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Vice-Chairman Jones reviewed a discussion held during study session in which Board Members agreed that the pilasters should remain brick in keeping with the rich brick used on the building. He surveyed the Board for opinions concerning the use of stack stone in place of brick for the fire pits. It was the consensus of the Board that brick fire pits would enhance the architecture.

BOARD MEMBER BRANTNER MOVED TO APPROVE CASE 66-DR-2006, SADDLE RANCH, WITH THE STIPULATION THAT THE PILASTERS AND THE FIRE PIT REMAIN BRICK TO MATCH THE EXISTING EXTERIOR. SECONDED BY VICE-CHAIRMAN JONES, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).



8. 2-MP-2006

Silverstone@Pinnacle Peak

Vice-Chairman Jones and Board Member Edwards noted a conflict and recused themselves from the case.

Mr. Hadder reviewed the purpose of a MEDCAP and the location and zoning for the development. Phasing will tie in with the construction of improvements. Phase two will be developed when Scottsdale Road is completed at the end of 2010. The project is located adjacent to the Environmentally Sensitive Lands Ordinance Areas to the east and to the north, but is not itself an ESL overlay.

Mr. Larry Heiny, H & S International, addressed the Board. He noted that in addition to the standard master plan submittals, this case will include a public arts program plan as well as a signage plan. Submittals will begin to appear before the Development Review Board within the next few weeks.

In response to a request by Commissioner Barnett, Mr. Heiny reviewed the enhanced landscape plan. He presented the landscape character plan depicting transitional areas and how the pallets will interact with the surrounding public areas. The intent along Scottsdale Road is to keep with the character of the Scenic Corridor with a native desert pallet which would also tie into the surrounding ESL area. The drive connecting with Scottsdale Road/Rawhide Wash will be revegitated to recreate a natural desert wash appearance. As the drive connects with the interior of the site, the pallet will be enhanced to provide color and create a softer, more pedestrian friendly atmosphere.

In response to a question by Board Member Schmitt, Mr. Heiny explained that the area was not included in the ESLO area because much of the land had been disturbed in some way. Over time the drainage patterns on the property have been cut off from the other natural drainage areas, with the exception of where Rawhide Wash dumps across Pinnacle Peak Road. Mr. Heiny reiterated that the landscape areas around the perimeter were designed with the intent of restoring the character of Environmentally Sensitive Lands; enhanced vegetation areas within the interior of the project will be shielded from view from the exterior of the project.

Board Member Schmitt inquired why the amended standards was allowing onethird rather than one-half of the amended space to be along the streets. Mr. Hadder explained that due to the large parcels and limited amount of street frontage, little open space would have been left to the interior of the property. The third requirement allows more open space throughout the site, the overall requirement remains, the distribution has changed. Board Member Schmitt noted the difficulty of meeting the 50 percent regulation and suggested that staff review the Ordinance to see if there may be a way to create a balance.

Commissioner Barnett inquired about the use of pole lighting. Mr. Heiny explained minimal lighting would be provided in the three primary entries into the development and along the entry drive. City standard, 16 to 24-foot fixtures are being proposed.

Board Member D'Andrea commented that information concerning the sidewalks in relation to the drives is contradictory. He opined that meandering sidewalks would create a more pedestrian friendly community. In the event that the sidewalks were to be against the roadway, he suggested making the pathway more integral with the landscaping. Mr. Heiny confirmed that the intent is to provide a meandering sidewalk system that will tie into the landscape space throughout the entire property. A trail system continues the Scottsdale Road trail within the scenic corridor as well as running within the Rawhide Wash.

In response to a question by Board Member D'Andrea, Mr. Heiny reviewed the secondary access points onto the property. Board Member D'Andrea opined that the area between Williams and Pinnacle Peak should only have two access points in order to limit the traffic onto the site.

In response to an inquiry by Board Member D'Andrea, Mr. Heiny explained that the items that were struck from the Amended Development Standards were either inappropriate for the site or a more appropriate solution was decided upon

Mr Hadder remarked that the Applicant agreed to improve Pinnacle Peak Road as a full street improvement from Scottsdale Road to Miller, in turn the City agreed to provide pole improvements on Scottsdale Road from Williams to Pinnacle Peak Road

Board Member Schmitt inquired whether the MEDCAP included opportunities for open space amenity behind parcel C. Mr. Heiny confirmed that the MEDCAP specifically mentioned fronting buildings onto Rawhide Wash so the wash becomes an amenity. If service areas need to front onto the wash, they must be appropriately screened to reduce their impact on views from the wash as well as parcels F and G. Board Member Schmitt emphasized the importance of making the Rawhide Wash an amenity and commented that the parcel would lend itself well to a boutique style shopping center. He encouraged the developer to maintain as much control and influence as possible.

COMMISSIONER BARNETT MOVED FOR APPROVAL OF 2-MP-2006, THE SILVER STAR PINNACLE PEAK MEDCAP. BOARD MEMBER D'ANDREA SECONDED THE MOTION.

Councilman McCullagh noted that the Applicant donated land to the City on which the future Appaloosa Library will be located

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THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0). VICE-CHAIRMAN JONES AND BOARD MEMBER EDWARDS RECUSED

9 53-DR-1994#2 <u>Hotel Indigo</u>

Mr Symer reviewed the case which was returning with responses to previous Board suggestions. Gray was added between each floor to break up the monolithic feel and the color of the buttons has been changed to match the copper tone of the roof. He noted the Applicant's request that an additional mural be permitted on the south side of the building.

Mr Ron Heck reviewed the changes and improvements made to the building noting the copper color of the roof and buttons used on the pool wall fronting Civic Center Plaza

Board Member Schmitt complimented the Applicant on the excellent work done with the design, particularly the replacement of palm trees with desert variety trees, which tie in with the murals

Commissioner Barnett thanked the Applicant for doing an outstanding job, noting the significant improvements to the project since first submittal. Councilman McCullagh concurred

COMMISSIONER BARNETT MOVED FOR APPROVAL OF 53-DR-1994#2, THE HOTEL INDIGO. SECONDED BY VICE-CHAIRMAN JONES, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

10 88-DR-2006 <u>Verizon Wireless PHO-Terra</u>

Ms Garbo addressed the Board Highlights of her presentation included a contextual aerial photo, site plan, and elevations. She reviewed the proposal for a 6-foot antenna to be installed on a streetlight pole and the associated ground mount equipment to be located north of the proposed site. She noted that both support and opposition had been received from neighbors.

Board Member D'Andrea opined that a 6-foot antenna on top of a light pole was not appropriate for the area. He suggested possibly using a stealth cactus near the saguaros depicted in the photograph of the area. He asked what the procedure was for deciding what solution would be used in particular areas. Ms Galav clarified that the general practice is to collocate where there is an existing facility before deciding on free standing faux cactus or palm trees. Board Member D'Andrea suggested that a policy be determined for when particular solutions would be used.

Board Member Edwards inquired about the safety of using a screen wall box to enclose the equipment

Ms Manjula Vaz addressed the Board on behalf of Verizon Wireless. In response to Board Member D'Andrea's inquiry, she explained that priority within the community is to locate on existing verticality before placing new equipment, typically existing traffic lights or poles are used that will work with the site,