



AMENDED **MARKED
AMENDED AGENDA*
SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JULY 20, 2006
1:00 P.M.

**** CORRECTION: Item #9, Scottsdale Auto Salon (37-DR-2005) was not approved, but was Continued to a Date Date Uncertain**

* Previous Item # 8 (25-DR-2006, Retail/Office Building at 4501 N. Scottsdale Road) has been pulled.

ROLL CALL

MINUTES APPROVAL

Items 1 & 2 Approved 7-0; Motion JJ

1. July 13, 2006 Development Review Board Study Session Minutes
2. July 13, 2006 Development Review Board Regular Minutes

CONSENT AGENDA - Any item may be requested to be removed for separate action by the Development Review Board.

CONSENT AGENDA

Approved 7-0 Motion MD	3. 87-DR-2004#5	Bank of America @ Hayden Peak Crossing Pad B Site plan, elevations and landscaping 20301 N Hayden Rd. Gensler, Architect/Designer	Kira Wauwie, AICP
Approved 7-0 Motion MD	4. 87-DR-2004#6	Hayden Peak Crossing Pad C Site plan and elevations 20469 N Hayden Rd. Butler Design Group, Architect/Designer	Kira Wauwie, AICP
Approved 7-0 Motion M	5. 22-PP-2005/ 113-DR-2005	Sereno Canyon Preliminary Plat /Site plan, Amended Development Standards and elevations N. 124th St. LVA Urban Design Studio LLC, Architect/Designer	Don Hadder
Approved 7-0 Motion MD	6. 25-PP-2005	Carmichael Court Preliminary Plat 10837,10846,10873 & 10876 E. Ironwood John Pela & Associates, Architect/Designer	Tim Curtis, AICP

TEST

Approved 6-0
as Amended
Motion MD
BD Recused
due to Possible
COI

7. [91-DR-2005](#)

[SEC Scottsdale & Lone Mountain](#)
Site plan and elevations
31313 N Scottsdale Rd.
Ellermann & Schick, Inc, Architect/Designer

Tim Curtis, AICP

Approved 7-0
Motion MD

8. [32-DR-2006](#)

[Hayden Array](#)
Site plan and elevations
2322 N Hayden Rd.
Merz Project, Architect/Designer

Kim Chafin, AICP

Moved to
Regular
Agenda
Approved
**Continued to
a Date**
Uncertain 5-2
Motion MS
SS & DB
Dissenting

9. [37-DR-2006](#)

[Scottsdale Auto Salon](#)
Site Plan and elevations
9393 E Bell Rd.
Lava Architecture, Architect/Designer

Don Hadder

Approved 7-0
Motion MD

10. [54-DR-2006](#)

[Fire Station 602](#)
Site plans and elevations
7552 E Indian School Rd.
LEA-Architects, LLC, Architect/Designer

Dan Symer

Approved 7-0
Motion MD

11. [55-DR-2006](#)

[Saguaro High School](#)
Site plan and elevations
6250 N 82nd St.
DLR Group, Architect/Designer

Dan Symer

REGULAR AGENDA

Approved 6-1
as Amended
Motion SS
BD Dissenting

12. [110-DR-2005](#)

[The 4020 Building](#)
Site plan and elevations
4020 N Scottsdale Rd.
Architekton, Architect/Designer

Mac Cummins,
AICP

ADJOURNMENT - Approximately 2:20 P.M.

DEVELOPMENT REVIEW BOARD CONSISTS OF:

Betty Drake, Council Member
Steve Steinberg, Commission Member
Jeremy Jones, Vice Chairman
David Brantner, Development Member

Michael D'Andrea, Development Member
Michael Edwards, Design Member
Michael Schmitt, Design Member



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JULY 20, 2006
APPROVED STUDY SESSION MINUTES**

PRESENT: Betty Drake, Councilman
Jeremy A. Jones, Vice Chairman
Steve Steinberg, Commissioner
E.L. Cortez, Design Member
Michael D'Andrea, Development Member
David Brantner, Development Member
Michael Schmitt, Design Member

STAFF: Lusia Galav
Don Hadder
Mac Cummins
Dan Symer
Tim Curtis
Kim Chafin

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilwoman Drake at 12:30 p.m.

1. **REVIEW DRB CASES**

CONSENT AGENDA

87-DR-2004#5 Bank of America @ Hayden Peak Crossing Pad B

In response to an inquiry by Board Member D'Andrea, Ms. Wauwie confirmed that the elevation with the peaked roof which was included in the packet was the proposed final design.

87-DR-2004#6 Hayden Peak Crossing Pad C

Ms. Galav noted that Pad C was a proposed restaurant site at Hayden Peak Crossing.

22-PP-2005/
113-DR-2005

Sereno Canyon

In response to a question by Board Member Jones, Mr. Hadder clarified that the driveway follows an existing jeep trail which would allow use of trails which were previously scarred. He confirmed that he personally reviewed the area.

In response to an inquiry by Commissioner Steinberg regarding public trail access, Mr. Hadder explained where the multiuse trail would follow the path through the main entrance and 28th Street. The main trailhead site for that end of the preserve will be to the southeast of the site. Councilwoman Drake added that pedestrian, bicycle, and equestrian access through the property would be unrestricted.

Vice-Chairman Jones commented about the possibility that a school district would be formed, he inquired whether school bus access had been discussed. Mr. Hadder reviewed that what normally happens with projects of this type is either bus access stations are created within the site or the children would walk to the entrance of the property for bus pickup.

6. 25-PP-2005 Carmichael Court

7. 91-DR-2005 SEC Scottsdale & Lone Mountain

Councilwoman Drake noted a conflict and recused herself from the case.

Remarking on an article in the paper touting brown buildings as the new character of Scottsdale; Vice-Chairman Jones reiterated the Board's openness to more extensive use of color. If the Applicant would like to reconsider adding colors, the choices could be worked out with staff.

In response to concern by Board Member D'Andrea, Mr. Curtis explained that although the Applicant was proposing a single row of trees there was a natural open space buffer between the property and the adjacent neighborhood. Specific details regarding landscaping were addressed with the neighborhood.

Mr. Curtis noted that if approved the minor amended stipulations on page 3 would need to be included in the motion.

Vice-Chairman Jones reiterated that a motion would need to be made separately, because of the stipulations and the conflict for Councilwoman Drake.

8. 32-DR-2006 Hayden Array

In response to a question by Vice-Chairman Jones, Ms. Chafin reviewed the access from the east end of the site off Hayden Road, where the 30-foot wide access easement currently exists. The developer and architect used a crane in order to confirm by a practical test that mountain views from the third floor would not be obstructed in the event of another project developing on the adjacent property.



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JULY 20, 2006
APPROVED**

PRESENT: Betty Drake, Councilman
Jeremy A. Jones, Vice Chairman
Steve Steinberg, Commissioner
Michael Edwards, Design Member
Michael D'Andrea, Development Member
David Brantner, Development Member
Michael Schmitt, Design Member

STAFF: Lusia Galav
Don Hadder
Mac Cummins
Dan Symer
Tim Curtis
Kim Chafin

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilwoman Drake at 1:02 p.m.

OPENING STATEMENT

Councilwoman Drake read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

ROLL CALL

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

MINUTES APPROVAL

1. July 13, 2006 Development Review Board Study Session Minutes
2. July 13, 2006 Development Review Board Regular Meeting Minutes

VICE-CHAIRMAN JONES MOVED TO APPROVE THE JULY 13, 2006 MINUTES OF THE DEVELOPMENT REVIEW BOARD, INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 87-DR-2004#5 Bank of America @ Hayden Peak Crossing Pad B
4. 87-DR-2004#6 Hayden Peak Crossing Pad C
5. 22-PP-2005/
113-DR-2005 Sereno Canyon
6. 25-PP-2005 Carmichael Court
8. 32-DR-2006 Hayden Array
10. 54-DR-2006 Fire Station 602
11. 55-DR-2006 Saguaro High School

VICE-CHAIRMAN JONES MOVED FOR APPROVAL OF CASES 87-DR-2004#5, 87-DR-2004#6, 22-PP-2005, 113-DR-2005, 25-PP-2005, 32-DR-2006, 54-DR-2006, AND 55-DR-2006. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

7. 91-DR-2005 SEC Scottsdale & Lone Mountain

BOARD MEMBER D'ANDREA MOVED TO APPROVE CASE 91-DR-2005 WITH THE AMENDED STIPULATIONS. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED BY A VOTE OF SIX (6) TO ZERO (0). COUNCILWOMAN DRAKE WAS RECUSED.

REGULAR AGENDA

9. 37-DR-2006 Scottsdale Auto Salon

Mr. Hadder addressed the Board. Highlights of his presentation included an aerial photograph of the area and site plan. He reviewed difficulties of the site including the power line corridor located to the southwest side of the property and a wash that runs along the east side of the site.

Board Member Schmitt expressed concern about the extensive use of glass on the northwest facing circular element of the building. Mike Leary, owner, explained that the solar issue would be handled by adding perforated metal screens as window coverings;

APPROVED-8/24/06-DRB-AR