



**MARKED**

**City of Scottsdale  
Development Review Board  
Meeting**

**Notice and Agenda**

1:00 p.m., Thursday, May 15, 2008  
City Hall Kiva  
3939 N. Drinkwater Blvd.

**CONVENE 1:02 – 1:45 P.M.**

**Call to Order**

**Roll Call – MICHAEL D'ANDREA ABSENT**

**Minutes**

1. Approval of May 1, 2008 Development Review Board Study Session Minutes
2. Approval of May 1, 2008 Development Review Board Meeting Minutes  
**APPROVED 6-0; MOTION BY JONES**

**Consent Agenda - Any item may be requested to be removed for separate action by the Development Review Board.**

3. 20-DR-2007 (Scottsdale East Plaza) Kim Chafin, AICP  
Request approval of site plan, landscape plan, and building elevations for the remodel of an existing shopping center, and a new restaurant building.  
909 N. Hayden Rd.  
PHM Ltd, Architect/Designer  
**CONTINUED TO 6/5/2008 6-0; MOTION BY JONES**
4. 83-DR-2007 (Desert Foothills YMCA) Jeff Ruenger  
Request approval of site plan, landscape plan, and building elevations for a new YMCA and community center.  
34250 N. 60Th St.  
Architekton, Architect/Designer  
**APPROVED 6-0; MOTION BY JONES**
5. 8-DR-2008 (KFC Remodel) Brad Carr, AICP  
Request approval of an exterior remodel of an existing restaurant building.  
8050 E. Indian School Rd.  
Arcvision Inc., Architect/Designer  
**APPROVED 6-0; MOTION BY JONES**

6. 5-DR-2007#4 (Ironwood Festival – M & I Bank) Jesus Murillo  
Request approval of site plan, landscape plan, and building elevations for a new bank building.  
8890 E. Union Hills Dr.  
Bollinger and Cardenas, Architect/Designer  
**APPROVED 6-0; MOTION BY JONES**

### Regular Agenda

7. 75-DR-2007 (Scottsdale Ridge) Joe Collins  
Request approval to relocate a previously approved mid-size monument sign into a Scenic Corridor.  
21811 N. Scottsdale Rd.  
Jordan Bischoff and Hiser PLC, Applicant  
**APPROVED 6-0; MOTION BY JONES**
8. 104-DR-2006 (La Rosa Lofts) Dan Symer, AICP  
Request approval of site plan, landscape plan, and building elevations for 15 dwelling units, in 4 buildings, on 1 acre.  
2913 & 2919 N. 75th Place.  
7520 & 7530 E. Thomas Rd.  
Black Design, Inc., Architect/Designer  
**APPROVED 6-0 ADD STIPULATION THAT COLOR SCHEME RETURN TO DRB ON 6/19/2008 6-0; MOTION BY JONES**
9. 9-ZN-2007 (Waterview at Scottsdale) Mac Cummins, AICP  
Request approval of amended development standards relative to a zoning map amendment from a Multiple-Family Residential District (R-5) to Downtown/Residential Hotel Type 2, Planned Block Development, Downtown Overlay (D/RH-2 PBD DO) on an 11.36+/- acre parcel.  
Northeast and Northwest corner of Buckboard and E. Camelback Rd. Northeast along SRP canal to 74th Place  
Three Architecture, Architect/Designer  
**CONTINUED TO A DATE UNCERTAIN 6-0; MOTION BY JONES**

### Adjournment – 1:45 P.M.

#### Development Review Board Consists of:

Ron McCullagh, Council Member	Michael D'Andrea, Development Member
Steve Steinberg, Planning Commission Member	Michael Edwards, Design Member
Jeremy Jones, Vice Chairman	Michael Schmitt, Design Member
	David Brantner, Development Member



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## MINUTES

1. Approval of May 1, 2008 Development Review Board Study Session Minutes
2. Approval of May 1, 2008 Development Review Board Minutes

**VICE-CHAIRMAN JONES MOVED TO APPROVE THE MAY 1, 2008 MINUTES OF THE DEVELOPMENT REVIEW BOARD INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

## CONSENT AGENDA

3. 20-DR-2007 Scottsdale East Plaza

**VICE-CHAIRMAN JONES MOVED TO CONTINUE 20-DR-2007 TO THE JUNE 5, 2008 HEARING AT THE REQUEST OF THE APPLICANT. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

4. 83-DR-2007 Desert Foothills YMCA
5. 8-DR-2008 KFC Remodel
6. 5-DR-2007#4 Ironwood Festival - M&I Bank

**VICE-CHAIRMAN JONES MOVED TO APPROVE 83-DR-2007, 8-DR-2008, AND 5-DR-2007#4. BOARD MEMBER EDWARDS SECONDED THE MOTION.**

Commissioner Steinberg complimented the commitment to sensitivity of the Desert Foothills area when designing the YMCA.

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

## REGULAR AGENDA

9. 9-ZN-2007 Waterview at Scottsdale

**VICE-CHAIRMAN JONES MOVED TO CONTINUE 9-ZN-2007 TO A DATE TO BE DETERMINED AT THE REQUEST OF THE APPLICANT. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

7. 75-DR-2007 Scottsdale Ridge

Mr. Collins reviewed the sign elevations and materials. A conceptual cross-section view of the site depicted the previously approved sign location as well as the requested relocation. The requested location would provide better sign visibility.

Mr. Doug Jorden explained that changes had been made to the base of the sign, making it more compatible with the area. Lettering on the sign will be illuminated in a halo fashion. Additional signage will be present on the buildings and along Deer Valley.

**VICE-CHAIRMAN JONES MOVED TO APPROVE 75-DR-2007. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

8. 104-DR-2006 La Rosa Lofts

Mr. Kenneth Marks reviewed changes made in accordance with previous Board Member comments.

Board Member Brantner felt the project would have more "street appeal" if the base and accent colors had more variety, grids were added to the windows to create interest, and the garage doors were constructed with different materials such as wood.

Commissioner Steinberg felt the rendering did not accurately depict the depth and variety of the materials. He agreed that the wooded garage doors would produce a softer feel and suggested that alternate materials and massing could better articulate a hilltop village style. He suggested adding window awnings would create interest.

Vice-Chairman Jones agreed that the colors appeared muddy and adding color and lighter contrast would add interest and work better with the dark roofs. He noted that the green toned off-beige was incompatible with the red-toned wood. He expressed concern about using yellow pine outdoors in the hot, dry environment. Mr. Victor Black explained that Wolmanized had a process of wood treatment that guaranteed the wood for 30 years.

In response to a question by Councilman McCullagh, Mr. Black reviewed the parking areas and garages on the site plan. Mr. Symer explained that the Zoning Ordinance requires private property garages to provide accessibility into the garage; once the property is sold parking becomes a private issue. Federal law requires a minimum two percent accessible parking for the property, which has been provided to the east of the trash enclosure.

A discussion ensued regarding options for approval with the Applicant returning to a regular DRB hearing for approval of a new color palette and detailing.

**VICE-CHAIRMAN JONES MOVED TO APPROVE 104-DR-2006, LA ROSA LOFTS, WITH THE STIPULATION THAT APPLICANT RETURN TO THE JUNE 19, 2008 REGULAR HEARING WITH A NEW, IMPROVED COLOR SCHEME AND POTENTIALLY ADDITIONAL DETAILS, NOTING THAT THE DESIGN AS OTHERWISE DETAILED IS ACCEPTABLE. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**