

**Marked Agendas
Approved Minutes
Approved Reports**

**The July 6, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 6, 2017 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Visconti
12-DR-2017

Location: 7979 East Camelback Road

Request: Request approval of the site plan and landscape plan for modifications of the entry driveway, the leasing office parking lot, and street frontage landscape areas at an existing apartment development.

OWNER

CH Visconti at Camelback Communities, LLC
858-225-9006

ARCHITECT/DESIGNER

AndersonBaron
Brett Anderson
480-699-7956

ENGINEER

Cole Design Group, Inc.
602-795-4111

APPLICANT CONTACT

Brett Anderson
480-699-7956

BACKGROUND

Zoning

This site is zoned Multi-family Residential District (R-5), which allows apartments as previously approved on the site under case 141-DR-1977.

Context

Located at the southeast corner of North 78th Street and East Camelback Road, the surrounding developments are multi-family residential complexes that were built in the 1970s. Improvements

including landscape, paint, and a mural were recently approved (6-DR-2016) for Cortesian apartments, which is located west of the property. To the east of the property is the Indian Bend Wash, “Green Belt.”

Adjacent Uses and Zoning

- North Multi-family Residential, zoned R-4 and R-5
- South Multi-family Residential, zoned R-5
- East Open Space, zoned OS
- West Multi-family Residential, zoned R-5

Key Items for Consideration

- Design of the landscaping and architectural elements proposed along East Camelback Road.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant’s request is for approval of the Landscape Plan and Site Plan for improvements to their north entry to the 15-acre property, with Multi-family Residential District (R-5) zoning.

Neighborhood Communication

Property owners within 750 feet of the site were notified of the application. Staff has not received any public comment as of the writing of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed changes to the existing building and landscaping are not anticipated to have a negative impact on the adjoining properties. The proposal does not include any change of use and will remain consistent with the General Plan urban neighborhoods designation. This proposal is consistent with the requirements of the Zoning Ordinance as well as the Character and Design element of the General Plan.

Vehicular circulation within the apartment complex will remain unchanged, but the entry drive at East Camelback Road will be modified by increasing the driveway widths to resemble the City of Scottsdale driveway standards. The sidewalk will be enhanced to be detached from the curb with added landscaping between the right-in only and right-out only driveways.

Landscaping will be added to a 350-foot-long portion of the East Camelback Road frontage that is adjacent to the property’s entrance. The proposed landscaping includes reducing the amount of turf and adding drought tolerant plants in an orthogonal arrangement that will connect with the existing curvilinear landscaping surrounding the property.

The architectural features, including a carport shade structure, “green screen” fence, and entry sign adjacent to the leasing office, are proposed to include Trex composite, wood grain, panels with the color Havana Gold and weathered steel with 1.5-inch-square steel mesh fencing. The proposed elements are a deviation from the 1970s southwest architecture of the building, but maintain the horizontal elements found in the development.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Visconti per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Ben Moriarity

Planner

480-312-2836

b Moriarity@ScottsdaleAZ.gov

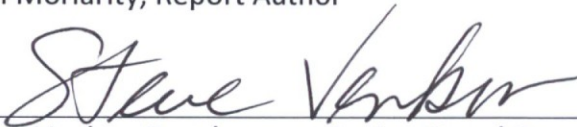
APPROVED BY



Ben Moriarity, Report Author

6/10/17

Date

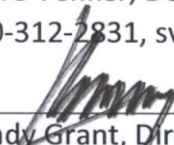


Steve Venker, Development Review Board Coordinator

480-312-2831, svenker@scottsdaleaz.gov

6/9/17

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

6/16/17

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Material and Color Board
 - 7. Landscape Plans
 - 8. Landscape Lighting Site Plan
 - 9. Photometric Plan
 - 10. Exterior Lighting Cut sheets
 - 11. Photo Exhibits

**Stipulations for the
Development Review Board Application:
Visconti
Case Number: 12-DR-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the site details submitted by AndersonBaron, with a city staff date of 6/8/17.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by AndersonBaron, with a city staff date of 6/8/17.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by AndersonBaron, with a city staff date of 6/8/17.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the subject site was: 141-DR-1977

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

2. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.

Streets, Improvements and Related Dedications:

DRB Stipulations

3. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct East Camelback Road driveways in general conformance with City of Scottsdale Supplement to the MAG Standard details, detail #2256 for CL-1
4. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct sidewalks across East Camelback Road driveways to maintain ADA compliant sidewalk width and match width on either side of driveways.

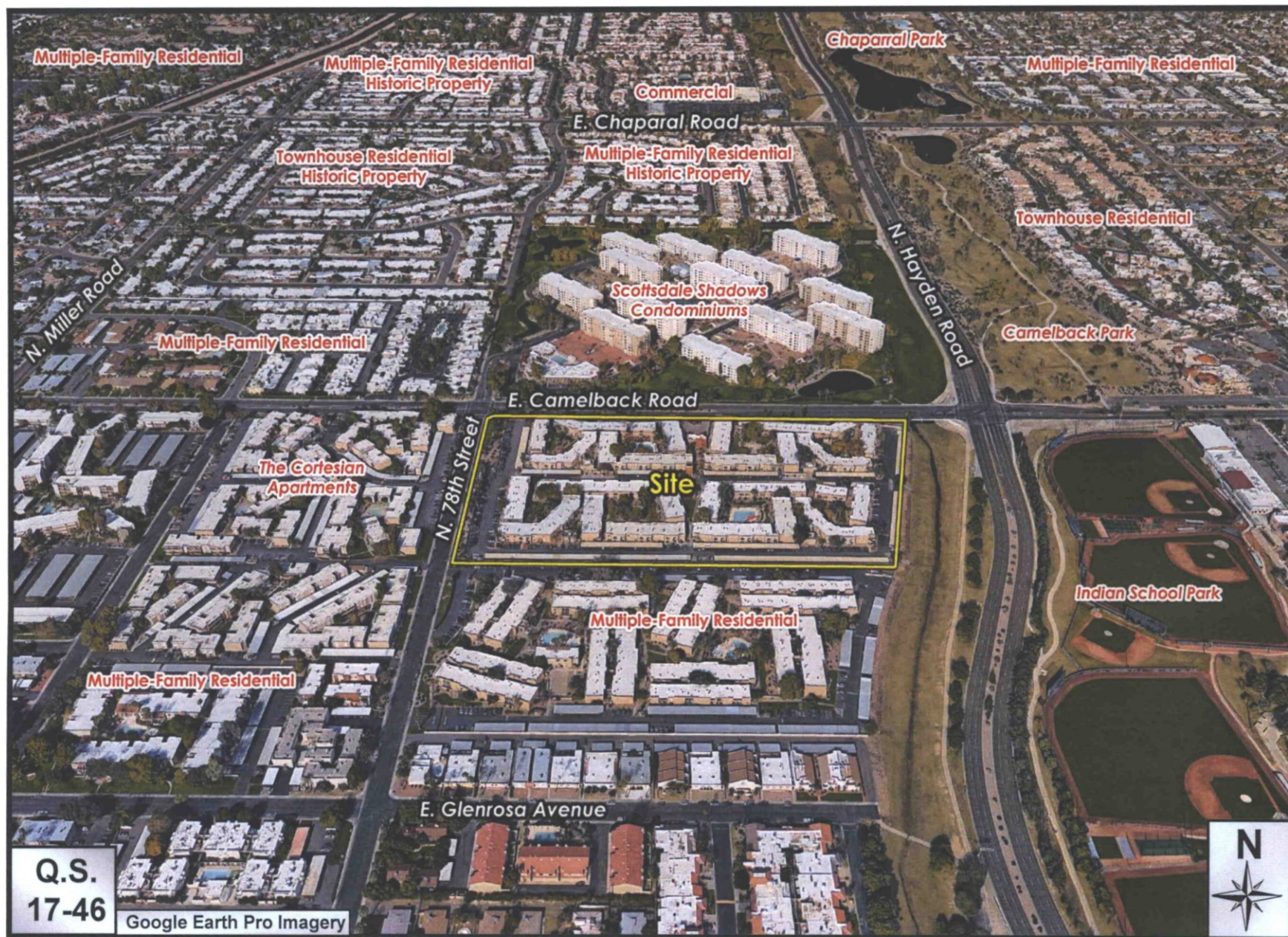
EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- E. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRB Stipulations

5. Before any building permit is issued for the site, the owner shall dedicate a minimum six (6) foot-wide public non-vehicle access easement, along East Camelback Road over the sidewalk between the driveways before any certificate of occupancy is issued for the site, as shown on the submitted site plan with the city staff date of 6/8/2017.



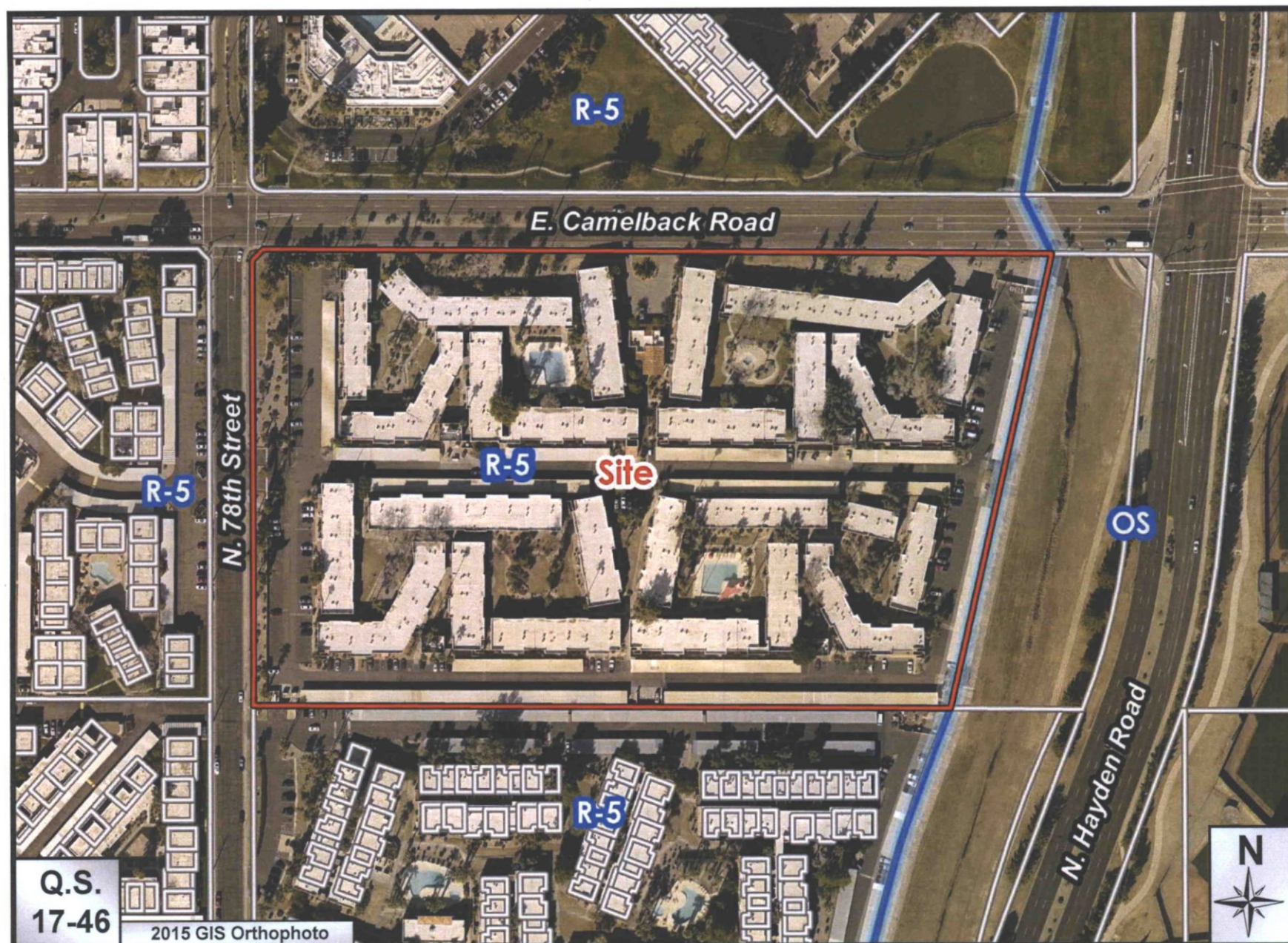
Visconti

12-DR-2017



Visconti

12-DR-2017



Visconti

12-DR-2017



date: 06.08.17

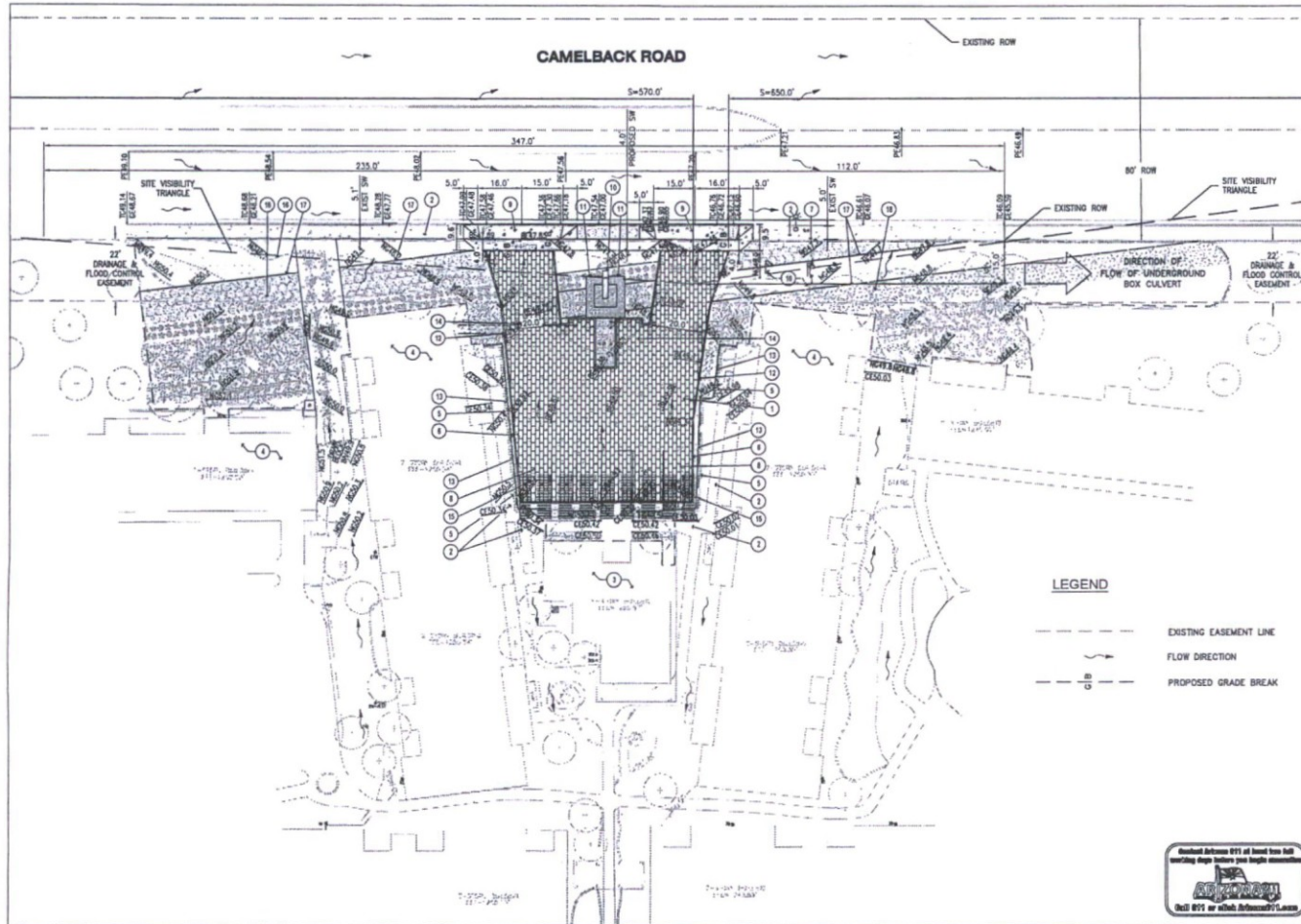


VISCONTI ON CAMELBACK

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

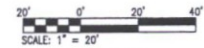
SITE BENCHMARK INFORMATION

CITY OF SCOTTSDALE BRASS CAP FLUSH, LOCATED NEAR THE INTERSECTION OF CAMELBACK ROAD AND HAYDEN ROAD ELEVATION = 1244.70' NAVD 88 (CITY OF SCOTTSDALE DATUM)



LEGEND

- EXISTING EASEMENT LINE
- FLOW DIRECTION
- PROPOSED GRADE BREAK



LOCATION MAP (NOT TO SCALE)

KEYNOTES

- 1 EXISTING PARKING LOT TO BE MODIFIED
- 2 EXISTING SIDEWALK TO REMAIN
- 3 EXISTING LEASING OFFICE TO REMAIN
- 4 EXISTING 2 STORY APARTMENT BUILDING TO REMAIN
- 5 EXISTING WALL TO REMAIN
- 6 EXISTING CONCRETE CURB TO REMAIN
- 7 EXISTING RETAINING WALL TO REMAIN
- 8 EXISTING PARKING SPOTS TO REMAIN
- 9 PROPOSED DRIVEWAY RAMP TO MEET CITY OF SCOTTSDALE STANDARDS
- 10 PROPOSED SIGN WALL TO MEET CITY OF SCOTTSDALE STANDARDS
- 11 PROPOSED RAISED PLANTERS
- 12 PROPOSED CONCRETE CURB TO THE INTO EXISTING CONCRETE CURB
- 13 PROPOSED PROPOSED STEEL VINE SCREEN FENCE
- 14 PROPOSED ADDITIONAL PARKING SPOTS
- 15 PROPOSED SHADE STRUCTURE OVER PARKING SPOTS
- 16 TURF
- 17 TURF HEADER
- 18 LANDSCAPE AREA

PLANT MATERIALS LEGEND

Plant Name	Size	Quantity
Acacia smalli	5 gal.	13
Sweet Acacia	5 gal.	4
Phoenix dactyloides	5 gal.	4
Date Palm	5 gal.	4
Existing Trees	5 gal.	4
To Be Removed	5 gal.	4
Medicae Shrubs	5 gal.	4
Eremophila glabra spp. caranosa	5 gal.	138
Winter Stone	5 gal.	31
Ruellia brittoniana	5 gal.	31
Ruellia	5 gal.	31
Small Shrubs	5 gal.	116
Tavorian chamaedrys	5 gal.	116
Germanium	5 gal.	166
Eremophila prostrata 'Outback Sunrises'	1 gal.	166
Outback Sunrises Eremophila	1 gal.	166
Croci/Accents	5 gal.	16
Agave Blue Glow	5 gal.	16
Agave stylata	5 gal.	19
Small Agave	5 gal.	27
Alse barbadensis	5 gal.	27
Medicinal Aloe	5 gal.	27
Boudieria gracilis	5 gal.	70
Blond Ambition	5 gal.	70
Echinocereus grusoni	5 gal.	70
Golden Barrel	5 gal.	85
Hesperaloe parviflora	5 gal.	85
Giant Hesperaloe	5 gal.	85
Phoradendron marginatum	5 gal.	85
Mexican Fence Post	3 arm, 4' min.	3
Pedicularis microcarpa	5 gal.	42
Silver Plant	5 gal.	42
Yucca pallida	5 gal.	100
Pale Leaf Yucca	5 gal.	100
Yucca	5 gal.	24
Bougainvillea 'San Diego Red'	5 gal.	24
Bougainvillea	5 gal.	24

LANDSCAPE MATERIALS

- Decomposed Granite
- To match existing (Size & Color)
- Midiron Sod

LANDSCAPE AREA

ROW AREA: 113 S.F.
PARKING LOT AREA: 990 S.F.
ON-SITE AREA: 12,512 S.F.

CIVIL ENGINEER

COLE DESIGN GROUP, INC.
2701 E. CAMELBACK ROAD, SUITE 175
PHOENIX, AZ 85016
CONTACT: TED LUTHER, P.E.
PHONE: (602) 785-4111
EMAIL: TLUTHER@COLEDESIGN.COM

LANDSCAPE ARCHITECT

ANDERSONBARON
50 N. MCCLELLAND DRIVE, SUITE 1
CHANDLER, AZ 85024
CONTACT: BRETT ANDERSON
PHONE: (480) 699-7058
EMAIL: BRETT.ANDERSON@ANDERSONBARON.COM

OWNER

COURCH
444 WEST BEECH STREET SUITE 300
SAN DIEGO, CA 92101
CONTACT: MAT MORSE
PHONE: (619) 498-2200
EMAIL: MAT@COURCH.COM

CITY OF SCOTTSDALE

PLANNING AND DEVELOPMENT SERVICES
7447 E. ROBIN SCHOOL ROAD, SUITE 105
CONTACT: BOB MORSE
SCOTTSDALE, AZ 85261
PHONE: (480) 312-7000
EMAIL: BOB.MORSE@SCOTTSDALE.AZ.GOV

SITE INFORMATION

DISTURBED AREA = 7,490 SF (0.17 ACRE)
ZONING = R-5
APN = 173-53-006A
GROSS AREA = 18,39 AC
NET AREA = 14.73 AC
ZONING = R-5
NO. OF UNITS = 172 (1 BR)
178 (2 BR)

NOTE

1. PROPOSED LANDSCAPE IMPROVEMENTS DO NOT ALTER EXISTING DRAINAGE PATTERNS.

UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHOWN ARE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

COURCH

VISCONTI ON CAMELBACK

+ PLANTING

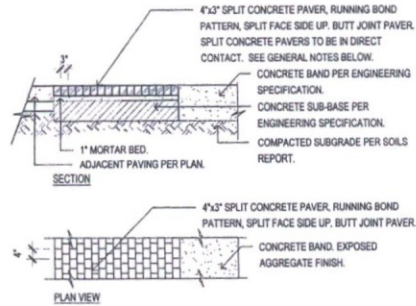
RECORD

SHEET 1

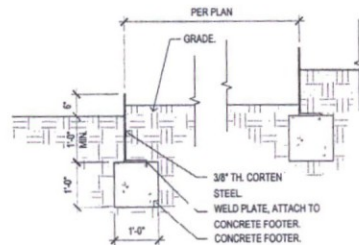
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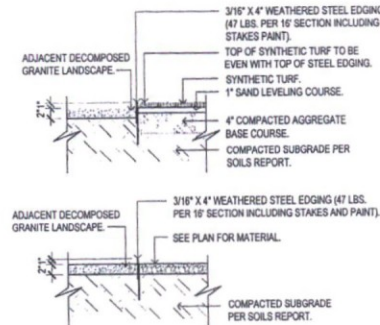
CITY OF SCOTTSDALE



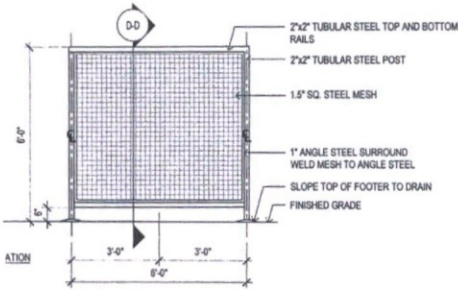
1 Vehicular Pavers
SCALE: 1/2"=1'-0"



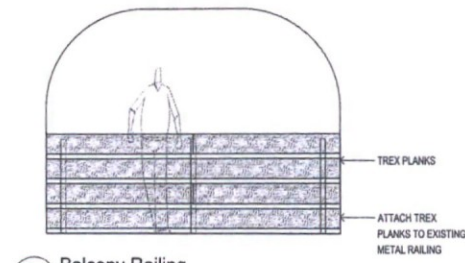
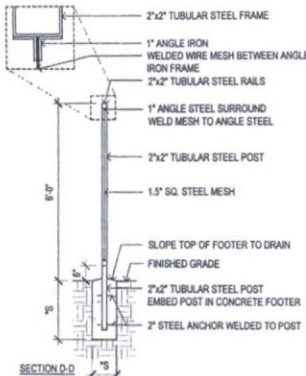
4 Corten Steel Edging (Retaining)
SCALE: 3/4"=1'-0"



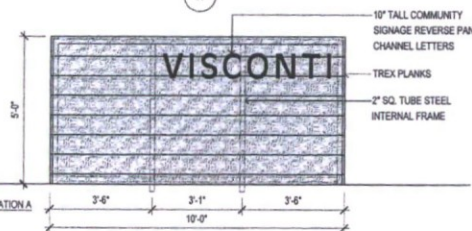
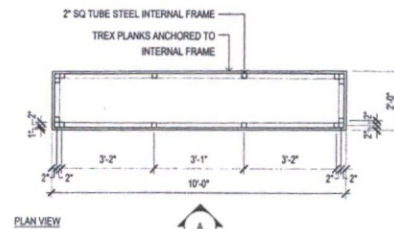
5 Steel Header
SCALE: 1"=1'-0"



2 Green Screen
SCALE: 1/2"=1'-0"



6 Balcony Railing
SCALE: 1/2"=1'-0"



7 Entry Monument Sign
SCALE: 1/2"=1'-0"



McNICHOLS WIRED MESH
MANUFACTURER: McNICHOLS
COLOR: WEATHERED STEEL



VEHICULAR PAVER
MANUFACTURER: BELGARD COMMERCIAL PAVERS
COLOR: GRAY, SMOOTH FINISH



CORTEN STEEL



SIGN WALL - DESIGN INTENT



SHADE STRUCTURE - DESIGN INTENT



TREX PLANKS



TREX PLANKS

SERIES: TRANSCEND
SIZE: 2"x4"
COLOR: HAVANA GOLD



SHADE STRUCTURE POWDERCOAT COLOR
COMPANY: TIGER
SERIES: DRYLAC
COLOR: BRECCIA SMOOTH MATTE (4460034)

Shade Structure
SCALE: 1/2"=1'-0"

LIGHTING LEGEND OVERALL

SYMBOL	DESCRIPTION	QTY
FX LUMINAIRE, LED WELL LIGHT FIXTURE FC-4LED-RG-82		2
FX LUMINAIRE, LED WELL LIGHT FIXTURE FC-4LED-CW-82		3
FX LUMINAIRE, LED WELL LIGHT FIXTURE FC-4LED-GW-270-82		3
FX LUMINAIRE, LED DOWN LIGHT FIXTURE PS-6LED-HB-82		31
FX LUMINAIRE, LED UP LIGHT FIXTURE PB-4LED-82		35
FX LUMINAIRE, LED UP LIGHT FIXTURE NP-9LED-82		50
EXISTING AREA LIGHT - CHALLENGER II MEDIUM, 15K METAL HALIDE, PLEASE SEE CORRESPONDING PHOTO ANALYSIS AND PRODUCT CUT SHEETS		

TRANSFORMERS & HUBS

FX LUMINAIRE LUXOR WITH LIGHTING SYSTEM	
FX-300-TPC-SS	300 WATT STAINLESS ENCLOSURE
FX-600-TPC-SS	600 WATT STAINLESS ENCLOSURE
FX-900-TPC-SS	900 WATT STAINLESS ENCLOSURE

— LIGHTING CABLE

--- SLEEVE - (1) 3" SCH 40

NOT SHOWN

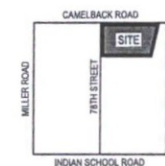
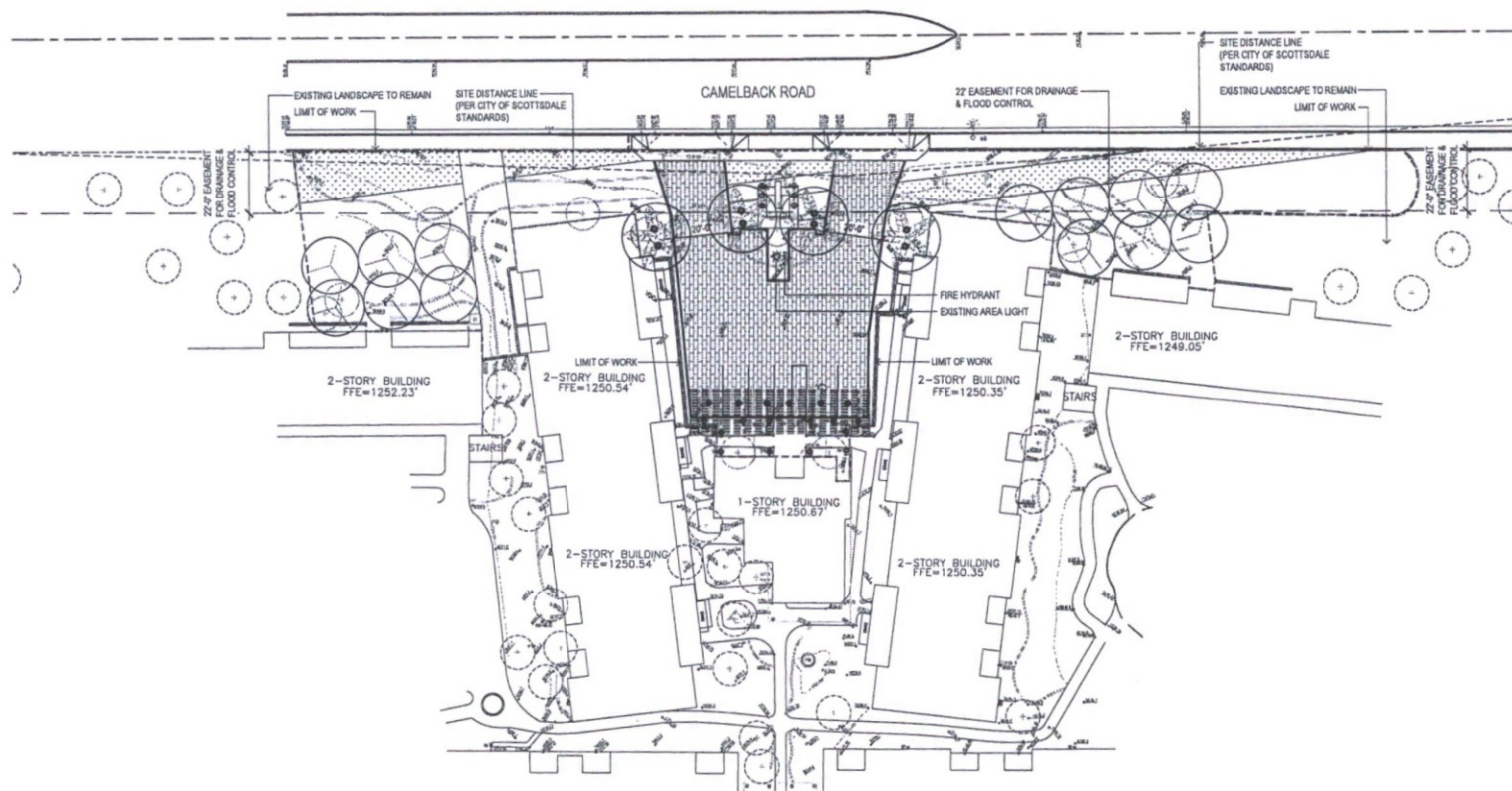
WIRE SPLICES TO BE SPEARS DS-400
OR 3M DBRY OR APPROVED EQUAL

PLEASE CONTACT LOCAL FX REPRESENTATIVE WITH Q&A
AND/OR TECHNICAL SUPPORT KRIS KLEN 480-305-4281

NOTE:

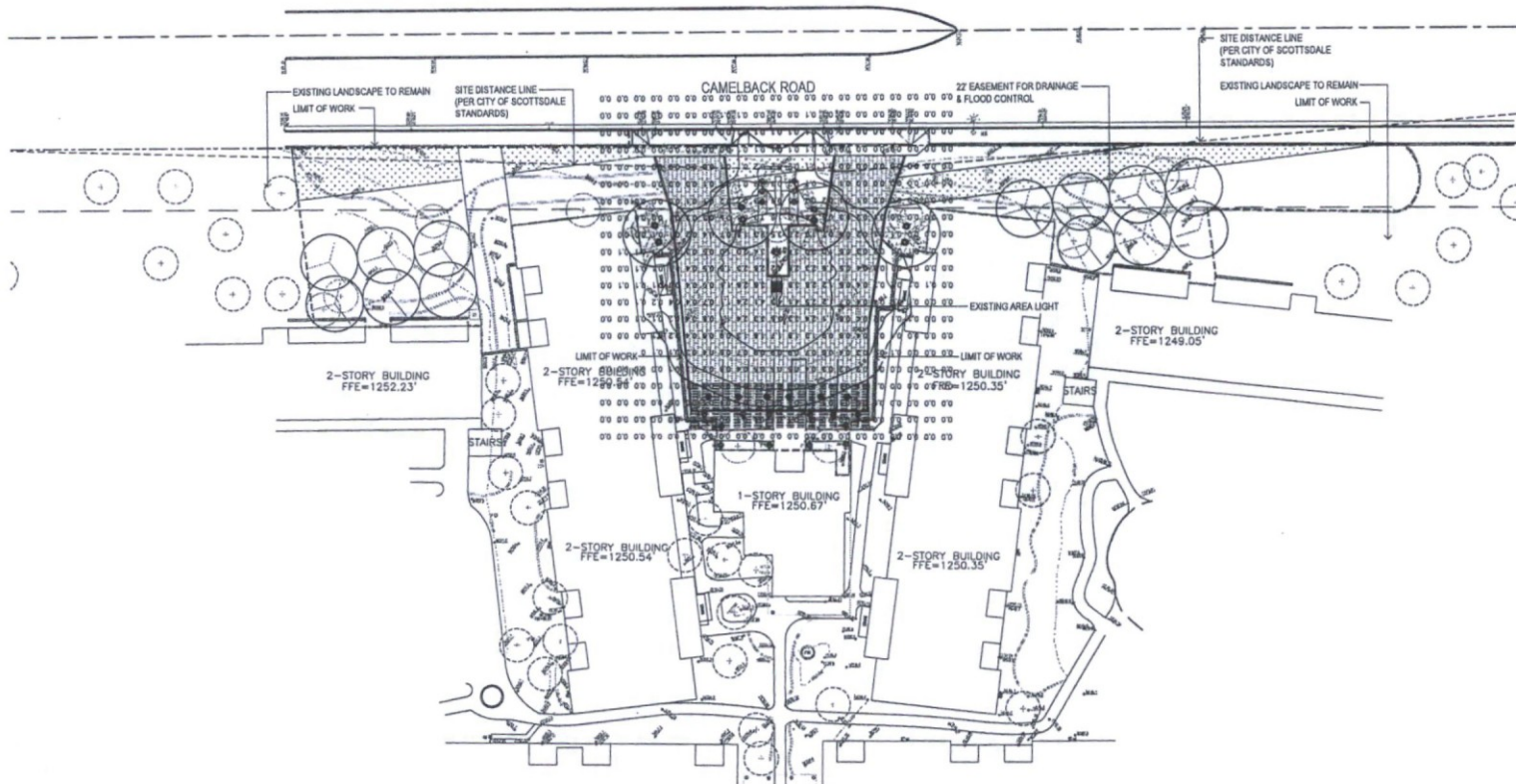
- 1) ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DE
TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE I
UPON WHICH THE LIGHTING IS LOCATED.
- 2) LOCATE TRANSFORMERS IN POOL EQUIPMENT ROOM
LOW VOLTAGE LIGHTING ACCORDINGLY.

Please contact local FX representative with questi
and/or technical support Kris Klen 480-305-4281



Vicinity Map

Not To Scale



Vicinity Map

Not To Scale

Rich

VISCONTI

Photometric Analysis Plan

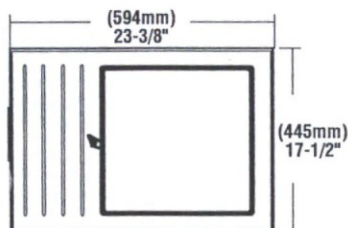
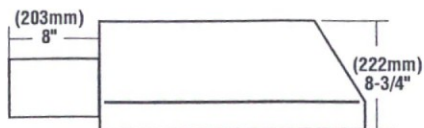
plan scale 1:20
date: 05.08.17

andersonbaron
plan · design · achieve
604 meacham drive, suite 1
chandler, arizona 85226
ph 480.699.7950 L 480.699.7986

CHALLENGER® II MEDIUM (Various reflectors are protected by U.S. Patents)



DIMENSIONS



LUMINAIRE EPA CHART - Challenger II Medium

Single	1.4
D180°	2.9
D90°	2.5
T90°	4.0
TN120°	4.1
Q90°	5.1

Note: House Side Shield adds to fixture EPA.
Consult factory.

SHIPPING WEIGHTS - Challenger II Medium

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
CH2HM	19 / 42	699 / 27.5	559 / 22	432 / 17

HOUSING - Radiused, rectangular-shaped, aluminum housing with stainless steel or electro-zinc plated steel mounting hardware.

DOOR FRAME - Aluminum with two stainless steel captive fasteners for easy access into the fixture. A one-piece extruded EPDM gasket seals the door frame against the housing.

LENS/GASKET - Available with a tempered flat glass lens. The lens is sealed to the door frame with EPDM gasketing.

SOCKETS - Porcelain mogul-base sockets. All sockets are factory prewired. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Pulse-Start Metal Halide Reduced Envelope, Ceramic Metal Halide or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - High-power factor ballast. Pulse-Start Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a CWA type ballast. All ballasts are designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS

- Available with reflector distribution patterns of Type V (5), Forward Throw (FT), Type III (3), and Type II (2). Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Use with 5" traditional drilling pattern. An extruded radius 8" arm is shipped standard and compatible with all fixture mounting configurations. The fixture may also be mounted to round poles using the round pole plate adaptor accessory (RPP2), which must be ordered separately.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



ARRA
Funding Compliant





Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10

Visconti - Context Photos



andersonbaron
plan · design · achieve
50n. mcclintock drive, ste 1
chandler, arizona 85226



Image 11



Image 12

Visconti - Context Photos



andersonbaron
 plan · design · achieve
 50 n. mcclintock drive, ste 1
 chandler, arizona 85226



Image 13



Image 14

Visconti - Context Photos



andersonbaron
 plan · design · achieve
 50n. mcclintock drive, ste 1
 chandler, arizona 85226



Image 15



Image 16

Visconti - Context Photos



andersonbaron
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chandler, arizona 85226