

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

1. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
2. No exterior vending or display shall be allowed.
3. Flagpoles, if provided, shall be one piece conical tapered.
4. Provide certification of flame spread/retardance for awnings.
5. No exterior public address or speaker system shall be allowed.
6. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
7. **Prior to final plans approval the applicant shall paint a section of one of the hotel buildings exterior surface using all of the proposed colors to be reviewed and approved by DRB members and staff.**
8. **The location and design of the gate proposed for the Drinkwater Boulevard entrance shall return for approval through the staff approval process.**

BUILDING ELEVATIONS:

1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Plan Review and Permit Services approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Plan Review and Permit Services approval.

setback requirement then they would work with staff on putting the gate in. If they can't have a gate because they don't meet the 75-foot requirement then the entry monument makes sense given the historic traffic patterns.

MS GALE requested information on where each of the colors would be used on the building.

CHRISTI TEN EYCK reviewed how all of the colors would be used on the building.

MR SCHMITT stated regarding the gate, what is the function of gating the secondary entrance off of North Civic Center Drive? Mr. Dagowitz stated to steer traffic and to really emphasize the main entrance.

Mr. Schmitt inquired about the barrier planting on the dining patio. Mr. Dagowitz stated the concept of the landscape buffer is to minimize someone from reaching over and grabbing a drink, which is part of the requirements of the liquor license, but the patio will be open and interact with the Mall area.

VICE CHAIRMAN CORTEZ inquired if the three additional courses of masonry that will be added will match what exists. Mr. Dagowitz replied in the affirmative.

MR GULINO MOVED TO APPROVE CASE 231-DR-1996#12 AS PRESENTED SECOND BY MR JONES

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0)

40-DR-2003

Chaparral Park Expansion
Site Plan & Elevations
8111 & 8112 E McDonald Dr (NEC & SEC)
McDonald & Hayden
City of Scottsdale, Applicant

MR. WARD presented this case as per the project coordination packet. Staff recommends approval subject to the attached stipulations.

VICE CHAIRMAN CORTEZ inquired if it was the intent to have the city maintain the entire landscape area lawn turf area from the back of curb on north 80th Place. He also inquired about the intent of the reconfiguration of the pond. Mr. Perfer stated the city would be maintaining that parcel. He further stated the lake would have to be rebuilt for irrigation and they will show how much water each citizen in the valley uses. The shape would be a series of steps down.

Vice Chairman Cortez inquired if there would be a walkway around the perimeter of the lake. Ms. Ten Eyck replied in the affirmative. She provided information on

over to the west and there is enough room for the road, the curb, buffer zone, the horse trail, and the existing fence the way it is. He noted they would be planting more plants in this area.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 43-DR-2003 WITH THE ADDED STIPULATION THAT THE DESIGN ELEMENTS SPECIFICALLY THE STREETLIGHT POLE LOGO, THE ROUND ABOUT MONUMENT, AND THE QUANTITY OF GATEWAY MONUMENTS BE RESTUDIED AND BROUGHT BACK TO THE DEVELOPMENT REVIEW BOARD FOR REVIEW AND APPROVAL. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0)

231-DR-1996#12

James Hotel Scottsdale
Site plan & elevations
7353 E Indian School Road
DLR Group, Architect/Designer

MR. WILLIAMS presented this case as per the project coordination packet. Staff recommends approval subject to the attached stipulations.

VICE CHAIRMAN CORTEZ stated he counted four new entry monuments and was concerned about the one that is located on North Civic Center because of the fact that the applicant has requested that be gated and there will be no public access through the gate. He further stated he is concerned that for all the years that has been a public access and exit that someone comes around the corner seeing the monument sign assuming it is an entry location and there might be an accident. Mr. Williams stated there is a stipulation that the gate would come back for a separate approval because they did not expect a gate and they need to work that out further. They can work the monument into that approval process. He further stated one of the reasons they are bringing that back is they need 75 feet from the back curb in order to create that turn around.

JEFF DAGOWITZ, 206 Spring Street, New York, New York, stated at the study session a few weeks ago they received positive comments. They have worked closely with staff. They also met with the local neighbors who represent Old Town Scottsdale supporters and they responded very positively to the renovations and colors. They wrote a letter in support of the colors. He discussed the letter.

MR. GULINO inquired about the need for the entry monument if they are just going to gate it. Mr. Dagowitz stated the concept is that potentially there would be times when they would need to have traffic go through there. The objective is to have a beautiful entrance on Buckboard and to make that the primary egress and ingress for traffic. Mr. Berry stated on the gate issue if they meet the 75-foot

APPROVED: 8-21-03: bdf