. 3. Show location and elevation of carports including fascias on all elevations and type of lighting.

**LANDSCAPING:** 1. Only 50% of front open space can be used for retention basin. 2. Retention basin size measured to top of existing grade elevation. 3. Maximum 10:1 width to depth ratio 4:1 maximum slope. 4. Provide 8% slope away from walk and curb for 5' along all streets. 5. Major tree theme should follow the existing theme of neighboring properties. 6. Provide low water use landscape theme. 7. Only up to 50% of landscape area shall be in grass if provided.

**OTHER:** Place Development Review number on all plans in 1/2" size letters.

THE FOLLOWING ITEMS ARE REQUIRED OF THIS DEVELOPMENT AND SHALL BE RESOLVED WITH TRAFFIC ENGINEERING PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION OR BUILDING PERMITS:

**ROADWAY, INTERSECTION AND ACCESS DESIGN:** Driveway entrances shall be designed per Scottsdale design standard CL-1.

**OTHER:** Traffic Engineering may require additional (or changes in) improvements at the time detailed plans are reviewed (i.e. tapers, transitions, barricades, guardrail, etc.).