

**Marked Agendas
Approved Minutes
Approved Reports**

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Development Review Board 05/17/2018

Planning Commission Hearing: 05/23/2018

City Council Hearing: 06/19/2018

Case History: 484-PA-2017

1-UP-2018

City of Scottsdale Fire Station 603

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 17, 2018 Item No. 4
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Fire Station 603 1-UP-2018

Request to consider the following:

Recommendation to City Council regarding a request by staff for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of constructing a new fire station on a +/- 1.5 acres of City-owned property, located at 8191 E. Indian Bend Road, zoned Planned Community Center (PCC) District.

Goal/Purpose of Request

Staff requests a recommendation on the site plan for a proposed fire station. Review and comments will provide direction on the proposed fire station site plan design and building elevations, which will return to the Development Review Board for consideration at a later date.

Key Items for Consideration

- Municipal Use Master Site Plan Criteria
- The site plan and elevations for the proposed fire station will return for separate DRB approval at a later date
- Public comment received

OWNER

City of Scottsdale
480-312-7064

APPLICANT CONTACT

Annette Grove
City of Scottsdale
480-312-2399

LOCATION

8191 E. Indian Bend Road

BACKGROUND

Zoning

This site was annexed into the City in 1973 (Ord. #720) and was subsequently rezoned from County residential to P-C, Planned Community district. Until 2004, the site was occupied by a single-family residence; which has since been demolished. The site was included as part of a previous zoning application (15-ZN-2016), which proposed a new senior living facility. That request was withdrawn by the applicant.

Context

Located on the south side of Indian Bend Road approximately 1,200 feet east of Hayden Road, the site is situated in an area with a diverse mix of uses, including office, residential, and travel accommodations.

Adjacent Uses and Zoning

- North: Single-family Residential, zoned R1-10 PCD
- South: Office, zoned P-C
- East: Currently vacant (planned for senior living facility), zoned PUD
- West: Office, zoned P-C

Other Related Policies, References:

- Zoning Ordinance
- Case 2-DR-2018: accompanying request for site plan, landscape plan, and building elevation design (pending)

APPLICANTS PROPOSAL

Development Information

The proposal consists of a new fire station on 1.5 acres. The building is situated in the center of the site, behind a large area of frontage open space. Access is provided via a signalized intersection and drive aisle along the west end of the site. In response to concerns expressed by the adjacent property owner to the south, a view fence is proposed along the south property line; to be combined with landscaping to buffer the office complex from the fire station.

- Existing Use: Vacant
- Proposed Use: Municipal Use (fire station)
- Net Lot Area: 1.5 acres
- Building Height Allowed: 24 feet (60-ZN-1990#4)
- Building Height Proposed: 24 feet
- Open Space Required: 13,587 square feet
- Open Space Provided: 14,209 square feet
- Frontage Open Space Required: 10,050 square feet

IMPACT ANALYSIS

Municipal Use Master Site Plan (MUMSP)

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed MUMSP for any site larger than one (1) acre of gross lot area. The purpose of the MUMSP is to find that the proposed municipal use is of general community interest and to ensure that the general public has the opportunity to comment on the proposed use and site plan design. The Zoning Ordinance does not have specific MUMSP criteria. When evaluating a MUMSP, staff encourages the Development Review Board and Planning Commission to provide a recommendation pertaining to the proposed plan and the compatibility of the proposed use to the adjacent and abutting developments.

The Scottsdale Fire Department commissioned a Standards of Coverage Report in 2015 and reported the findings to City Council that same year. The report concluded that this location (8191 E. Indian Bend Road) was a high-priority location for a new fire station because of its geographic location near two major streets (Indian Bend Road and Hayden Road), the volume of calls received for this area and access provided by a signalized intersection. Currently, the closest station to this site is located at 7399 E. McDonald Drive. That station has become obsolete and would ultimately cease operations once this station is completed. If approved, this location would reduce response times to calls for service in this area as compared to the existing station on McDonald Drive.

Traffic

The Transportation Division has reviewed this application and determined that the proposed fire station will not adversely affect traffic patterns in this area

Water/Sewer

A Water and Sewer Plan was submitted as part of this application and has been accepted by the Water Resources Division. Existing infrastructure is sufficient to serve the proposed use.

Open Space

As required by the PCC zoning district, a significant area of open frontage open space will be provided adjacent to Indian Bend Road. The remaining open space is dispersed throughout the site as sidewalks and landscape areas near the building.

Community Involvement

Property owners within 750 feet of the site have been notified of the proposal and the site is posted with the required signage. Additionally, staff held an Open House at Pueblo Elementary School on 11/16/17 at 6:00 PM. There were 11 attendees, all of whom were generally supportive of the proposal. See attachment #6 for written comments.

STAFF RECOMMENDATION

Development Review Board

City Staff requests your recommendation on the proposed Municipal Use Master Site Plan for a fire station, to be located at 8191 E. Indian Bend Road. Development application Case 2-DR-2018 will return to the Development Review Board for consideration at a future hearing.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg

Senior Planner

480-312-4306

E-mail: gbloemberg@scottsdaleaz.gov

APPROVED BY



Greg Bloemberg, Report Author

4-30-18

Date



Steve Venker, Development Review Board Coordinator

480-312-2831, svenker@scottsdaleaz.gov

5/1/18

Date



Randy Grant, Director

Planning and Development Services

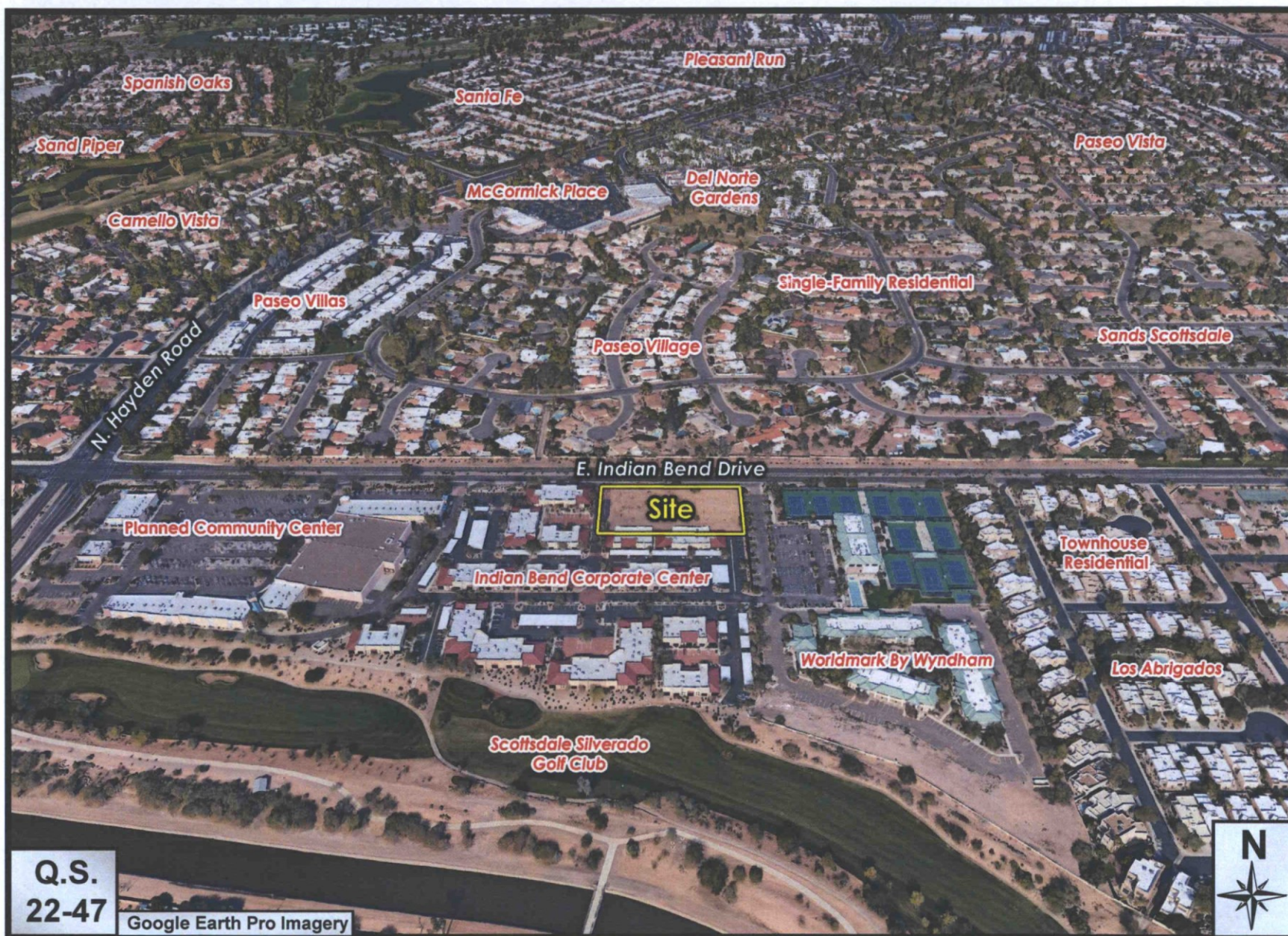
480-312-2664, rgrant@scottsdaleaz.gov

5/2/18

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Site Plan
4. Open Space Plan
5. Landscape Plan
6. Community Involvement
7. City Notification Map



City of Scottsdale Fire Station 603

1-UP-2018



City of Scottsdale Fire Station 603

1-UP-2018

City of Scottsdale Fire Station 603**APPLICATION NARRATIVE**

The purpose of this request is to gain Municipal Use Master Site Plan and Development Review approval for the design of approximately 10,822 square foot permanent fire station to replace an existing facility on McDonald Drive, east of Scottsdale Road. This project site is located on Indian Bend Road east of Hayden Road on a current vacant lot on the northern edge of the South Scottsdale Character Area. The new station will include crew living quarters and facilities, office space, OSHA compliant decontamination area, safety gear storage, wellness-fitness area, and an apparatus bay. This new Fire Station 603 located on 1.5 acres at Indian Bend Road and 82nd Street is currently zoned Planned Community Center (PCC) and will improve the coverage and response times serving the community.

Overall Design Approach

The building is positioned within the site to respond well to the surrounding context and to provide adequate buffers and open space. It is organized among two primary building components: the living quarters and apparatus bay. The primary business and living functions are located on the southern portion of the site and takes advantage of its linear, east-west proportion that will minimize solar heat gain from low sun angles. The north face of the building has provisions for glazing that are properly shaded and designed to bring in much-desired natural daylight that will reduce energy consumption, as well as reinforce the facility's connection to the community. The internal organization of spaces from public to private provides a logical spatial sequence for visitors and staff. The apparatus bay responds to climate with deep overhangs and shading devices to minimize east and west sun exposure. Building rooftop mechanical units are fully screened integrally with the architecture behind parapet walls. The overall scale of the fire station is within the maximum allowable height and is divided among three masses responding to the natural hierarchy of functions. This reduces the overall impact of the building while drawing one's eye to various points of visual interest. Building materials are durable, timeless, and will complement the surrounding context with hues representative of the natural Sonoran Desert.

Site Circulation Approach

The site plan approach most importantly optimizes response time and safe egress onto Indian Bend Road. The existing deceleration lane at the north edge of the property and the existing traffic median prohibit safe egress onto Indian Bend. The project takes advantage of its reciprocal access easement at the west property edge and the existing traffic-lighted intersection (northwest corner) that will permit safe egress to either east or westbound destinations as well as for fire department return trips to the station. Extensive site circulation analysis for large trucks, such as fire truck apparatus, refuse, and other large vehicles informed the overall parking lot design, vehicular access into and out of the site, and building placement. Visitor parking is located to the west immediately upon site entry, while staff parking is clearly accommodated at the east portion of the site. There are no public facilities or meeting rooms planned for this site. Refuse storage and collection occurs at the east edge of the site furthest from street visibility and public access while respecting efficient refuse truck maneuvering within the site. A sidewalk at the southern edge of the property is being provided per City Planning Staff request to permit a pedestrian linkage connecting the planned adjacent development from the east to commercial development to the west of the property. Site retention and desert landscaping is planned along the north edge of the site between the building development and the public right-of-way.

Southern Scottsdale Character Area

The design recognizes its location at the northern edge of the Southern Scottsdale Character Area and supports applicable policy goals outlined for this area such as:

Policy CD4.1: Encourage new development to incorporate designs such as shade structures, deep roof overhangs, and recessed windows to address passive solar cooling opportunities.

The site and building design specifically responds to the Sonoran Desert Climate by incorporating various passive sunshading strategies responding to Spring, Summer, and Autumn extreme sun angles. The proposed design leads by way of example and demonstrates that sunshading can serve as a viable and expressive form-giver for architecture.

Policy CD4.2: Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level. A variety of materials (opaque, semi-transparent, and transparent) and textures (stucco, masonry, and corrugated metal) adds visual interest and richness that will be appealing at the pedestrian scale. The use of materials, layering, and articulated massing reconciles both the large vehicle and human scales. One of the Fire Department's objectives is to convey a sense of transparency to the community. This is intentionally achieved by the articulation of the northwest "corner window" of the apparatus bay and the large north-facing window walls visually revealing the inner-workings of the station to passerby.

Policy CD4.3: Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment. The landscape architecture and building architecture work hand-in-hand through color, texture, form, and patterns to reinforce our relationship to the desert environment. Beginning at the street, the earthy colors and hues of the decomposed granite extends southward into the site and transitions vertically to larger angular rock contained in weathered steel gabion retaining walls. The walls are low-lying and arranged at various heights to conceal an on-site retention basin. While the grade drops to the east extending the natural rock downward to the earth, integrally colored masonry walls matching the same hues as the rock rise upward toward the west. Balancing the overall composition and in contrast to the masonry and steel, the north subtly textured stucco wall acts as a neutral backdrop and canvas to highlight the tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it. Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa.

Policy CD6.2: Encourage building design, orientation, and layout that reduce energy consumption. The building is T-shaped in plan with its primary conditioned interior space consisting of office and living functions running in a long, east-west orientation. With minimal building exposure to the east and west, the building reduces heat gain and cooling dependency. The bunk rooms are also strategically arranged along the south wall and deeply recessed to facilitate self-shading, reduced heat gain, and reduced energy consumption associated with mechanical cooling. Building design and layout intentionally creates the opportunity to capture north, indirect daylight into the office and daytime living quarters. The apparatus bay utilizes clerestory glazing to harvest an abundance of natural daylight while protecting itself from the harsh summer sun angles with deep perforated metal shading elements.

Policy CD6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment. This project is currently seeking LEED Certification and employs logical sustainable design strategies.

City of Scottsdale Sensitive Design Principles

The proposed design responds to the Sonoran Desert environment as outlined below among the City's sensitive design principles:

1. **The design character of any area should be enhanced and strengthened by new development.** The overall design recognizes its position at the northern edge of the Southern Scottsdale Character Area amid an evolving commercial zone, buffered from established

residential development, and near the City's eastern boundary. Adjacent commercial building massing utilizes a combination of stucco, metal, and small amounts of stone accents with low-slope roofs concealed by parapets. The proposed fire station building architecture will complement its context with a unique compositional expression of materials and form, while at the same time provide an identity matching the importance of this community asset.

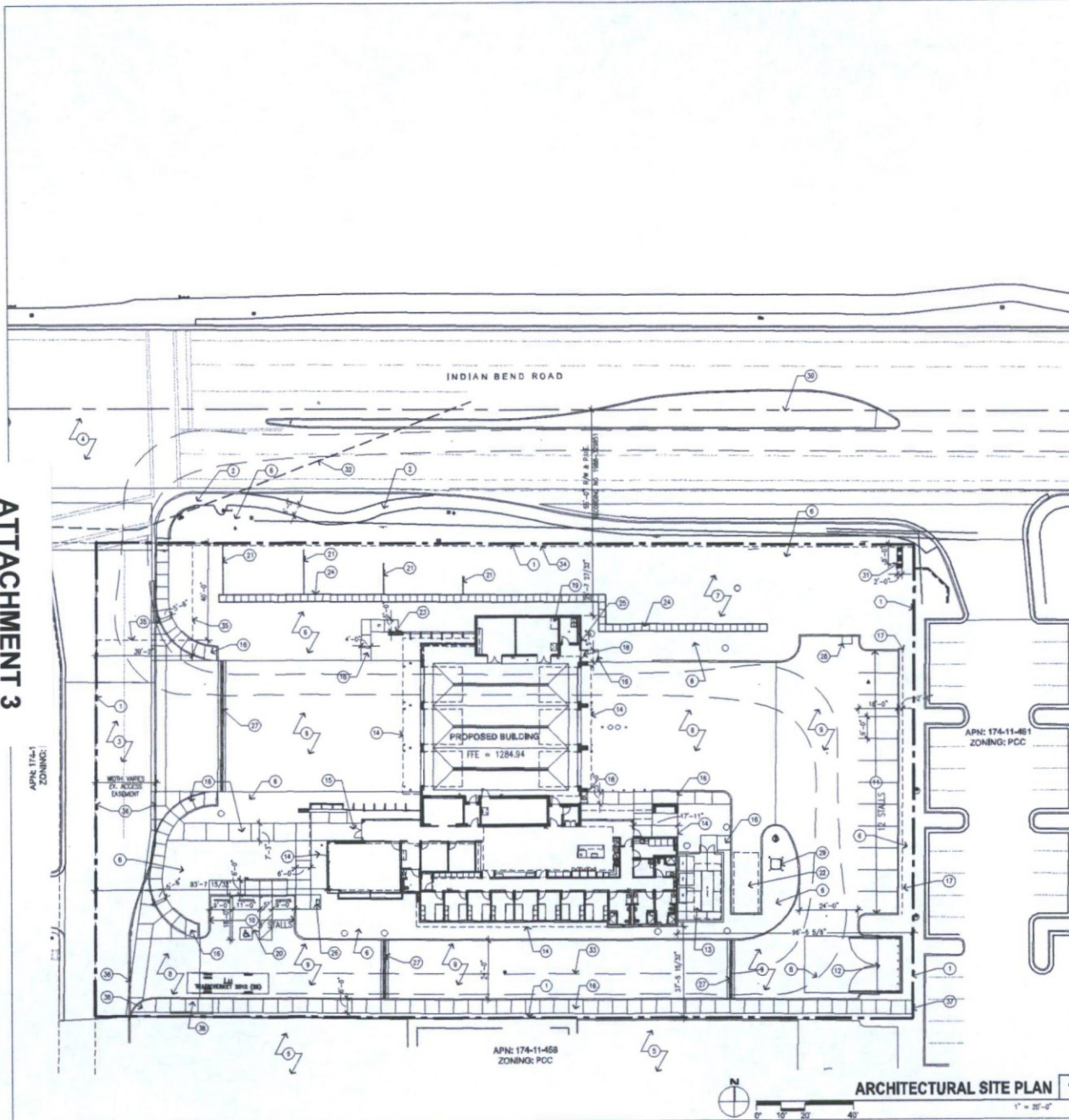
2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as, project natural features such as scenic views of the Sonoran Desert and mountains and archeological and historical resources.*** The site location is near the transition between the City's suburban development and the vast expansiveness of the Salt River Pima-Maricopa Indian Community. The material palette of this proposal takes cues from prominent vistas to surrounding mountain ranges and, specifically, the purple and brown hues of the McDowell Mountains. The project site is located on an abandoned, previously developed site with no identified archeological or historical resources.
3. ***Development should be sensitive to existing topography and landscaping.*** The site is relatively flat with general drainage directed southward. Landscape architecture, civil engineering, and building design were conceived simultaneously with planting layout, building positioning and shape, and on-site retention. The shaping of the land to accommodate a retention basin is sensitively designed to be less visible by using varying heights of gabion retaining walls and gradual transitions of topography. Site walls will appear to emerge from and descend gradually into the site and the building will appear to grow out of its site through complimentary materials and colors.
4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*** The shaping of the land along the northern edge of the site to accommodate on-site drainage will promote percolation and reduce erosion to protect new habitats formed by the new landscape design.
5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*** One of the unique aspects of this site design, especially for a fire station fronting a minor arterial street, is having no interruption of the streetscape due to a wide driveway and pavement normally associated with the apparatus bay of this building type. As a result of taking advantage of the existing traffic-lighted intersection at the northwest corner of the site, this design will provide full continuity of landscaping along Indian Bend Road, with no interruption, between adjacent properties to the west and east that currently does not exist.
6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*** This project will exceed the minimum requirements for bicycle parking.
7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*** The proposed design provides ample opportunities for shade beginning with placement of shade trees along sidewalk connections at the street, along the main entry sequence, and at the northeast private patio that extends indoor functions to the outdoors. Consideration has been given for the gradual modulation of light between the harsh sunlight of the exteriors and interior lighting. Visitors approach from the west beneath a horizontal shade canopy comprised of perforated aluminum then proceed under solid, rain and shade-protected entry carved out of the building's mass. Vertical planes of perforated aluminum provide further protection from low sun angles further providing a sense of shelter. Additionally per the request of City planning staff, this project provides optional interconnectivity between the proposed development to the east

with the existing commercial development to the west by way of a sidewalk connection along the south edge of the site.

8. ***Buildings should be designed with a logical hierarchy of masses to control the visual impact of a building's height and size and to highlight important building volumes and features, such as the building entry.*** The overall massing of the fire station is divided among three masses responding to the natural hierarchy of functions in relation to the minor arterial street, adjacent development, and to its own internal functional requirements. The west side of the building, which receives the most solar heat gain and faces the primary visitor entry approach, is articulated with additional emphasis. The northwest corner provides visual access to the interior and the same sunshading devices of fixed vertical shutters at the corner is utilized at the entry as well. The articulation of massing stepping down to the entry and the layering of sunshading devices reduces the overall impact of the building while drawing one's eye to various points of visual interest.
9. ***The design of the built environment should respond to the desert environment: interior spaces should be extended into the outdoors both physically and visually when appropriate; materials with colors and coarse textures associated with this region should be utilized; a variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level, materials should be used honestly and reflect their inherent qualities; and features such as shade structures, deep roof overhangs, and recessed windows should be incorporated.*** The overall design approach underscores every aspect of these principles. Transparency between passerby and building occupant is reinforced through effective space planning and strategic placement of windows. The northwest and northeast corners of the primary work and living quarters dissolve to the exteriors reinforcing the reciprocal relationship between indoors and outdoors. A variety of coarse, smooth, and lightly textured materials are incorporated bridging between landscape and architecture. Decomposed granite, larger angular rock at gabion walls, smooth ground face masonry that reveals its own aggregate, and light textured stucco provide a richness of timeless materials all complementary to each other and representative of the desert. Deep overhangs and layered steel sunshading elements soften the massing of the building and express an honest and responsible approach to protect from the harsh desert sun.
10. ***Development should strive to incorporate sustainable and healthy building practices and products.*** This project is seeking LEED Certification that strikes a balance between sensible sustainable design with long-term, low maintenance solutions.
11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*** Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa. Careful consideration has been given in plant selection, scale, arrangement, and creating a variety of densities and clusters to mimic building rhythms. Tree placement provides shade where needed and also contributes to framing the building signage at the street. The primary public face of the building to the street is marked by a lightly textured stucco wall that acts as a neutral backdrop to highlight tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it.
12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*** This project utilizes low-water use planting. There are no proposed water features associated with this project.
13. ***The extent and quality of lighting should be integrally designed as part of the built environment.*** Nearly all of the proposed exterior lighting is integrated with the building. Wall sconces are strategically placed for visual evening emphasis and overall building safety. The building soffit lighting at the main entrance reinforces inside-outside connectivity. Several trees

north of the building have accent uplighting to reinforce visual continuity at the street and for visual emphasis. Additionally, building signage at two locations indicated on the elevations will be back-lit.

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.*** Building signage location has been an integral part of the building architecture. The north elevation is well-balanced and articulated with masonry, stucco, and metal yet with enough relief to bring focus to important building identification signage. The scale and graphic placement reinforces the northwest corner and visual connection to the main entrance. The signs will be back-lit providing soft illumination from within.



PROJECT DATA

Site Address: 8191 E. Indian Bend Road
Scottsdale, Arizona 85250

Parcel Numbers: 174-11-003X / 174-11-003Z

Zoning: Planned Community Center (PCC)

Gross Lot Area: 83,716.82 s.f. (1,923 acres)

Net Lot Area: 65,329 s.f. (1.50 acres)

Gross Floor Area: 10,822.21 s.f.

Section 5.2506 - Property development standards
B. Floor area ratio (FAR) (ratio of gross floor area to the net lot area of a site)
1. Maximum allowed: 0.30

Proposed FAR: 10,822.21 of (gross floor area) / 65,329 s.f. (net lot area) = 0.17 FAR

Max. Building Height: 24'

SITE PLAN WORKSHEET CALCULATIONS

OPEN SPACE CALCULATIONS

Required Open Space:

COMMON OPEN SPACE
Maximum Building Height = 24' proposed (30' Allowed)
First 12' of height = 0.16 x net lot area = 0.16 x 65,329 = 10,452.60 s.f.
Next 12' of height = 12' x .004 x 65,329 = 3,135.80 s.f.

Common Open Space Required = 10,452.60 + 3,135.80 = 13,588.40 s.f.
Common Open Space Provided = 14,209.58 s.f.

FRONTAGE OPEN SPACE

Minimum Requirement = 0.35 x Required Common Open Space
= 0.35 x 13,588.40 = 4,755.94 s.f.
Except at least 50 s.f. per 1 linear foot of public street frontage
Length of property at street = 338'
Frontage Open Space Required = 30 x 338' = 10,140 s.f.
Frontage Open Space Provided = 10,159.82 s.f.

Retention surface area in front open space is included within the front open space area.
Retention surface area = 4,666.26 s.f.

Parking areas and parking lot landscaping are not included in the required open space.

Parking area = 2,840 s.f.
Required Parking Landscape Area = 2,840 x .15 = 398 s.f.
Provided Parking Landscape Area = 398.38 s.f.

PARKING REQUIREMENTS - Per City of Scottsdale Fire Department

Parking Provided:	Staff Parking	Visitor Parking	Trailer	Total Parking Provided
	12 spaces	03 spaces	01 spaces	16 spaces

Zoning Ordinance Section 9.185 - Mobility Impaired Accessible Spaces

Accessible: 4% of total required vehicular parking spaces
Parking Required: 16 x .04 = 1 space

Accessible: 1 van accessible space
Parking Provided: 1 van accessible space

Zoning Ordinance Section 9.183-Parking Requirements-C, Required Bicycle Parking

Bicycle: If parking is less than 40, minimum of 2 bicycle parking spaces
Parking Required: = 2 bicycle spaces

Bicycle: = 4 bicycle spaces
Parking Provided: = 4 bicycle spaces



KEYNOTES

- PROPERTY LINE
- EXISTING SIDEWALK
- EXISTING PRIVATE DRIVE
- EXISTING TRAFFIC-CONTROLLED INTERSECTION
- EXISTING BUILDING
- LANDSCAPE AREA
- RETENTION
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- WATER PARKING
- SWAMP PARKING
- MUSEUM / RECYCLE CONTAINER ENCLOSURE PER CITY OF SCOTTSDALE STANDARD
- SERVICE YARD
- BUILDING OVERHANG
- MAIN DRIVE
- BIODIVERSITY
- LINE OF VEHICLE OVERHANG
- SWAMP ENTRY / EXIT
- FIRE RISER
- MAN ACCESSIBLE PARKING
- STEEL EDGE, REF. LANDSCAPE
- SPECIAL EVENT TRAILER PARKING STALL
- WALL MOUNTED FLAG POLE
- CARBON RETAINING WALL WITH GEOTEXTILE LINING
- REINFORCED FIRE DEPARTMENT CONNECTION (FDC)
- BIKE PARKING, PER CITY OF SCOTTSDALE DETAIL 2205
- TRENCH DRAIN, REF. CIVIL
- CONCRETE CATCH BASIN, REF. CIVIL
- ELECTRICAL TRANSFORMER, REF. ELECTRICAL
- CONTINGENCY OF ROAD BETWEEN BRIDGE CATCH, REF. ALTA SURVEY
- EXISTING SIGN WITHIN SIGN EXISTENCE RECORDING NO. 2017-087103 PER ADJACENT LAND OWNER, TO REMAIN
- SITE VISIBILITY TRIANGLE, PER ASPM
- FIRE TRUCK TURNING BADA
- 1" VEHICULAR NON-ACCESS EXISTENCE RECORDING NO. 2002-1072405
- TRAFFIC SIGNAL EXISTENCE RECORDING NO. 2004-060000
- ACCESS EXISTENCE RECORDING NO. 2002-1072405
- FOR CONTINUATION OF SURVEILLANCE RECORDING PROPOSED DEVELOPMENT OF ADJACENT PROPERTY
- FOR SIDEWALK RAMP, REF. CIVIL, C1.0



PRELIMINARY
NOT FOR
CONSTRUCTION



SCOTTSDALE FIRE STATION #603
8191 E. Indian Bend Road
Scottsdale, Arizona 85250

REVISION DATE
1-UP-2018 4.04.18
16/16/18 Comments

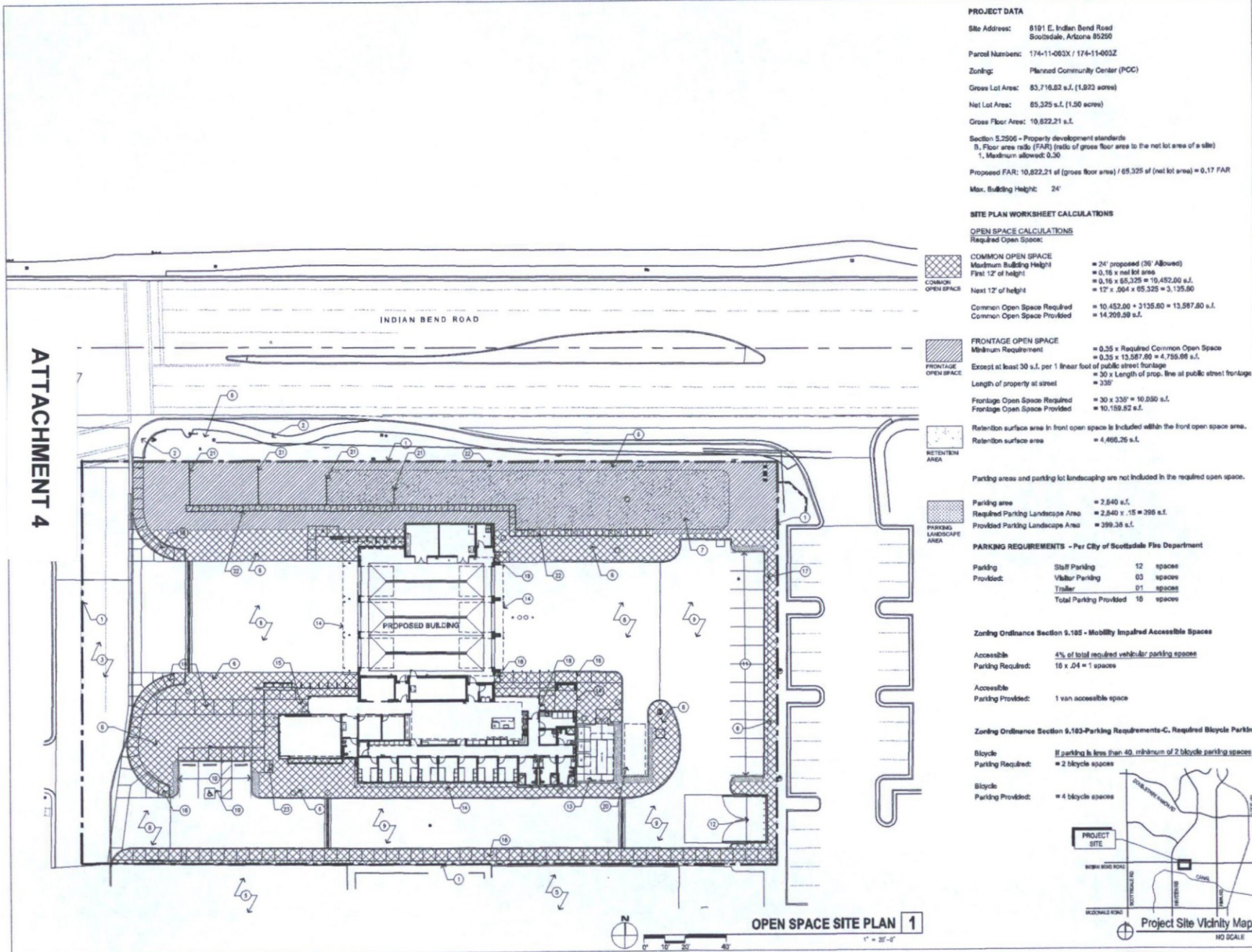
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Date: 29 December 2017

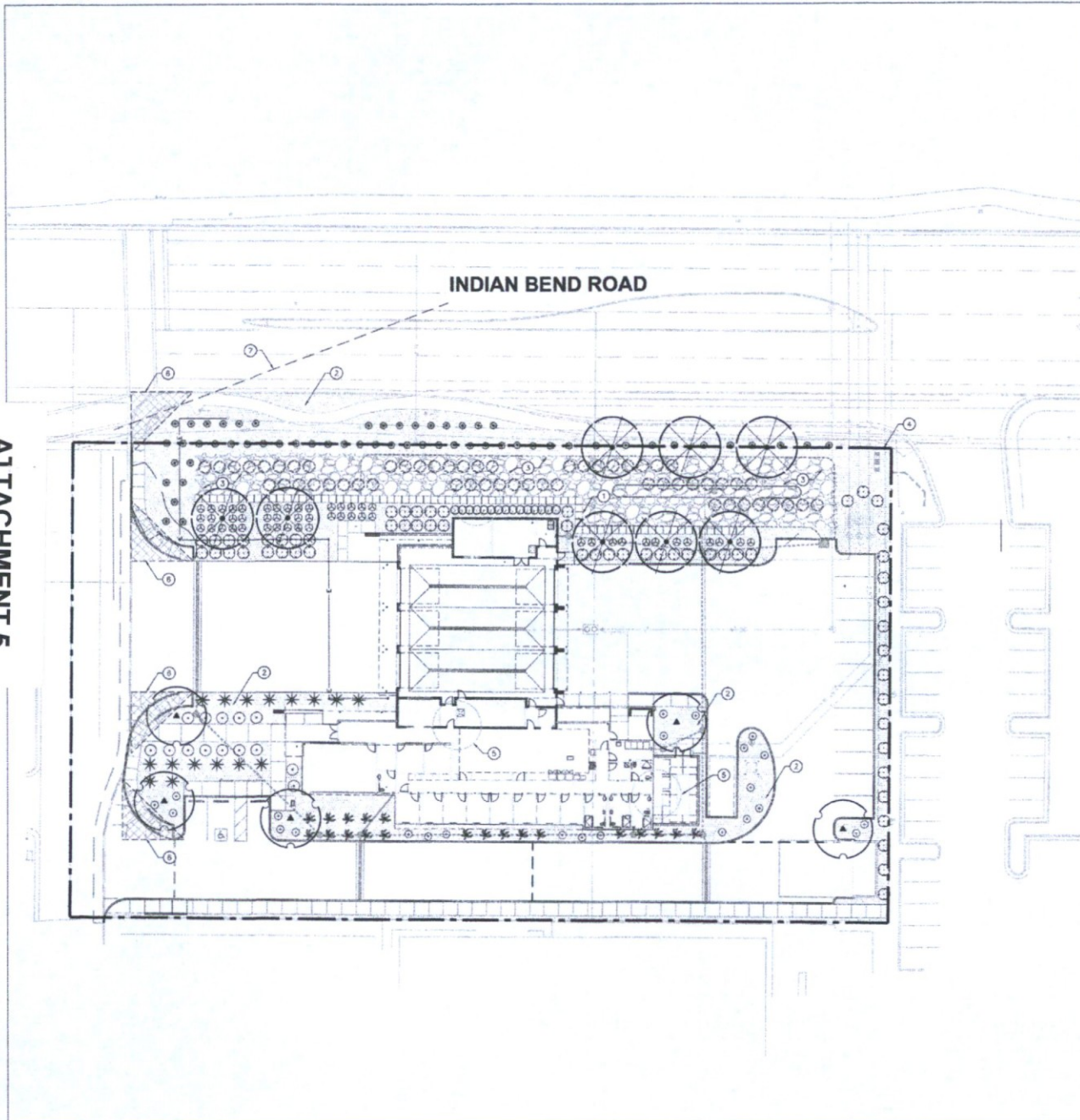
architectural
site plan

DR1.1

conditional use permit /
MUMSP

1-UP-2018
04/11/18





PLANTING SCHEDULE

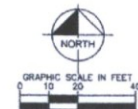
TREES			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊗	Parkinsonia s. 'Desert Museum'	3" Cal., 14' Ht., 10" Width Min.	8
⊗	Desert Museum Palo Verde (Upright)	3" Cal., 11' Ht., 7" Width Min.	5
⊗	Prosopis hybrid 'Phoenix'		
⊗	Hybrid Mesquite		

SHRUBS, ACCENTS & GRASSES			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
①	Stenocereus marginatus	5 Gal.	15
②	Mexican Fence Post	5 Gal.	50
③	Aloe Barbadosis	5 Gal.	50
④	Medicinal Aloe	5 Gal.	50
⑤	Leucophyllum laevigatum	5 Gal.	50
⑥	Chihuahuan Sage	5 Gal.	56
⑦	Muhlenbergia lindheimeri 'Autumn Glow'	5 Gal.	56
⑧	Big Muhly	5 Gal.	58
⑨	Muhlenbergia capillaris 'Regal Mist'	5 Gal.	16
⑩	Gulf Muhly	5 Gal.	16
⑪	Dasytion wheeleri	5 Gal.	14
⑫	Desert Spoon	5 Gal.	14
⑬	Dalea frutescens 'Sierra Negra'	5 Gal.	20
⑭	Black Dalea	5 Gal.	20
⑮	Agave desmetiana	5 Gal.	24
⑯	Octopus Agave	5 Gal.	24
⑰	Lantana montevidensis	5 Gal.	24
⑱	Purple Trailing Lantana	5 Gal.	24

MATERIALS		
	DESCRIPTION	QTY
①	Decomposed Granite	15,025 SF
②	3/4" Screened, 2" Depth Min., Color: Painted Desert or Approved Equal	
③	Rock Mulch	5,713 SF
④	3/4" 5" Rock Mulch, 4" Depth Min., Color: Painted Desert or Approved Equal	

CONSTRUCTION KEY NOTES

- GABION BASKET WALL, REFERENCE SITE DETAILS
- DECOMPOSED GRANITE, TYP. INSTALL PER COS STD. DETAIL NO. 2820-1
- ROCK MULCH, TYP., REFERENCE LANDSCAPE SCHEDULE ABOVE
- PROPERTY LINE
- EXISTING TREE TO BE REMOVED
- TRAFFIC SAFETY TRIANGLE, TYP.
- SIGHT DISTANCE LINE, TYP.



PRELIMINARY
NOT FOR
CONSTRUCTION



Kimley-Horn



SCOTTSDALE FIRE STATION #603
8191 E. Indian Bend Road
Scottsdale, Arizona 85250

REVISION	DATE
1-UP-2018 A	4-24-18
2-UP-2018	

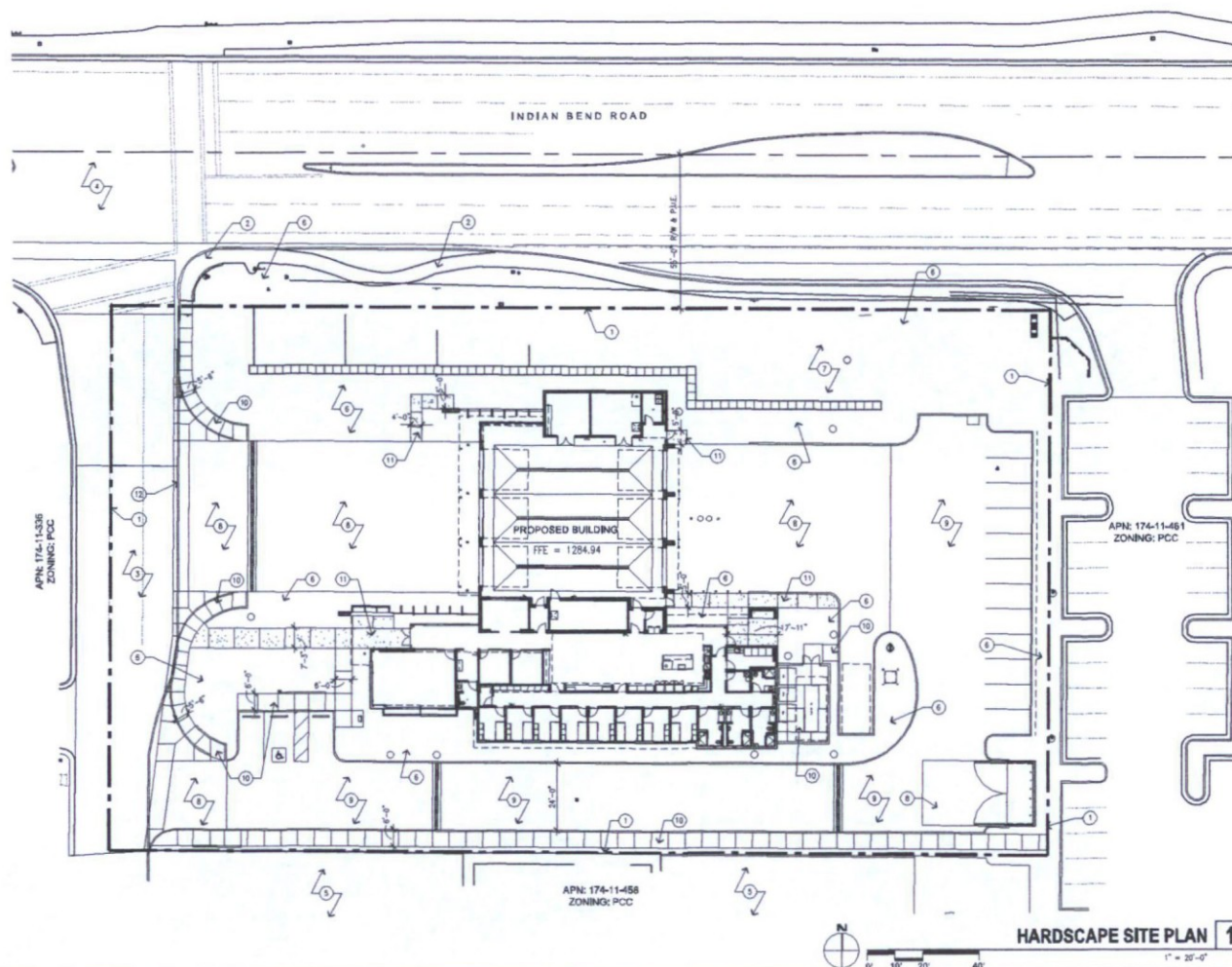
FA Project No. 1781

Date: 20 december 2017

landscape
plan

L1.1

conditional use permit /
MUMSP



- KEYNOTES**
- 1 PROPERTY LINE
 - 2 EXISTING SIDEWALK
 - 3 EXISTING PRIVATE DRIVE
 - 4 EXISTING TRAFFIC-LIGHTED INTERSECTION
 - 5 EXISTING BUILDING
 - 6 LANDSCAPE AREA
 - 7 RETENTION
 - 8 STANDARD GREY CONCRETE PAVEMENT
 - 9 ASPHALT PAVEMENT
 - 10 STANDARD GREY CONCRETE w/ LIGHT BROWN FINISH
 - 11 INTERIOR COLOR EXPOSED AGGREGATE CONCRETE (DARK COLOR: ACORN 61070) OR EQUAL
 - 12 EXISTING CURB TO BE REMOVED

HARDSCAPE SITE PLAN 1

FUCELLO ARCHITECTS
 1400 N. 10TH AVE. SUITE 200
 SCOTTSDALE, ARIZONA 85257
 (480) 944-1000
 www.fucelloarchitects.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**



SCOTTSDALE FIRE STATION #603
 8191 E. Indian Bend Road
 Scottsdale, Arizona 85250

REVISION	DATE
1-UP-2018-A	4.04.18
2-UP-2018-B	
Not For Construction	

PA Project No: 1701
 Date: 29 december 2017

hardscape site plan

DR1.4
 conditional use permit /
 MUMSP

1-UP-2018
04/11/18

**Fire Station 603
Project No. 484-PA-17**

**Neighborhood Notification Report
January 3, 2018**

The proposed Fire Station No. 603 is located at 8191 E. Indian Bend Road, on the south side of the roadway between Hayden and Pima Roads. This new Fire Station 603 will replace the existing station on McDonald Drive, just west of Miller Road. Construction of this new station will improve coverage and help reduce response times to residents and businesses in the McCormick Ranch area.

An Open House Meeting was held on November 16, 2017, at 6:00 p.m., at the Pueblo Elementary School, located at 6320 N. 82nd Street.

Notification of the meeting was mailed out on Post cards to all residential, commercial and Homeowner Associations, located within 750 feet of the project site.

The Open House Meeting sign was posted on the site on November 11, 2017, within the required ten (10) days of the Open House Meeting.

Eleven (11) residents attended this meeting. Two (2) residents filled out comment card and were in support of the project.



Fire Station 603

November 16, 2017 Public Meeting

Sign-In Sheet

NAME	ADDRESS	E-MAIL
TOM HEIDEMAN	7725 E. JOSHUA TREE LN.	tlhazz@aol.com
Ellen & Paul Drobnak	6620 N. 82 nd Way 85250	pauldrobnak@g.com
Kate McNeive	7170 N Via de Alegria 85258	katemcneive@gmail.com
NORM Tweit	8350 E. VIA DE RISA 85258	entweit@cox.net
Rachel O'Connor	7024 N. Via Nueva	raoconnor@cox.net
TOM LONGO	7800 E. LINCOLN UNIT 1012	TJLONGO@COX.NET



Fire Station 603

November 16, 2017 Public Meeting

Sign-In Sheet

NAME

ADDRESS

E-MAIL

[illegible]



Fire Station 603

November 16, 2017 Public Meeting

Sign-In Sheet

NAME _____

ADDRESS

E-MAIL

[illegible]

Scottsdale Fire Station 603

Name: Ellen Drolinski
Address: 6620 N. 82nd Way

Email: pauldrobnak@g.com

Nice presentation!

*Seems to be well planned.
All questions were completely answered*

November 16, 2017



Scottsdale Fire Station 603

Name: Kate McNeive
Address: _____

Email: Kateneive@gmail

can't wait - you've thought of everything!

November 16, 2017





PUBLIC MEETING

Our Future in Progress

Come View Preliminary Plans for Fire Station 603 at Hayden and Indian Bend Roads

Plans are underway to construct a new home for Scottsdale Fire Station 603 which will be located on Indian Bend Rd. just east of Hayden Rd. The new station was funded by Bond 2015 and will help improve response times in this portion of Scottsdale.

Join us for a public meeting at 6 p.m. on Thursday, November 16 at Pueblo Elementary School, 6320 N. 82nd St., Scottsdale to view plans and let us know what you think.

The new station will be one story, designed specifically for this site and will reflect the character of the area. Upon completion Fire Station 603 will be staffed by a four-person crew manning a fire engine.

The existing Fire Station 603 was built in 1971 and is located just east of Scottsdale Rd. and McDonald Rd. intersection and is on the most western edge of the

City of Scottsdale. This site was originally chosen to be advantageous for Rural/Metro to provide services to both the City of Scottsdale and the Town of Paradise Valley when Rural/Metro provided services to both entities, however, it is in the wrong location to best serve the citizens of Scottsdale resulting in longer response times to the majority of its designated service area.

Once bond funds for the project were approved, the city began looking at sites that would accommodate a fire station and improve response times. During the spring of 2017 the city purchased the site at 8191 E. Indian School Rd. for the purpose of constructing the new station.

We hope to see you on November 16 so you can learn more about the new fire station and provide feedback on the building design.

1-UP-2018
1/3/2018



PUBLIC MEETING

Our Future in Progress

Come View Preliminary Plans for Fire Station 603 at Hayden and Indian Bend Roads

Public Meeting

Thursday, November 16, 6 p.m.

Pueblo Elementary School, 6320 N. 82nd St., Scottsdale

Project Website:

ScottsdaleAZ.gov, search "Fire Station 603"

Contact:

For more information contact Project Manager Annette Grove at (480) 312-2399 or AGrove@ScottsdaleAZ.gov or visit the project website at ScottsdaleAZ.gov, and search "Fire Station 603".



PUBLIC MEETING

Our Future in Progress

Come View Preliminary Plans for Fire Station 603 at Hayden and Indian Bend Roads

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Once bond funds for the project were approved, the city began looking at sites that would accommodate a fire station and improve response times. During the spring of 2017 the city purchased the site at 8191 E. Indian School Rd. for the purpose of constructing the new station.

We hope to see you on November 16 so you can learn more about the new fire station and provide feedback on the building design.

Barton, Wayland

From: Ruenger, Jeffrey
Sent: Tuesday, February 20, 2018 10:01 AM
To: Bloemberg, Greg; Barton, Wayland
Subject: FW: Case Number 2-DR-2018 /1-UP-2018
Attachments: Existing IBCC Site Wall.jpg

From: Randy Todd [mailto:rtodd@corerealtypartners.com]
Sent: Tuesday, February 20, 2018 9:18 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: FW: Case Number 2-DR-2018 /1-UP-2018

From: Randy Todd
Sent: Tuesday, February 20, 2018 9:11 AM
To: 'agrove@scottsdale.gov'
Cc: Bonnie Youngberg; Ellen Suarez
Subject: Case Number 2-DR-2018 /1-UP-2018

Attn: Annette Grove (480) 312-2399

In accordance with our prior conversation and at your request, the following is a list of concerns/questions raised by various Unit Owners at Indian Bend Corporate Center (IBCC).

1. There needs to be a wall and substantial landscaping along the South property line. I have attached a picture of an existing wall on the East property line of IBCC that the Unit Owners find acceptable.
2. The current site plan shows all ingress/egress to the fire station via the main entry drive of IBCC. The pavement section for the existing main drive is 2 1/2" of asphalt on 7" of ABC. The main drive was not designed to handle the loads and turning movements of the fire station vehicles and equipment. The fire stations geotechnical report and civil drawings indicate that a pavement section of 4" of asphalt and 10" of ABC are required to meet its loading and turning movement. The existing IBCC pavement section should be increased to meet the requirements of the unanticipated loads of the fire station vehicles and equipment. The new pavement should match the existing decorative pavement where currently existing.
3. There are significant concerns regarding the noise (sirens, engine acceleration, braking,....etc.) that will be generated by the fire station. What operational steps are going to be employed to lessen the noise?
4. How many daily emergency calls (on average) can IBCC Unit owners expect?
5. Does the equipment and vehicles at the fire station cause any abnormal vibration that may be felt by neighboring IBCC Unit Owners?
6. How many people (on average) will be at the fire station during the day?

Thanks for taking the time to discuss the concerns of the IBCC Unit Owners and for addressing the concerns/questions contained in this email. I look forward to your response.

Randy Todd
CORE Realty Partners, L.L.C.

8165 East Indian Bend Road #103
Scottsdale, AZ 85250
480-212-0752 (Direct)
480-212-0751 (Fax)
602-702-2772 (Cell)
rtodd@corerealtypartners.com



Bloemberg, Greg

From: Freeburg, Ryan - FD067
Sent: Thursday, March 29, 2018 2:31 PM
To: Grove, Annette; sfucello@fucelloarchitects.com
Cc: Ledo, Victor; Bloemberg, Greg
Subject: RE: Case Number 2-DR-2018 /1-UP-2018

For your review...

3. There are significant concerns regarding the noise (sirens, engine acceleration, braking,....etc.) that will be generated by the fire station. What operational steps are going to be employed to lessen the noise?

The City of Scottsdale Fire Department prides itself on being a good neighbor to both residential and commercial neighbors at our fifteen different fire station locations throughout the city. We are a 24hour per day, seven days a week, 365 days a year operation focused on providing the highest level of emergency response and mitigation techniques to our citizens, business, and visitors with an objective to return an incident to a 'state of normalcy'.

All firefighters, at each of our fifteen fire station locations, must be 'operationally ready' at all times for response under an 'all-hazards' philosophy. At a minimum, you can expect a daily 'truck check' to be performed apron of the fire station by the on-duty crew to ensure the fire engine and all accompanying equipment is in a ready state for their 24hour-shift. The truck check will create noise but is a required function of operational readiness and typically occurs between 0830-1000hrs each day. The balance of their 'shift' is filled with both in-station and out-of-station activities focused on ensuring the highest level of preparation, response, recovery, and prevention efforts.

Specific to your, "... concerns regarding the noise (sirens, engine acceleration, braking,....etc.)", the City of Scottsdale utilizes 'pre-emption' devices, trade name Opticom, in an effort improve response times to emergency incidents while keeping the citizenry on the roadways safe by controlling signaled intersections. When a fire apparatus is in the station and they are dispatched to an incident requiring lights and sirens, the crew will activate the traffic signal at Indian Bend from inside the apparatus bay. The 'Opticom' will cycle the light (if green) for the east/west traffic on Indian Bend to a red light allowing the fire apparatus to leave the station and enter onto Indian Bend, through the intersection, on a 'controlled' green light. The Fire Engine's will engage the sirens/horns, as needed, to keep themselves and the citizenry safe during emergency response, and entering intersections has shown itself to be dangerous for both emergency responders and private citizens. In regards to fire engine acceleration noise and braking when exiting the fire station and business center, it will be normalized and similar to delivery vehicles entering for the Indian Bend Corporate and due to the distance from the driveway to Indian Bend (approx. 80 LF) it should be minimal. Finally, our fire engines use an electronic retarding brake system, which does not create 'extra' noise, and is different than the common 'Jacobs Brake' system which is an exhaust braking system that you may hear on semi-trucks. Fire engine acceleration noise and braking when entering the business center off Indian Bend will be normalized and similar to delivery vehicles entering for the Indian Bend Corporate Center.

4. How many daily emergency calls (on average) can IBCC Unit owners expect?

The City of Scottsdale Fire Department is expecting the newly located FS603 to respond to approximately 3000 +/- incidents per year or an average of eight (8) incidents per 24HR time period.

5. Does the equipment and vehicles at the fire station cause any abnormal vibration that may be felt by neighboring IBCC Unit Owners?

The City of Scottsdale Fire Department has not received such a complaint from our current fifteen (15) fire stations located in a variety of urban, suburban, and rural settings nor will this station have equipment or vehicles different than our other fire stations.

6. How many people (on average) will be at the fire station during the day?

There will be five (5) City of Scottsdale Fire Department employees assigned to this station 24 hours per day, seven days a week, 365 days per year. Our operations utilize a 'three-platoon' staffing model with each platoon working 48 consecutive hours. The 'three platoon' staffing model requires a crew change every 48 hours.

Ryan J. Freeburg
Executive Assistant Fire Chief
Scottsdale Fire Department
O – (480) 312-1892
C – (602) 571-3998

From: Grove, Annette
Sent: Thursday, March 29, 2018 11:38 AM
To: Freeburg, Ryan - FD067 <RFreeburg@ScottsdaleAz.Gov>; sfucello@fucelloarchitects.com
Cc: Ledo, Victor <VLedo@scottsdaleaz.gov>; Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Subject: FW: Case Number 2-DR-2018 /1-UP-2018
Importance: High

Chief Freeburg,

Can you help me answer Questions 3-6, below. I've put my responses in **BLUE**, to the best of my knowledge. If you could respond with your comments in **RED**, I'll then be able to respond.

We might need to meet with Mr. Todd (and possibly the owners), who represents the businesses at the Indian Bend Corporate Center (our neighbor to the South of the Fire Station). I've let Mr. Todd know that we've agreed to replace the full width of the driveway entrance, but not the pony wall as requested. We just don't have the space for an 8" wall and footing, or budget.

I'm also sure that he will show up to the DRB and/or City Council meetings, or write letters to Council, regarding our denial of the pony wall. So, I want to have our ducks in a row, if they do, so that we can respond to DRB and/or Council.

Steve,

Please confirm that we have 2'0" from back of sidewalk to the property line. (I had our estimator scale it from the PDF- he had some neat program to do this from a PDF).

Thank you,
Annette

From: Randy Todd <rtodd@corerealtypartners.com>
Sent: Wednesday, March 21, 2018 9:51 AM
To: Grove, Annette <AGrove@scottsdaleaz.gov>
Cc: Randy Todd <rtodd@corerealtypartners.com>
Subject: FW: Case Number 2-DR-2018 /1-UP-2018

Annette: Attached is the February 20th email. I sent it to the wrong address. Sorry. I will call you this morning to discuss. As we discussed earlier, a wall is the number one issue with the property owners of Indian Bend Corporate Center (IBCC). Talk soon. Randy

From: Randy Todd
Sent: Tuesday, February 20, 2018 9:11 AM
To: 'agrove@scottsdale.gov'
Cc: Bonnie Youngberg; Ellen Suarez
Subject: Case Number 2-DR-2018 /1-UP-2018

Attn: Annette Grove (480) 312-2399

In accordance with our prior conversation and at your request, the following is a list of concerns/questions raised by various Unit Owners at Indian Bend Corporate Center (IBCC).

1. There needs to be a wall and substantial landscaping along the South property line. I have attached a picture of an existing wall on the East property line of IBCC that the Unit Owners find acceptable. Only a 2' width exists between the back of sidewalk and the property line. This space will be covered in Decomposed Granite (no landscaping) and will have twelve (12) light bollards installed (with a 12" foundation) to provide path lighting along the sidewalk. Therefore, no wall will be installed.
2. The current site plan shows all ingress/egress to the fire station via the main entry drive of IBCC. The pavement section for the existing main drive is 2 1/2" of asphalt on 7" of ABC. The main drive was not designed to handle the loads and turning movements of the fire station vehicles and equipment. The fire stations geotechnical report and civil drawings indicate that a pavement section of 4" of asphalt and 10" of ABC are required to meet its loading and turning movement. The existing IBCC pavement section should be increased to meet the requirements of the unanticipated loads of the fire station vehicles and equipment. The new pavement should match the existing decorative pavement where currently existing. The City agrees that the pavement should be replace to proper depth to carry the Fire truck loads. The plans will be modified for full asphalt replacement of the driveway, with stamped colored pattern at the entrance to match existing.
3. There are significant concerns regarding the noise (sirens, engine acceleration, braking,....etc.) that will be generated by the fire station. What operational steps are going to be employed to lessen the noise? Exiting of the Fire Station will be coordinated with the existing traffic signal, via an Opticom connection. This will activate the traffic signal for red on Indian Bend, allowing the Fire trucks to exit the station on green, and not requiring the use of sirens. Engine acceleration noise and braking when exiting should be minimal, due to the distance from the driveway to Indian Bend (approx. 80 LF). Engine acceleration noise and braking when entering will be non-existent, as they are returning to the Station. (similar to delivery vehicles entering for the Indian Bend Corporate Center).
4. How many daily emergency calls (on average) can IBCC Unit owners expect? Number of calls from existing McDonald Fire Station?
5. Does the equipment and vehicles at the fire station cause any abnormal vibration that may be felt by neighboring IBCC Unit Owners? No?
6. How many people (on average) will be at the fire station during the day? Four employees will live at the Fire Station, with shift changes every 3 days. No public space is provided, therefore no visitors are anticipated. Maintenance staff will be present, as needed.

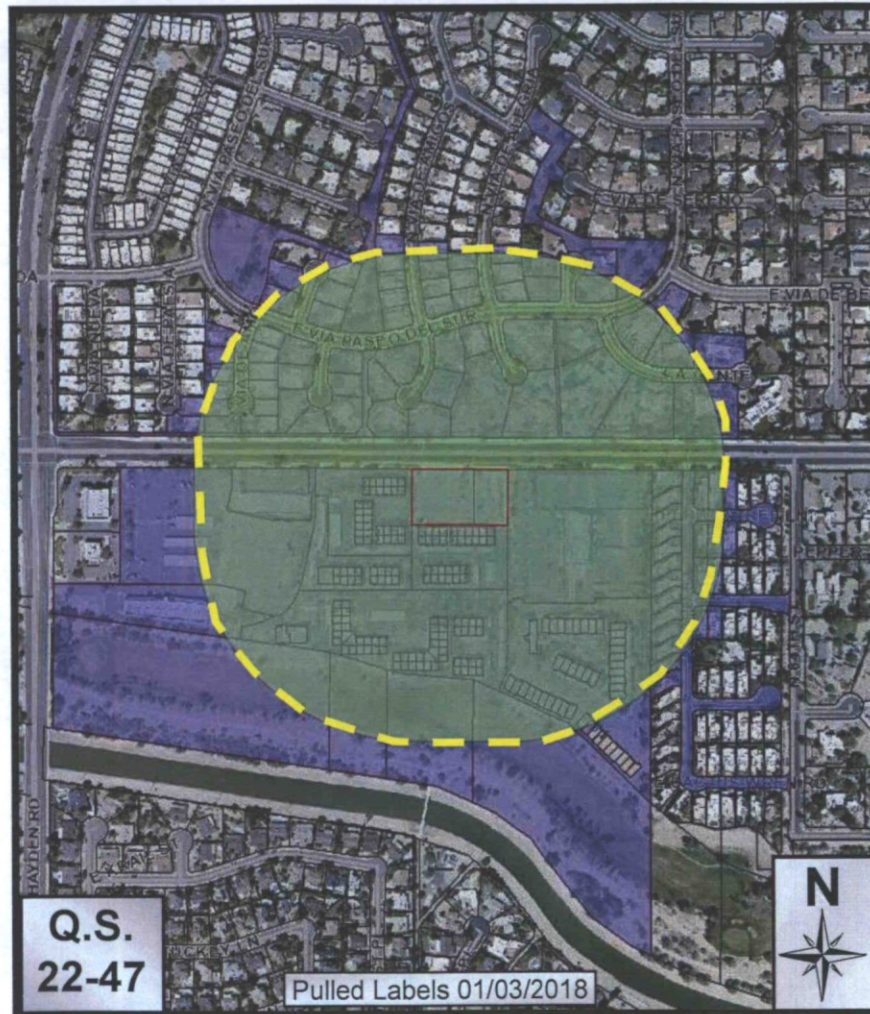
Thanks for taking the time to discuss the concerns of the IBCC Unit Owners and for addressing the concerns/questions contained in this email. I look forward to your response.

Randy Todd
CORE Realty Partners, L.L.C.
8165 East Indian Bend Road #103
Scottsdale, AZ 85250

480-212-0752 (Direct)
480-212-0751 (Fax)
602-702-2772 (Cell)
rtodd@corerealtypartners.com

City Notifications – Mailing List Selection Map

ATTACHMENT 7



Map Legend:

- Site Boundary
- - - Properties within 750-feet
- 162 Postcards

Additional Notifications:

- Interested Parties List
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

City of Scottsdale Fire Station 603

1-UP-2018

2-DR-2018

PLANNING COMMISSION REPORT



Meeting Date: May 23, 2018
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

City of Scottsdale Fire Station 603 1-UP-2018

Request to consider the following:

1. A recommendation to City Council for approval of a Municipal Use Master Site Plan for a Fire Station on a +/- 1.5-acre site with Planned Community Center (PCC) zoning, located at 8191 E. Indian Bend Road.

Goal/Purpose of Request

Per Section 1.501 of the Zoning Ordinance, City Council approval of a Municipal Use Master Site Plan (MUMSP) is required for municipal projects on sites greater than one acre (gross) in size. This request is for a new fire station on +/- 1.5 acres.

Key Items for Consideration

- Consistency with the General Plan
- No known opposition
- Existing infrastructure sufficient to accommodate the project

OWNER

City of Scottsdale
480-312-7985

APPLICANT CONTACT

Steven Fucello
Fucello Architects
480-947-2960

LOCATION

8191 E Indian Bend Rd



8191 E. Indian Bend Rd.

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access and services. One of the goals of the Public Services and Facilities chapter of the General plan is to *“provide Police and Fire deployment stations, support facilities and public safety information and training programs to minimize response times and maximize effectiveness in protecting public health from potential natural and man-made hazards”*.

Zoning

This project site was annexed into the City in 1973 (Ord. #720) and was subsequently rezoned from County residential to PCC, which allows a variety of commercial, office and service uses; including municipal uses. Until 2004, the site was occupied by a single-family residence; which has since been demolished.

Context

Located on the south side of Indian Bend Road approximately 1,200 feet east of Hayden Road, the site is situated in an area with a diverse mix of uses, including office, residential and travel accommodations. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-Family residential, zoned R1-10 PCD
- South: Office, zoned PCC
- East: Currently vacant (planned for residential healthcare facility), zoned PUD
- West: Office, zoned PCC

Other Related Policies, References:

- Zoning Ordinance
- 2-DR-2018: accompanying request for site plan, landscape and building elevation design approval (pending)

APPLICANTS PROPOSAL

Development Information

The proposal consists of a new fire station on +/- 1.5 acres. The building is situated in the center of the site, behind a large area of frontage open space. Access is provided via a signalized intersection and drive aisle along the west end of the site. In response to concerns expressed by the adjacent property owner to the south, a view fence is proposed along the south property line; to be combined with landscaping to buffer the office complex from the fire station.

- Existing Use: Vacant
- Proposed Use: Municipal Use (fire station)
- Net Lot Area: +/- 1.5 acres

- Building Height Allowed: 24 feet (60-ZN-1990#4)
- Building Height Proposed: 24 feet
- Open Space Required: 13,587 square feet
- Open Space Provided: 14,209 square feet
- Frontage Open Space Required: 10,050 square feet
- Frontage Open Space Provided: 10,159 square feet

IMPACT ANALYSIS

Municipal Use Master Site Plan (MUMSP)

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed MUMSP for any site larger than one (1) acre of gross lot area. The purpose of the MUMSP is to find that the proposed municipal use is of general community interest and to ensure that the general public has the opportunity to comment on the proposed use and site plan design. The Zoning Ordinance does not have specific MUMSP criteria. When evaluating a MUMSP, staff encourages the Development Review Board and Planning Commission to provide a recommendation pertaining to the proposed plan and the compatibility of the proposed use to the adjacent and abutting developments.

The Scottsdale Fire Department commissioned a Standards of Coverage Report in 2015 and reported the findings to City Council that same year. The report concluded that this location (8191 E. Indian Bend Road) was a high-priority location for a new fire station because of its geographic location near two major streets (Indian Bend Road and Hayden Road), the volume of calls received for this area and access provided by a signalized intersection. Currently, the closest station to this site is located at 7399 E. McDonald Drive. That station has become obsolete and would ultimately cease operations once this station is completed. If approved, this location would reduce response times to calls for service in this area as compared to the existing station on McDonald Drive.

Traffic

The Transportation Division has reviewed this application and determined that the proposed fire station will not adversely affect traffic patterns in this area

Water/Sewer

A Water and Sewer Plan was submitted as part of this application and has been accepted by the Water Resources Division. Existing infrastructure is sufficient to serve the proposed use.

Open Space

As required by the PCC zoning district, a significant area of open frontage open space will be provided adjacent to Indian Bend Road. The remaining open space is dispersed throughout the site as sidewalks and landscape areas near the building.

Community Involvement

Property owners within 750 feet of the site have been notified of the proposal and the site is posted with the required signage. Additionally, staff held an Open House at Pueblo Elementary School on 11/16/17 at 6:00 PM. There were 11 attendees, all of whom were generally supportive of the proposal. See attachment #6 for written comments.

Community Impact

- A fire station at this location will reduce response times in this area.

OTHER BOARDS & COMMISSIONS

Development Review Board

This case is scheduled to go before the Development Review Board on 5/17/18 for a recommendation to the Planning Commission on the proposed MUMSP. The minutes from that hearing will be provided to the Planning Commission in a supplemental memo after the Development Review Board hearing.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission recommend approval of a Municipal Use Master Site Plan for a Fire Station on a +/- 1.5-acre site, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg
Senior Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloomberg, Report Author

5-3-18

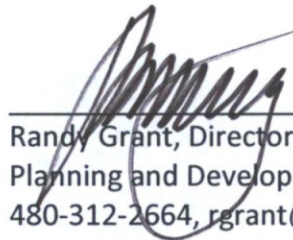
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/11/2018

Date



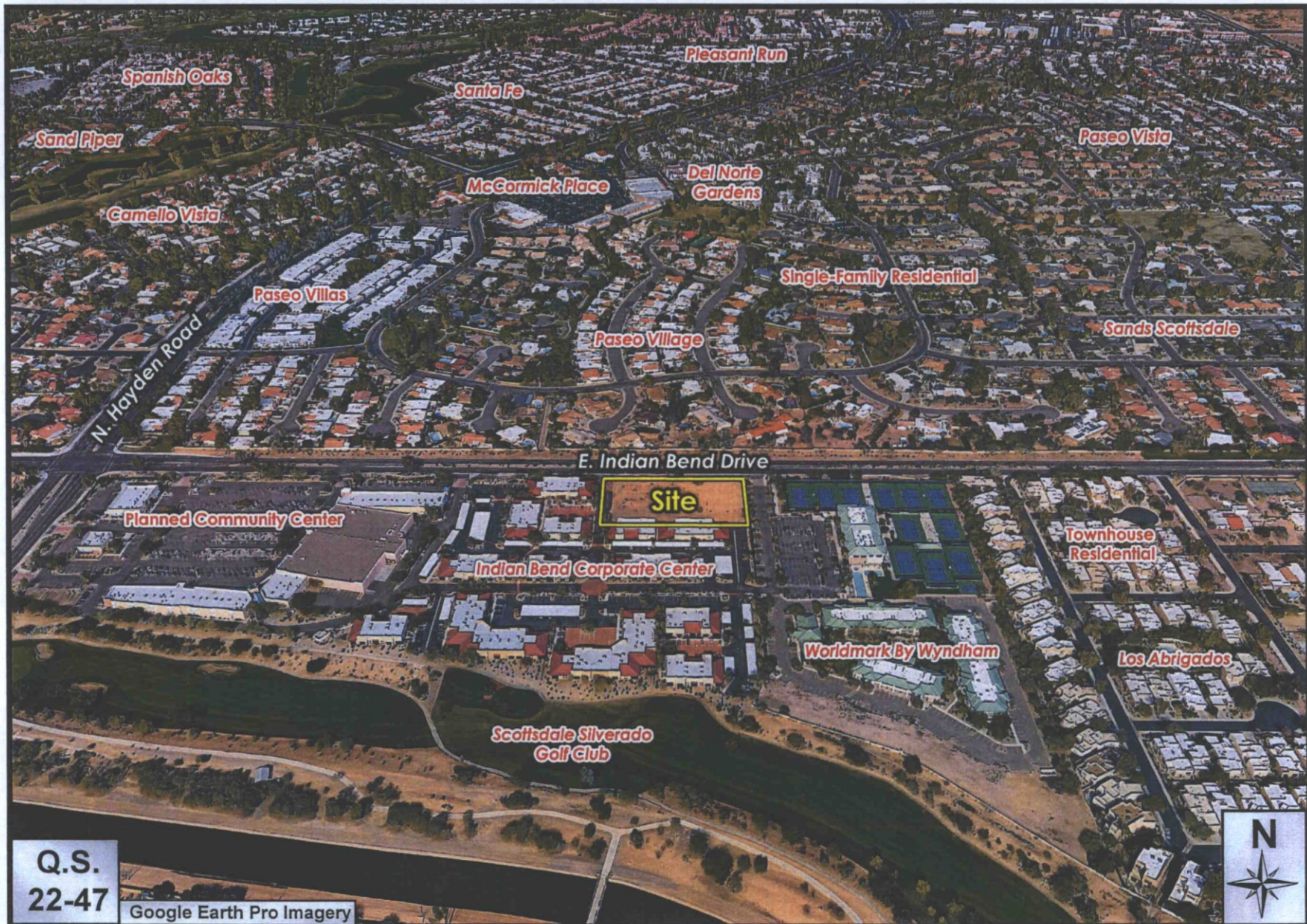
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

5/14/18

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Municipal Use Master Site Plan
3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map
6. Citizen Involvement
7. City Notification Map



City of Scottsdale Fire Station 603

2-DR-2018



City of Scottsdale Fire Station 603

2-DR-2018

Stipulations for a Municipal Use Master Site Plan

City of Scottsdale Fire Station 603

Case Number: 1-UP-2018

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Fucello Architects, with the city staff date of 4/11/18, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. LAND ASSEMBLAGE. A final plat to combine the two parcels that make up the project site into one parcel shall be approved and recorded prior to issuance of any permits beyond site grading and infrastructure.

Parcel Numbers: 174-11-003X / 174-11-003Z

Zoning: Planned Community Center (PCC)

Gross Lot Area: 83,716.62 s.f. (1.923 acres)

Net Lot Area: 65,325 s.f. (1.80 acres)

Gross Floor Area: 10,822.21 s.f.

Section 8.2508 - Property development standards
B. Floor area ratio (FAR) (ratio of gross floor area to the net lot area of a site)
1. Maximum allowed: 0.30

Proposed FAR: 10,822.21 s.f. (gross floor area) / 65,325 s.f. (net lot area) = 0.17 FAR

Max. Building Height: 24'

SITE PLAN WORKSHEET CALCULATIONS

OPEN SPACE CALCULATIONS

Required Open Space:

COMMON OPEN SPACE
Minimum Building Height
First 12' of height
Next 12' of height
Common Open Space Required
Common Open Space Provided

= 24' proposed (30' Allowed)
= 0.16 x net lot area
= 0.16 x 65,325 = 10,452.00 s.f.
= 12' x .004 x 65,325 = 3,135.80
= 10,452.00 + 3,135.80 = 13,587.80 s.f.
= 14,209.59 s.f.

FRONTAGE OPEN SPACE
Minimum Requirement
Except at least 30 s.f. per 1 linear foot of public street frontage
Length of property at street
Frontage Open Space Required
Frontage Open Space Provided

= 0.35 x Required Common Open Space
= 0.35 x 13,587.80 = 4,765.66 s.f.
= 30 x Length of prop. line at public street frontage
= 335'
= 30 x 335' = 10,050 s.f.
= 10,159.52 s.f.

Retention surface area in front open space is included within the front open space area.
Retention surface area = 4,466.28 s.f.

Parking areas and parking lot landscaping are not included in the required open space.

Parking area = 2,640 s.f.
Required Parking Landscape Area = 2,640 x .15 = 396 s.f.
Provided Parking Landscape Area = 399.38 s.f.

PARKING REQUIREMENTS - Per City of Scottsdale Fire Department

Parking	Staff Parking	12 spaces
Provided:	Visitor Parking	03 spaces
	Trailer	01 spaces
	Total Parking Provided	16 spaces

Zoning Ordinance Section 9.105 - Mobility Impaired Accessible Spaces

Accessible = 4% of total required vehicular parking spaces
Parking Required: 16 x .04 = 1 spaces

Accessible
Parking Provided: 1 van accessible space

Zoning Ordinance Section 9.103-Parking Requirements-C. Required Bicycle Parking

Bicycle
Parking Required: If parking is less than 40, minimum of 2 bicycle parking spaces = 2 bicycle spaces

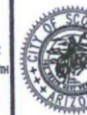
Bicycle
Parking Provided: = 4 bicycle spaces



- 1 EXISTING TRAFFIC-LIMITED INTERSECTION
- 2 EXISTING BUILDING
- 3 LANDSCAPE AREA
- 4 RETENTION
- 5 CONCRETE PAVEMENT
- 6 ASPHALT PAVEMENT
- 7 VISITOR PARKING
- 8 STAFF PARKING
- 9 REFUSE / RECYCLE CONTAINER ENCLOSURE PER CITY OF SCOTTSDALE STANDARD
- 10 SERVICE YARD
- 11 BUILDING OVERHANG
- 12 MAIN ENTRY
- 13 SIDEWALK
- 14 LINE OF VEHICLE OVERHANG
- 15 STAFF ENTRY / EXIT
- 16 FIRE RISER
- 17 VAN ACCESSIBLE PARKING STALL
- 18 STEEL EDGE, REF. LANDSCAPE
- 19 SPECIAL EVENT TRAILER PARKING STALL
- 20 GARDEN RETAINING WALL WITH GEOTEXTILE LINING
- 21 REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- 22 BICYCLE PARKING, PER CITY OF SCOTTSDALE DESIGN
- 23 TRENCH DRAINS, REF. CIVIL
- 24 CONCRETE CATCH BASIN, REF. CIVIL
- 25 ELECTRICAL TRANSFORMER, REF. ELECTRICAL
- 26 CENTERLINE OF ROAD BETWEEN BRASS COPS, REF. ALTA SURVEY
- 27 EXISTING SIGN WITH SIGN EASEMENT (RECORDING NO. 2017-088710) PER ADJACENT LAND OWNER, TO REMAIN
- 28 SITE VISIBILITY TRIANGLE, PER GRAPH
- 29 FIRE TRUCK TURNING RADIUS
- 30 1" VEHICULAR NON-ACCESS EASEMENT (RECORDING NO. 2002-1072455)
- 31 TRAFFIC SIGNAL EASEMENT (RECORDING NO. 2004-042850)
- 32 ACCESS EASEMENT (RECORDING NO. 2002-1072456)
- 33 FOR CONTRADICTION OF SIDEWALK REFERENCE PROPOSED DEVELOPMENT OF ADJACENT PROPERTY
- 34 ADA SIDEWALK RAMP, REF. CIVIL C1.0

PRELIMINARY NOT FOR CONSTRUCTION

MM



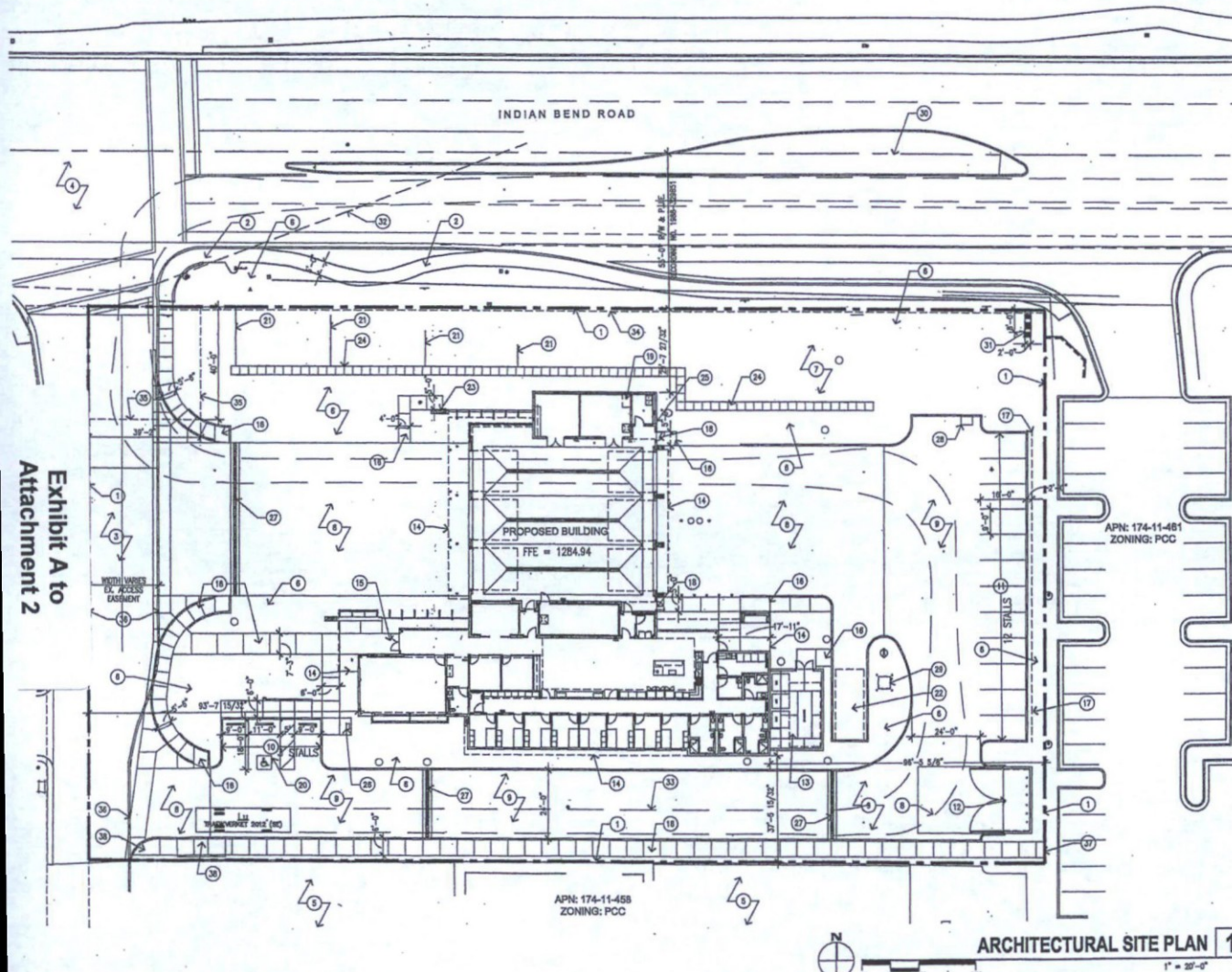
SCOTTSDALE FIRE STATION #603
8191 E. Indian Bend Road

REVISION
1-10-2018 & 1-10-2018
1st Review Draw

FA Project No.:
Date: 20 decemb
architect
site

DR1
development review

Exhibit A to
Attachment 2



ARCHITECTURAL SITE PLAN 1

City of Scottsdale Fire Station 603**APPLICATION NARRATIVE**

The purpose of this request is to gain Municipal Use Master Site Plan and Development Review approval for the design of approximately 10,822 square foot permanent fire station to replace an existing facility on McDonald Drive, east of Scottsdale Road. This project site is located on Indian Bend Road east of Hayden Road on a current vacant lot on the northern edge of the South Scottsdale Character Area. The new station will include crew living quarters and facilities, office space, OSHA compliant decontamination area, safety gear storage, wellness-fitness area, and an apparatus bay. This new Fire Station 603 located on 1.5 acres at Indian Bend Road and 82nd Street is currently zoned Planned Community Center (PCC) and will improve the coverage and response times serving the community.

Overall Design Approach

The building is positioned within the site to respond well to the surrounding context and to provide adequate buffers and open space. It is organized among two primary building components: the living quarters and apparatus bay. The primary business and living functions are located on the southern portion of the site and takes advantage of its linear, east-west proportion that will minimize solar heat gain from low sun angles. The north face of the building has provisions for glazing that are properly shaded and designed to bring in much-desired natural daylight that will reduce energy consumption, as well as reinforce the facility's connection to the community. The internal organization of spaces from public to private provides a logical spatial sequence for visitors and staff. The apparatus bay responds to climate with deep overhangs and shading devices to minimize east and west sun exposure. Building rooftop mechanical units are fully screened integrally with the architecture behind parapet walls. The overall scale of the fire station is within the maximum allowable height and is divided among three masses responding to the natural hierarchy of functions. This reduces the overall impact of the building while drawing one's eye to various points of visual interest. Building materials are durable, timeless, and will complement the surrounding context with hues representative of the natural Sonoran Desert.

Site Circulation Approach

The site plan approach most importantly optimizes response time and safe egress onto Indian Bend Road. The existing deceleration lane at the north edge of the property and the existing traffic median prohibit safe egress onto Indian Bend. The project takes advantage of its reciprocal access easement at the west property edge and the existing traffic-lighted intersection (northwest corner) that will permit safe egress to either east or westbound destinations as well as for fire department return trips to the station. Extensive site circulation analysis for large trucks, such as fire truck apparatus, refuse, and other large vehicles informed the overall parking lot design, vehicular access into and out of the site, and building placement. Visitor parking is located to the west immediately upon site entry, while staff parking is clearly accommodated at the east portion of the site. There are no public facilities or meeting rooms planned for this site. Refuse storage and collection occurs at the east edge of the site furthest from street visibility and public access while respecting efficient refuse truck maneuvering within the site. A sidewalk at the southern edge of the property is being provided per City Planning Staff request to permit a pedestrian linkage connecting the planned adjacent development from the east to commercial development to the west of the property. Site retention and desert landscaping is planned along the north edge of the site between the building development and the public right-of-way.

Southern Scottsdale Character Area

The design recognizes its location at the northern edge of the Southern Scottsdale Character Area and supports applicable policy goals outlined for this area such as:

Policy CD4.1: Encourage new development to incorporate designs such as shade structures, deep roof overhangs, and recessed windows to address passive solar cooling opportunities.

1-UP-2018
1/3/2018

The site and building design specifically responds to the Sonoran Desert Climate by incorporating various passive sunshading strategies responding to Spring, Summer, and Autumn extreme sun angles. The proposed design leads by way of example and demonstrates that sunshading can serve as a viable and expressive form-giver for architecture.

Policy CD4.2: Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level. A variety of materials (opaque, semi-transparent, and transparent) and textures (stucco, masonry, and corrugated metal) adds visual interest and richness that will be appealing at the pedestrian scale. The use of materials, layering, and articulated massing reconciles both the large vehicle and human scales. One of the Fire Department's objectives is to convey a sense of transparency to the community. This is intentionally achieved by the articulation of the northwest "corner window" of the apparatus bay and the large north-facing window walls visually revealing the inner-workings of the station to passerby.

Policy CD4.3: Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment. The landscape architecture and building architecture work hand-in-hand through color, texture, form, and patterns to reinforce our relationship to the desert environment. Beginning at the street, the earthy colors and hues of the decomposed granite extends southward into the site and transitions vertically to larger angular rock contained in weathered steel gabion retaining walls. The walls are low-lying and arranged at various heights to conceal an on-site retention basin. While the grade drops to the east extending the natural rock downward to the earth, integrally colored masonry walls matching the same hues as the rock rise upward toward the west. Balancing the overall composition and in contrast to the masonry and steel, the north subtly textured stucco wall acts as a neutral backdrop and canvas to highlight the tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it. Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa.

Policy CD6.2: Encourage building design, orientation, and layout that reduce energy consumption. The building is T-shaped in plan with its primary conditioned interior space consisting of office and living functions running in a long, east-west orientation. With minimal building exposure to the east and west, the building reduces heat gain and cooling dependency. The bunk rooms are also strategically arranged along the south wall and deeply recessed to facilitate self-shading, reduced heat gain, and reduced energy consumption associated with mechanical cooling. Building design and layout intentionally creates the opportunity to capture north, indirect daylight into the office and daytime living quarters. The apparatus bay utilizes clerestory glazing to harvest an abundance of natural daylight while protecting itself from the harsh summer sun angles with deep perforated metal shading elements.

Policy CD6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment. This project is currently seeking LEED Certification and employs logical sustainable design strategies.

City of Scottsdale Sensitive Design Principles

The proposed design responds to the Sonoran Desert environment as outlined below among the City's sensitive design principles:

1. **The design character of any area should be enhanced and strengthened by new development.** The overall design recognizes its position at the northern edge of the Southern Scottsdale Character Area amid an evolving commercial zone, buffered from established

residential development, and near the City's eastern boundary. Adjacent commercial building massing utilizes a combination of stucco, metal, and small amounts of stone accents with low-slope roofs concealed by parapets. The proposed fire station building architecture will complement its context with a unique compositional expression of materials and form, while at the same time provide an identity matching the importance of this community asset.

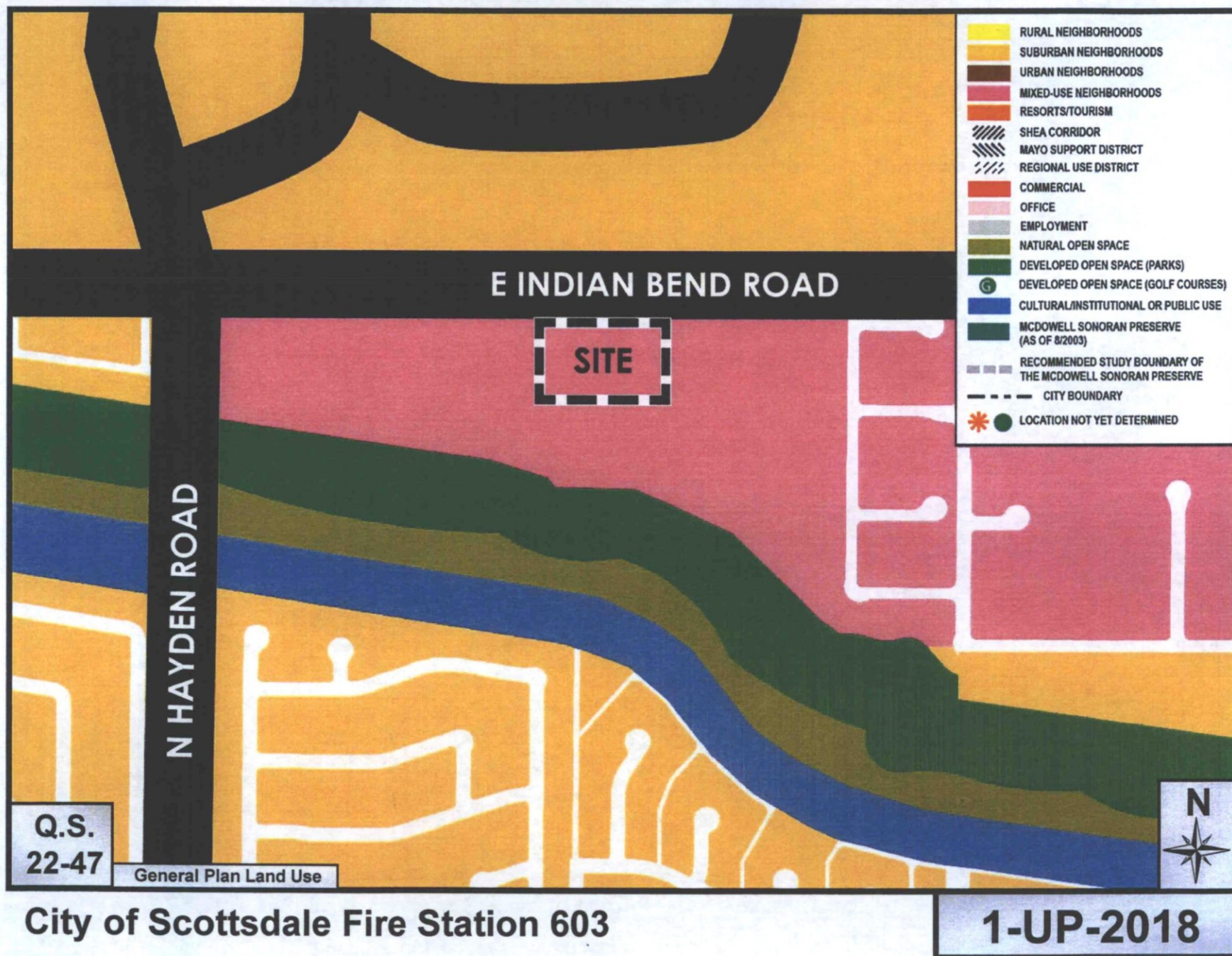
2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as, project natural features such as scenic views of the Sonoran Desert and mountains and archeological and historical resources.*** The site location is near the transition between the City's suburban development and the vast expansiveness of the Salt River Pima-Maricopa Indian Community. The material palette of this proposal takes cues from prominent vistas to surrounding mountain ranges and, specifically, the purple and brown hues of the McDowell Mountains. The project site is located on an abandoned, previously developed site with no identified archeological or historical resources.
3. ***Development should be sensitive to existing topography and landscaping.*** The site is relatively flat with general drainage directed southward. Landscape architecture, civil engineering, and building design were conceived simultaneously with planting layout, building positioning and shape, and on-site retention. The shaping of the land to accommodate a retention basin is sensitively designed to be less visible by using varying heights of gabion retaining walls and gradual transitions of topography. Site walls will appear to emerge from and descend gradually into the site and the building will appear to grow out of its site through complimentary materials and colors.
4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*** The shaping of the land along the northern edge of the site to accommodate on-site drainage will promote percolation and reduce erosion to protect new habitats formed by the new landscape design.
5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*** One of the unique aspects of this site design, especially for a fire station fronting a minor arterial street, is having no interruption of the streetscape due to a wide driveway and pavement normally associated with the apparatus bay of this building type. As a result of taking advantage of the existing traffic-lighted intersection at the northwest corner of the site, this design will provide full continuity of landscaping along Indian Bend Road, with no interruption, between adjacent properties to the west and east that currently does not exist.
6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*** This project will exceed the minimum requirements for bicycle parking.
7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*** The proposed design provides ample opportunities for shade beginning with placement of shade trees along sidewalk connections at the street, along the main entry sequence, and at the northeast private patio that extends indoor functions to the outdoors. Consideration has been given for the gradual modulation of light between the harsh sunlight of the exteriors and interior lighting. Visitors approach from the west beneath a horizontal shade canopy comprised of perforated aluminum then proceed under solid, rain and shade-protected entry carved out of the building's mass. Vertical planes of perforated aluminum provide further protection from low sun angles further providing a sense of shelter. Additionally per the request of City planning staff, this project provides optional interconnectivity between the proposed development to the east

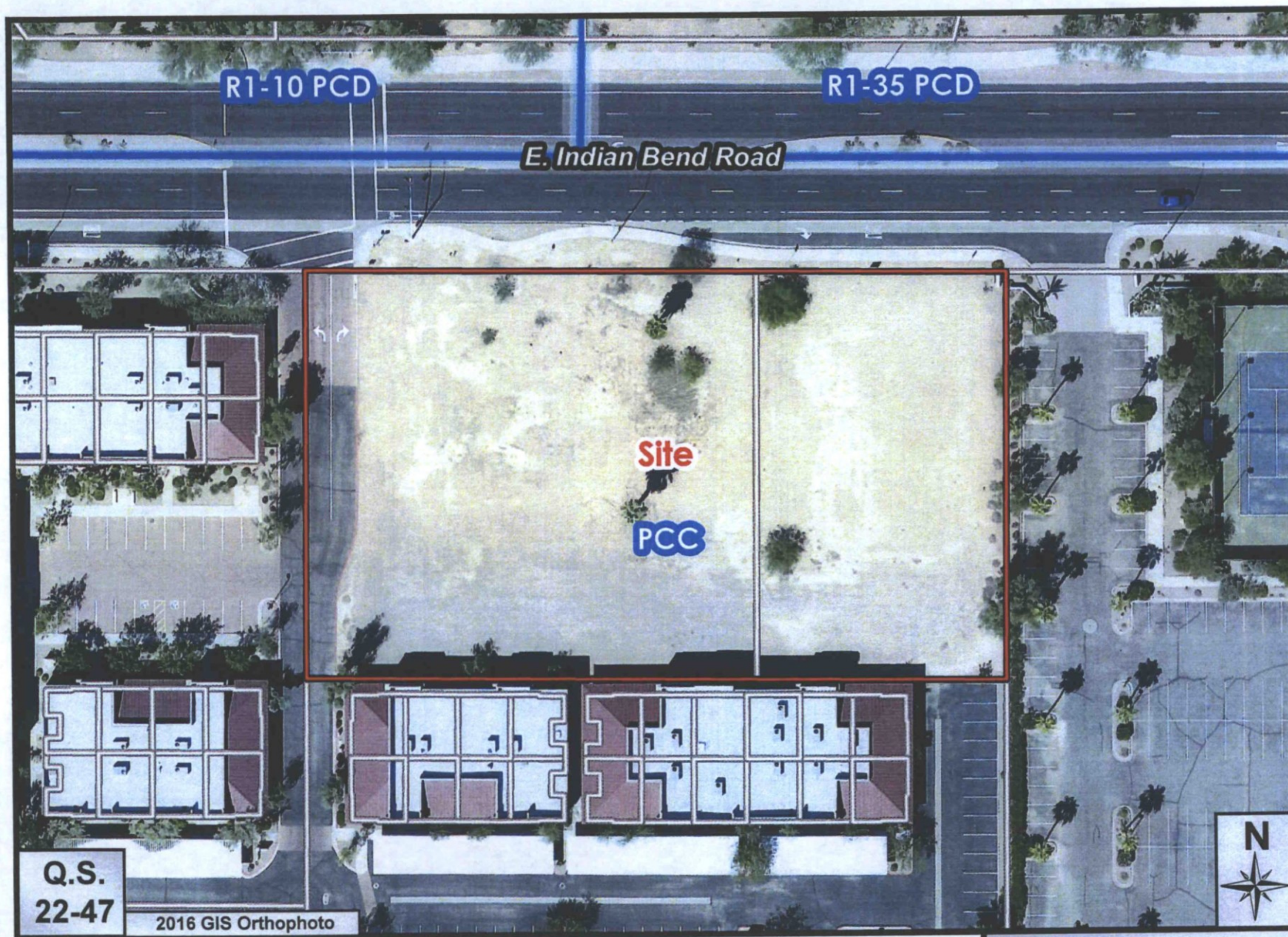
with the existing commercial development to the west by way of a sidewalk connection along the south edge of the site.

8. ***Buildings should be designed with a logical hierarchy of masses to control the visual impact of a building's height and size and to highlight important building volumes and features, such as the building entry.*** The overall massing of the fire station is divided among three masses responding to the natural hierarchy of functions in relation to the minor arterial street, adjacent development, and to its own internal functional requirements. The west side of the building, which receives the most solar heat gain and faces the primary visitor entry approach, is articulated with additional emphasis. The northwest corner provides visual access to the interior and the same sunshading devices of fixed vertical shutters at the corner is utilized at the entry as well. The articulation of massing stepping down to the entry and the layering of sunshading devices reduces the overall impact of the building while drawing one's eye to various points of visual interest.
9. ***The design of the built environment should respond to the desert environment: interior spaces should be extended into the outdoors both physically and visually when appropriate; materials with colors and coarse textures associated with this region should be utilized; a variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level, materials should be used honestly and reflect their inherent qualities; and features such as shade structures, deep roof overhangs, and recessed windows should be incorporated.*** The overall design approach underscores every aspect of these principles. Transparency between passerby and building occupant is reinforced through effective space planning and strategic placement of windows. The northwest and northeast corners of the primary work and living quarters dissolve to the exteriors reinforcing the reciprocal relationship between indoors and outdoors. A variety of coarse, smooth, and lightly textured materials are incorporated bridging between landscape and architecture. Decomposed granite, larger angular rock at gabion walls, smooth ground face masonry that reveals its own aggregate, and light textured stucco provide a richness of timeless materials all complementary to each other and representative of the desert. Deep overhangs and layered steel sunshading elements soften the massing of the building and express an honest and responsible approach to protect from the harsh desert sun.
10. ***Development should strive to incorporate sustainable and healthy building practices and products.*** This project is seeking LEED Certification that strikes a balance between sensible sustainable design with long-term, low maintenance solutions.
11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*** Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa. Careful consideration has been given in plant selection, scale, arrangement, and creating a variety of densities and clusters to mimic building rhythms. Tree placement provides shade where needed and also contributes to framing the building signage at the street. The primary public face of the building to the street is marked by a lightly textured stucco wall that acts as a neutral backdrop to highlight tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it.
12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*** This project utilizes low-water use planting. There are no proposed water features associated with this project.
13. ***The extent and quality of lighting should be integrally designed as part of the built environment.*** Nearly all of the proposed exterior lighting is integrated with the building. Wall sconces are strategically placed for visual evening emphasis and overall building safety. The building soffit lighting at the main entrance reinforces inside-outside connectivity. Several trees

north of the building have accent uplighting to reinforce visual continuity at the street and for visual emphasis. Additionally, building signage at two locations indicated on the elevations will be back-lit.

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.*** Building signage location has been an integral part of the building architecture. The north elevation is well-balanced and articulated with masonry, stucco, and metal yet with enough relief to bring focus to important building identification signage. The scale and graphic placement reinforces the northwest corner and visual connection to the main entrance. The signs will be back-lit providing soft illumination from within.





Q.S.
22-47

2016 GIS Orthophoto

City of Scottsdale Fire Station 603

1-UP-2018

**Fire Station 603
Project No. 484-PA-17**

**Neighborhood Notification Report
January 3, 2018**

The proposed Fire Station No. 603 is located at 8191 E. Indian Bend Road, on the south side of the roadway between Hayden and Pima Roads. This new Fire Station 603 will replace the existing station on McDonald Drive, just west of Miller Road. Construction of this new station will improve coverage and help reduce response times to residents and businesses in the McCormick Ranch area.

An Open House Meeting was held on November 16, 2017, at 6:00 p.m., at the Pueblo Elementary School, located at 6320 N. 82nd Street.

Notification of the meeting was mailed out on Post cards to all residential, commercial and Homeowner Associations, located within 750 feet of the project site.

The Open House Meeting sign was posted on the site on November 11, 2017, within the required ten (10) days of the Open House Meeting.

Eleven (11) residents attended this meeting. Two (2) residents filled out comment card and were in support of the project.



Fire Station 603

November 16, 2017 Public Meeting

Sign-In Sheet

NAME	ADDRESS	E-MAIL
TOM HEIDEMAN	7725 E. JOSHUA TREE LN.	tlhazz@aol.com
Ellen & Paul Drobnak	6620 N. 82 nd Way 85250	pauldrobnak@g.com
Kate McNeive	7170 N Via de Alegria 85258	katemcneive@gmail.com
NORM Tweit	8350 E. VIA DE RISA 85258	entweit@cox.net
Rachel O'Connor	7024 N. Via Nueva	raeconnor@cox.net
TOM LONGO	7800 E. LINCOLN UNIT 1012	TJ LONGO@COX.NET

[illegible]

Scottsdale Fire Station 603

Name: Ellen Drolnick

Email: pauldrobnak@g.com

Address: 6620 N. 82nd Way

Nice presentation!

*Seems to be well planned.
All questions were completely answered*

November 16, 2017



Scottsdale Fire Station 603

Name: Kate McNeive

Email: kateneneive@gmail

Address: _____

can't wait - you've thought of everything!

November 16, 2017





PUBLIC MEETING

Our Future in Progress

Come View Preliminary Plans for Fire Station 603 at Hayden and Indian Bend Roads

Plans are underway to construct a new home for Scottsdale Fire Station 603 which will be located on Indian Bend Rd. just east of Hayden Rd. The new station was funded by Bond 2015 and will help improve response times in this portion of Scottsdale.

Join us for a public meeting at 6 p.m. on Thursday, November 16 at Pueblo Elementary School, 6320 N. 82nd St., Scottsdale to view plans and let us know what you think.

The new station will be one story, designed specifically for this site and will reflect the character of the area. Upon completion Fire Station 603 will be staffed by a four-person crew manning a fire engine.

The existing Fire Station 603 was built in 1971 and is located just east of Scottsdale Rd. and McDonald Rd. intersection and is on the most western edge of the

City of Scottsdale. This site was originally chosen to be advantageous for Rural/Metro to provide services to both the City of Scottsdale and the Town of Paradise Valley when Rural/Metro provided services to both entities, however, it is in the wrong location to best serve the citizens of Scottsdale resulting in longer response times to the majority of its designated service area.

Once bond funds for the project were approved, the city began looking at sites that would accommodate a fire station and improve response times. During the spring of 2017 the city purchased the site at 8191 E. Indian School Rd. for the purpose of constructing the new station.

We hope to see you on November 16 so you can learn more about the new fire station and provide feedback on the building design.

1-UP-2018
1/3/2018



PUBLIC MEETING

Our Future in Progress

Come View Preliminary Plans for Fire Station 603 at Hayden and Indian Bend Roads

Public Meeting

Thursday, November 16, 6 p.m.

Pueblo Elementary School, 6320 N. 82nd St., Scottsdale

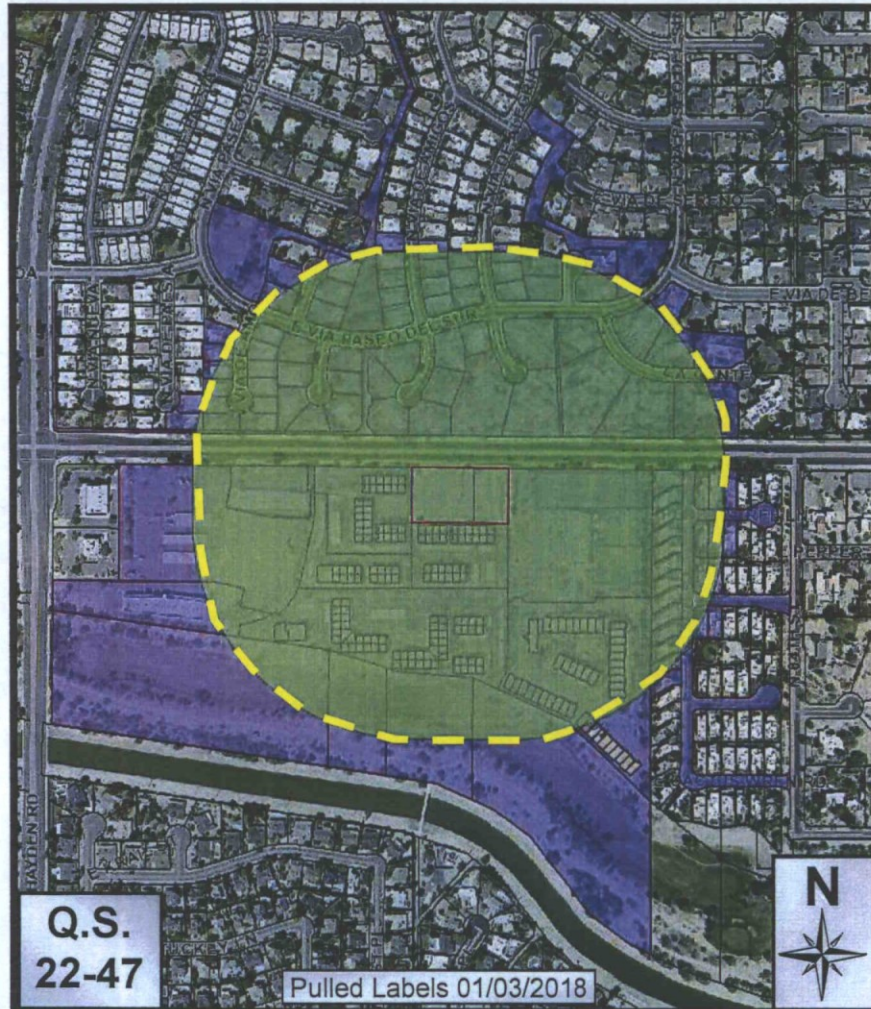
Project Website:

ScottsdaleAZ.gov, search "Fire Station 603"

Contact:

For more information contact Project Manager Annette Grove at (480) 312-2399 or AGrove@ScottsdaleAZ.gov or visit the project website at ScottsdaleAZ.gov, and search "Fire Station 603".

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- - - Properties within 750-feet
- 162 Postcards

Additional Notifications:

- Interested Parties List
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

City of Scottsdale Fire Station 603

1-UP-2018

2-DR-2018

CITY COUNCIL REPORT



Meeting Date: June 19, 2018
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

City of Scottsdale Fire Station 603 1-UP-2018

Request to consider the following:

Adopt Resolution No. 11169 approving a Municipal Use Master Site Plan for a Fire Station on a +/- 1.5-acre site with Planned Community Center (PCC) zoning, located at 8191 E. Indian Bend Road.

Goal/Purpose of Request

Per Section 1.501 of the Zoning Ordinance, City Council approval of a Municipal Use Master Site Plan (MUMSP) is required for municipal projects on sites greater than one acre (gross) in size. This request is for a new fire station on +/- 1.5 acres.

Key Items for Consideration

- Consistency with the General Plan
- No known opposition
- Existing infrastructure sufficient to accommodate the project
- City acquired the property on 4/25/17 for the purpose of constructing a new fire station
- Planning Commission heard this case on May 23rd, 2018 and recommended approval with a 7-0 vote.

OWNER

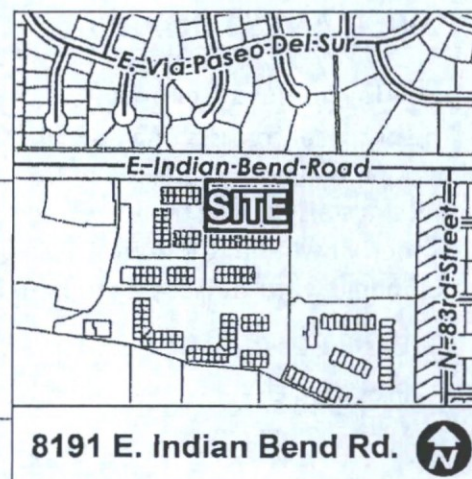
City of Scottsdale
480-312-7985

APPLICANT CONTACT

Steven Fucello
Fucello Architects
480-947-2960

LOCATION

8191 E Indian Bend Rd



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access and services. One of the goals of the Public Services and Facilities chapter of the General plan is to *“provide Police and Fire deployment stations, support facilities and public safety information and training programs to minimize response times and maximize effectiveness in protecting public health from potential natural and man-made hazards”*.

Zoning

This project site was annexed into the City in 1973 (Ord. #720) and was subsequently rezoned from County residential to PCC, which allows a variety of commercial, office and service uses; including municipal uses. Until 2004, the site was occupied by a single-family residence; which has since been demolished.

Context

Located on the south side of Indian Bend Road approximately 1,200 feet east of Hayden Road, the site is situated in an area with a diverse mix of uses, including office, residential and travel accommodations. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-Family residential, zoned R1-10 PCD
- South: Office, zoned PCC
- East: Currently vacant (planned for residential healthcare facility), zoned PUD
- West: Office, zoned PCC

Other Related Policies, References:

- Zoning Ordinance
- 2-DR-2018: accompanying request for site plan, landscape and building elevation design approval (pending)
- Resolution No. 10795: Authorized purchase of subject site

APPLICANTS PROPOSAL

Development Information

The proposal consists of a new fire station on +/- 1.5 acres. The building is situated in the center of the site, behind a large area of frontage open space. Access is provided via a signalized intersection and drive aisle along the west end of the site. In response to concerns expressed by the adjacent property owner to the south, a view fence is proposed along the south property line; to be combined with landscaping to buffer the office complex from the fire station.

- Existing Use: Vacant
- Proposed Use: Municipal Use (fire station)

- Net Lot Area: +/- 1.5 acres
- Building Height Allowed: 24 feet (60-ZN-1990#4)
- Building Height Proposed: 24 feet
- Open Space Required: 13,587 square feet
- Open Space Provided: 14,209 square feet
- Frontage Open Space Required: 10,050 square feet
- Frontage Open Space Provided: 10,159 square feet

IMPACT ANALYSIS

Municipal Use Master Site Plan (MUMSP)

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed MUMSP for any site larger than one (1) acre of gross lot area. The purpose of the MUMSP is to find that the proposed municipal use is of general community interest and to ensure that the general public has the opportunity to comment on the proposed use and site plan design. The Zoning Ordinance does not have specific MUMSP criteria. When evaluating a MUMSP, staff encourages the Development Review Board and Planning Commission to provide a recommendation pertaining to the proposed plan and the compatibility of the proposed use to the adjacent and abutting developments.

The Scottsdale Fire Department commissioned a Standards of Coverage Report in 2015 and reported the findings to City Council that same year. The report concluded that this location (8191 E. Indian Bend Road) was a high-priority location for a new fire station because of its geographic location near two major streets (Indian Bend Road and Hayden Road), the volume of calls received for this area and access provided by a signalized intersection. Currently, the closest station to this site is located at 7399 E. McDonald Drive. That station has become obsolete and would ultimately cease operations once this station is completed. This location will reduce response times to calls for service in this area as compared to the existing station on McDonald Drive.

Traffic

The Transportation Division has reviewed this application and determined that the proposed fire station will not adversely affect traffic patterns in this area

Water/Sewer

A Water and Sewer Plan was submitted as part of this application and has been accepted by the Water Resources Division. Existing infrastructure is sufficient to serve the proposed use.

Open Space

As required by the PCC zoning district, a significant area of open frontage open space will be provided adjacent to Indian Bend Road. The remaining open space is dispersed throughout the site as sidewalks and landscape areas near the building.

Community Involvement

Property owners within 750 feet of the site have been notified of the proposal and the site is posted with the required signage. Additionally, staff held an Open House at Pueblo Elementary School on 11/16/17 at 6:00 PM. There were 11 attendees, all of whom were generally supportive of the proposal. See attachment #6 for written comments.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard this case on 5/17/18 and recommended approval with a unanimous vote of 7-0

Planning Commission

Planning Commission heard this case on 5/23/18 and recommended approval with a unanimous vote of 7-0.

Staff's recommendation to Planning Commission:

Staff recommended that the Planning Commission recommend approval of a Municipal Use Master Site Plan for a Fire Station on a +/- 1.5-acre site, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Find that the Municipal Use Master Site Plan criteria have been met and adopt Resolution No. 11169 approving a Municipal Use Master Site Plan amendment for a Fire Station on a +/- 1.5-acre site with Planned Community Center (PCC) zoning, located at 8191 E. Indian Bend Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

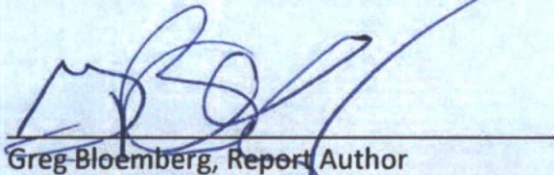
Greg Bloemberg

Senior Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

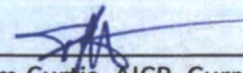
APPROVED BY



Greg Bloemberg, Report Author

6-4-18

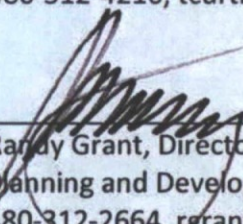
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/4/2018

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/5/18

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 11169
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Municipal Use Master Site Plan
3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map
6. Citizen Involvement
7. City Notification Map
8. 5/17/18 Development Review Board meeting minutes
9. 5/23/18 Planning Commission meeting minutes



City of Scottsdale Fire Station 603

2-DR-2018

RESOLUTION NO. 11169

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A MUNICIPAL USE MASTER SITE PLAN FOR A FIRE STATION ON A +/- 1.5-ACRE SITE WITH PLANNED COMMUNITY CENTER (PCC) ZONING LOCATED AT 8191 E. INDIAN BEND ROAD.

WHEREAS, the Development Review Board held a public hearing on May 17, 2018;
and

WHEREAS, the Planning Commission held a public hearing on May 23, 2018; and

WHEREAS, the City Council, held a public hearing on June 19, 2018.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds the Municipal Use Master Site Plan for the City of Scottsdale Fire Station 603 provides an amenity to adjacent properties and the site plan proposes a municipal use of general community interest.

Section 2. That the Municipal Use Master Site Plan described in 1-UP-2018, for the property shown on Exhibit 1 and the Municipal Use Master Site Plan attached as Exhibit A to Exhibit 2 is approved conditioned upon compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2018.

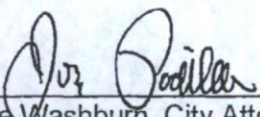
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney



**City of Scottsdale Fire
Station 603**

Resolution No. 11169
Exhibit 1
Page 1 of 1

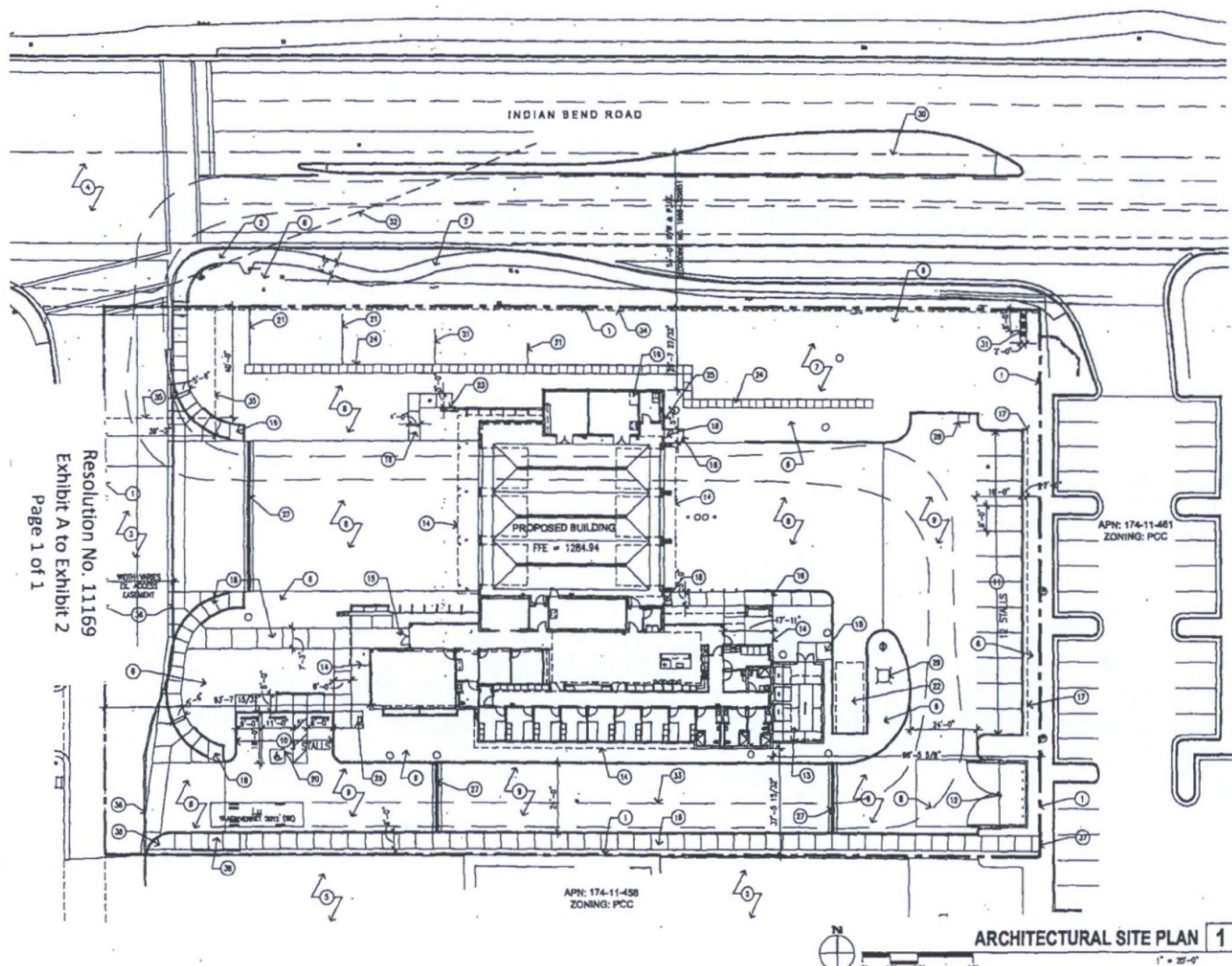
1-UP-2018

Stipulations for a Municipal Use Master Site Plan
City of Scottsdale Fire Station 603
Case Number: 1-UP-2018

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Fucello Architects, with the city staff date of 4/11/18, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. LAND ASSEMBLAGE. A final plat to combine the two parcels that make up the project site into one parcel shall be approved and recorded prior to issuance of any permits beyond site grading and infrastructure.



Parcel Numbers: 174-11-003X / 174-11-003Z
 Zoning: Planned Community Center (PCC)
 Gross Lot Area: 83,718.82 s.f. (1.923 acres)
 Net Lot Area: 65,325 s.f. (1.50 acres)
 Gross Floor Area: 10,822.21 s.f.
 Section 8.2506 - Property development standards
 B. Floor area ratio (FAR) (ratio of gross floor area to the net lot area of a site)
 1. Maximum allowed: 0.30
 Proposed FAR: 10,822.21 s.f. (gross floor area) / 65,325 s.f. (net lot area) = 0.17 FAR
 Max. Building Height: 24'

SITE PLAN WORKSHEET CALCULATIONS
OPEN SPACE CALCULATIONS
 Required Open Space:
 COMMON OPEN SPACE
 Maximum Building Height = 24' proposed (36' Allowed)
 = 0.18 x net lot area
 = 0.18 x 65,325 = 10,452.00 s.f.
 Next 12' of height = 12' x .004 x 65,325 = 3,135.80
 Common Open Space Required = 10,452.00 + 3,135.80 = 13,587.80 s.f.
 Common Open Space Provided = 14,209.50 s.f.
 FRONTAGE OPEN SPACE
 Minimum Requirement = 0.35 x Required Common Open Space
 = 0.35 x 13,587.80 = 4,755.86 s.f.
 Except at least 30 s.f. per 1 linear foot of public street frontage
 = 30 x Length of prop. line at public street frontage
 = 330
 Length of property at street = 330
 Frontage Open Space Required = 30 x 330 = 10,050 s.f.
 Frontage Open Space Provided = 10,159.52 s.f.
 Retention surface area in front open space is included within the front open space area.
 Retention surface area = 4,466.26 s.f.

Parking areas and parking lot landscaping are not included in the required open space.
 Parking area = 2,840 s.f.
 Required Parking Landscape Area = 2,840 x .15 = 396 s.f.
 Provided Parking Landscape Area = 398.38 s.f.

PARKING REQUIREMENTS - Per City of Scottsdale Fire Department
 Parking Provided:
 Staff Parking 12 spaces
 Visitor Parking 03 spaces
 Trailer 01 spaces
 Total Parking Provided 16 spaces

Zoning Ordinance Section 9.105 - Mobility Impaired Accessible Spaces
 Accessible Parking Required: 4% of total required vehicular parking spaces
 = 16 x .04 = 1 space
 Accessible Parking Provided: 1 van accessible space

Zoning Ordinance Section 9.103 - Parking Requirements - C. Required Bicycle Parking
 Bicycle Parking Required: If parking is less than 40, minimum of 2 bicycle parking spaces
 = 2 bicycle spaces
 Bicycle Parking Provided: = 4 b

- 1 EXISTING TRAFFIC LIGHT INTERSECTION
- 2 EXISTING BUILDING
- 3 LANDSCAPE AREA
- 4 RETENTION
- 5 CONCRETE PAVEMENT
- 6 ASPHALT PAVEMENT
- 7 VISITOR PARKING
- 8 STAFF PARKING
- 9 REFUSE / RECYCLE CONTAINER ENCLOSURE PER CITY OF SCOTTSDALE STANDARDS
- 10 SERVICE YARD
- 11 BUILDING OVERHANG
- 12 MAIN ENTRY
- 13 SIDEWALK
- 14 LINE OF VEHICLE OVERHANG
- 15 STAFF ENTRY / EXIT
- 16 FIRE RISER
- 17 VAN ACCESSIBLE PARKING STALL
- 18 STEEL TRUCK, RET. LANDSCAPE
- 19 SPECIAL EVENT TRUCKER PARKING STALL
- 20 WALL MOUNTED FLAG POLE
- 21 GARDEN RETAINING WALL WITH GEOTEXTILE LINING
- 22 REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- 23 BICYCLE PARKING, PER CITY OF SCOTTSDALE DETAIL 2305
- 24 FRENCH DRAINS, RET. CHL
- 25 CONCRETE CATCH BASIN, RET. CHL
- 26 ELECTRICAL TRANSFORMER, RET. ELECTRICAL
- 27 CONCRETE W/ ROAD INTERLOCK BRICK CAPS, RET. ALTA SURFING
- 28 EXISTING SIGN WITHIN SIGN EXISTENCE RECORDING NO. 3017-1077405 FOR ADJACENT LAND OWNER TO REMOVE
- 29 SITE VISIBILITY TRIANGLE, PER 05040
- 30 FIRE TRUCK TURNING RADIUS
- 31 1" VEHICULAR HIGH-ACCESS EXISTENCE RECORDING NO. 3002-1077405
- 32 TRAFFIC SIGNAL EXISTENCE RECORDING NO. 3004-0879800
- 33 ACCESS EXISTENCE RECORDING NO. 3003-1077406
- 34 FOR CONSIDERATION OF SIDEWALK REFERENCES PROPOSED DEVELOPMENT OF ADJACENT PROPERTY
- 35 ADA SEWERABLE MANHOLE, RET. CHL, C.I.B.

FUCELLO ARCH

PRELIMINARY NOT FOR CONSTRUCTION

SCOTTSDALE FIRE STATION #603
8181 E. Indian Bend Road

REVISION
 1-APR-2018 &
 2-OCT-2018
 Ref Number 001

FA Project No.:
 Date: 20 decemb
 architect
 site

DR1
 development revit

1: 2-036-2018
 04/11/18

Resolution No. 11169
 Exhibit A to Exhibit 2
 Page 1 of 1

City of Scottsdale Fire Station 603**APPLICATION NARRATIVE**

The purpose of this request is to gain Municipal Use Master Site Plan and Development Review approval for the design of approximately 10,822 square foot permanent fire station to replace an existing facility on McDonald Drive, east of Scottsdale Road. This project site is located on Indian Bend Road east of Hayden Road on a current vacant lot on the northern edge of the South Scottsdale Character Area. The new station will include crew living quarters and facilities, office space, OSHA compliant decontamination area, safety gear storage, wellness-fitness area, and an apparatus bay. This new Fire Station 603 located on 1.5 acres at Indian Bend Road and 82nd Street is currently zoned Planned Community Center (PCC) and will improve the coverage and response times serving the community.

Overall Design Approach

The building is positioned within the site to respond well to the surrounding context and to provide adequate buffers and open space. It is organized among two primary building components: the living quarters and apparatus bay. The primary business and living functions are located on the southern portion of the site and takes advantage of its linear, east-west proportion that will minimize solar heat gain from low sun angles. The north face of the building has provisions for glazing that are properly shaded and designed to bring in much-desired natural daylight that will reduce energy consumption, as well as reinforce the facility's connection to the community. The internal organization of spaces from public to private provides a logical spatial sequence for visitors and staff. The apparatus bay responds to climate with deep overhangs and shading devices to minimize east and west sun exposure. Building rooftop mechanical units are fully screened integrally with the architecture behind parapet walls. The overall scale of the fire station is within the maximum allowable height and is divided among three masses responding to the natural hierarchy of functions. This reduces the overall impact of the building while drawing one's eye to various points of visual interest. Building materials are durable, timeless, and will complement the surrounding context with hues representative of the natural Sonoran Desert.

Site Circulation Approach

The site plan approach most importantly optimizes response time and safe egress onto Indian Bend Road. The existing deceleration lane at the north edge of the property and the existing traffic median prohibit safe egress onto Indian Bend. The project takes advantage of its reciprocal access easement at the west property edge and the existing traffic-lighted intersection (northwest corner) that will permit safe egress to either east or westbound destinations as well as for fire department return trips to the station. Extensive site circulation analysis for large trucks, such as fire truck apparatus, refuse, and other large vehicles informed the overall parking lot design, vehicular access into and out of the site, and building placement. Visitor parking is located to the west immediately upon site entry, while staff parking is clearly accommodated at the east portion of the site. There are no public facilities or meeting rooms planned for this site. Refuse storage and collection occurs at the east edge of the site furthest from street visibility and public access while respecting efficient refuse truck maneuvering within the site. A sidewalk at the southern edge of the property is being provided per City Planning Staff request to permit a pedestrian linkage connecting the planned adjacent development from the east to commercial development to the west of the property. Site retention and desert landscaping is planned along the north edge of the site between the building development and the public right-of-way.

Southern Scottsdale Character Area

The design recognizes its location at the northern edge of the Southern Scottsdale Character Area and supports applicable policy goals outlined for this area such as:

Policy CD4.1: Encourage new development to incorporate designs such as shade structures, deep roof overhangs, and recessed windows to address passive solar cooling opportunities.

1-UP-2018
1/3/2018

The site and building design specifically responds to the Sonoran Desert Climate by incorporating various passive sunshading strategies responding to Spring, Summer, and Autumn extreme sun angles. The proposed design leads by way of example and demonstrates that sunshading can serve as a viable and expressive form-giver for architecture.

Policy CD4.2: Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level. A variety of materials (opaque, semi-transparent, and transparent) and textures (stucco, masonry, and corrugated metal) adds visual interest and richness that will be appealing at the pedestrian scale. The use of materials, layering, and articulated massing reconciles both the large vehicle and human scales. One of the Fire Department's objectives is to convey a sense of transparency to the community. This is intentionally achieved by the articulation of the northwest "corner window" of the apparatus bay and the large north-facing window walls visually revealing the inner-workings of the station to passerby.

Policy CD4.3: Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment. The landscape architecture and building architecture work hand-in-hand through color, texture, form, and patterns to reinforce our relationship to the desert environment. Beginning at the street, the earthy colors and hues of the decomposed granite extends southward into the site and transitions vertically to larger angular rock contained in weathered steel gabion retaining walls. The walls are low-lying and arranged at various heights to conceal an on-site retention basin. While the grade drops to the east extending the natural rock downward to the earth, integrally colored masonry walls matching the same hues as the rock rise upward toward the west. Balancing the overall composition and in contrast to the masonry and steel, the north subtly textured stucco wall acts as a neutral backdrop and canvas to highlight the tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it. Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa.

Policy CD6.2: Encourage building design, orientation, and layout that reduce energy consumption. The building is T-shaped in plan with its primary conditioned interior space consisting of office and living functions running in a long, east-west orientation. With minimal building exposure to the east and west, the building reduces heat gain and cooling dependency. The bunk rooms are also strategically arranged along the south wall and deeply recessed to facilitate self-shading, reduced heat gain, and reduced energy consumption associated with mechanical cooling. Building design and layout intentionally creates the opportunity to capture north, indirect daylight into the office and daytime living quarters. The apparatus bay utilizes clerestory glazing to harvest an abundance of natural daylight while protecting itself from the harsh summer sun angles with deep perforated metal shading elements.

Policy CD6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment. This project is currently seeking LEED Certification and employs logical sustainable design strategies.

City of Scottsdale Sensitive Design Principles

The proposed design responds to the Sonoran Desert environment as outlined below among the City's sensitive design principles:

1. **The design character of any area should be enhanced and strengthened by new development.** The overall design recognizes its position at the northern edge of the Southern Scottsdale Character Area amid an evolving commercial zone, buffered from established

residential development, and near the City's eastern boundary. Adjacent commercial building massing utilizes a combination of stucco, metal, and small amounts of stone accents with low-slope roofs concealed by parapets. The proposed fire station building architecture will complement its context with a unique compositional expression of materials and form, while at the same time provide an identity matching the importance of this community asset.

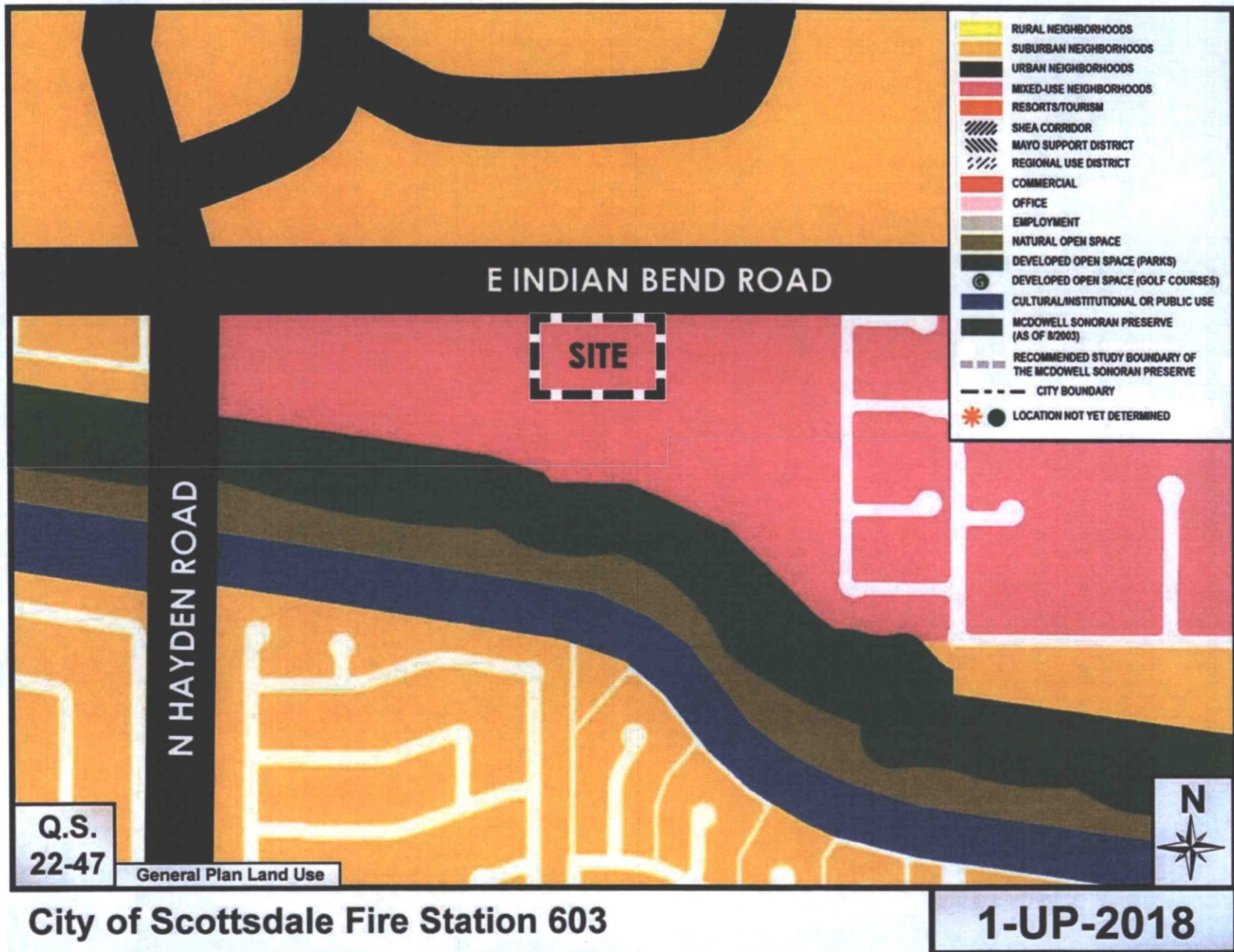
2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as, project natural features such as scenic views of the Sonoran Desert and mountains and archeological and historical resources.*** The site location is near the transition between the City's suburban development and the vast expansiveness of the Salt River Pima-Maricopa Indian Community. The material palette of this proposal takes cues from prominent vistas to surrounding mountain ranges and, specifically, the purple and brown hues of the McDowell Mountains. The project site is located on an abandoned, previously developed site with no identified archeological or historical resources.
3. ***Development should be sensitive to existing topography and landscaping.*** The site is relatively flat with general drainage directed southward. Landscape architecture, civil engineering, and building design were conceived simultaneously with planting layout, building positioning and shape, and on-site retention. The shaping of the land to accommodate a retention basin is sensitively designed to be less visible by using varying heights of gabion retaining walls and gradual transitions of topography. Site walls will appear to emerge from and descend gradually into the site and the building will appear to grow out of its site through complimentary materials and colors.
4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*** The shaping of the land along the northern edge of the site to accommodate on-site drainage will promote percolation and reduce erosion to protect new habitats formed by the new landscape design.
5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*** One of the unique aspects of this site design, especially for a fire station fronting a minor arterial street, is having no interruption of the streetscape due to a wide driveway and pavement normally associated with the apparatus bay of this building type. As a result of taking advantage of the existing traffic-lighted intersection at the northwest corner of the site, this design will provide full continuity of landscaping along Indian Bend Road, with no interruption, between adjacent properties to the west and east that currently does not exist.
6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*** This project will exceed the minimum requirements for bicycle parking.
7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*** The proposed design provides ample opportunities for shade beginning with placement of shade trees along sidewalk connections at the street, along the main entry sequence, and at the northeast private patio that extends indoor functions to the outdoors. Consideration has been given for the gradual modulation of light between the harsh sunlight of the exteriors and interior lighting. Visitors approach from the west beneath a horizontal shade canopy comprised of perforated aluminum then proceed under solid, rain and shade-protected entry carved out of the building's mass. Vertical planes of perforated aluminum provide further protection from low sun angles further providing a sense of shelter. Additionally per the request of City planning staff, this project provides optional interconnectivity between the proposed development to the east

with the existing commercial development to the west by way of a sidewalk connection along the south edge of the site.

8. ***Buildings should be designed with a logical hierarchy of masses to control the visual impact of a building's height and size and to highlight important building volumes and features, such as the building entry.*** The overall massing of the fire station is divided among three masses responding to the natural hierarchy of functions in relation to the minor arterial street, adjacent development, and to its own internal functional requirements. The west side of the building, which receives the most solar heat gain and faces the primary visitor entry approach, is articulated with additional emphasis. The northwest corner provides visual access to the interior and the same sunshading devices of fixed vertical shutters at the corner is utilized at the entry as well. The articulation of massing stepping down to the entry and the layering of sunshading devices reduces the overall impact of the building while drawing one's eye to various points of visual interest.
9. ***The design of the built environment should respond to the desert environment: interior spaces should be extended into the outdoors both physically and visually when appropriate; materials with colors and coarse textures associated with this region should be utilized; a variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level, materials should be used honestly and reflect their inherent qualities; and features such as shade structures, deep roof overhangs, and recessed windows should be incorporated.*** The overall design approach underscores every aspect of these principles. Transparency between passerby and building occupant is reinforced through effective space planning and strategic placement of windows. The northwest and northeast corners of the primary work and living quarters dissolve to the exteriors reinforcing the reciprocal relationship between indoors and outdoors. A variety of coarse, smooth, and lightly textured materials are incorporated bridging between landscape and architecture. Decomposed granite, larger angular rock at gabion walls, smooth ground face masonry that reveals its own aggregate, and light textured stucco provide a richness of timeless materials all complementary to each other and representative of the desert. Deep overhangs and layered steel sunshading elements soften the massing of the building and express an honest and responsible approach to protect from the harsh desert sun.
10. ***Development should strive to incorporate sustainable and healthy building practices and products.*** This project is seeking LEED Certification that strikes a balance between sensible sustainable design with long-term, low maintenance solutions.
11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*** Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa. Careful consideration has been given in plant selection, scale, arrangement, and creating a variety of densities and clusters to mimic building rhythms. Tree placement provides shade where needed and also contributes to framing the building signage at the street. The primary public face of the building to the street is marked by a lightly textured stucco wall that acts as a neutral backdrop to highlight tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it.
12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*** This project utilizes low-water use planting. There are no proposed water features associated with this project.
13. ***The extent and quality of lighting should be integrally designed as part of the built environment.*** Nearly all of the proposed exterior lighting is integrated with the building. Wall sconces are strategically placed for visual evening emphasis and overall building safety. The building soffit lighting at the main entrance reinforces inside-outside connectivity. Several trees

north of the building have accent uplighting to reinforce visual continuity at the street and for visual emphasis. Additionally, building signage at two locations indicated on the elevations will be back-lit.

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.*** Building signage location has been an integral part of the building architecture. The north elevation is well-balanced and articulated with masonry, stucco, and metal yet with enough relief to bring focus to important building identification signage. The scale and graphic placement reinforces the northwest corner and visual connection to the main entrance. The signs will be back-lit providing soft illumination from within.





Q.S.
22-47

2016 GIS Orthophoto

City of Scottsdale Fire Station 603

1-UP-2018

**Fire Station 603
Project No. 484-PA-17**

**Neighborhood Notification Report
January 3, 2018**

The proposed Fire Station No. 603 is located at 8191 E. Indian Bend Road, on the south side of the roadway between Hayden and Pima Roads. This new Fire Station 603 will replace the existing station on McDonald Drive, just west of Miller Road. Construction of this new station will improve coverage and help reduce response times to residents and businesses in the McCormick Ranch area.

An Open House Meeting was held on November 16, 2017, at 6:00 p.m., at the Pueblo Elementary School, located at 6320 N. 82nd Street.

Notification of the meeting was mailed out on Post cards to all residential, commercial and Homeowner Associations, located within 750 feet of the project site.

The Open House Meeting sign was posted on the site on November 11, 2017, within the required ten (10) days of the Open House Meeting.

Eleven (11) residents attended this meeting. Two (2) residents filled out comment card and were in support of the project.



NAME _____

E-MAIL

[illegible]

Fire Station 603

November 16, 2017 Public Meeting

Sign-In Sheet

NAME _____

ADDRESS

E-MAIL

[illegible]



NAME _____

E-MAIL

[illegible]

Scottsdale Fire Station 603

Name: Ellen Drobniak Email: pauldrobniak@gmail.com
Address: 6620 N. 82nd Way

Nice presentation!

*Seems to be well planned.
All questions were completely answered*

November 16, 2017



Scottsdale Fire Station 603

Name: Kate McNeive Email: katemcneive@gmail.com
Address: _____

Can't wait - you've thought of everything!

November 16, 2017



PUBLIC MEETING

Our Future in Progress

Come View Preliminary Plans for Fire Station 603 at Hayden and Indian Bend Roads

Plans are underway to construct a new home for Scottsdale Fire Station 603 which will be located on Indian Bend Rd. just east of Hayden Rd. The new station was funded by Bond 2015 and will help improve response times in this portion of Scottsdale.

Join us for a public meeting at 6 p.m. on Thursday, November 16 at Pueblo Elementary School, 6320 N. 82nd St., Scottsdale to view plans and let us know what you think.

The new station will be one story, designed specifically for this site and will reflect the character of the area. Upon completion Fire Station 603 will be staffed by a four-person crew manning a fire engine.

The existing Fire Station 603 was built in 1971 and is located just east of Scottsdale Rd. and McDonald Rd. intersection and is on the most western edge of the

City of Scottsdale. This site was originally chosen to be advantageous for Rural/Metro to provide services to both the City of Scottsdale and the Town of Paradise Valley when Rural/Metro provided services to both entities, however, it is in the wrong location to best serve the citizens of Scottsdale resulting in longer response times to the majority of its designated service area.

Once bond funds for the project were approved, the city began looking at sites that would accommodate a fire station and improve response times. During the spring of 2017 the city purchased the site at 8191 E. Indian School Rd. for the purpose of constructing the new station.

We hope to see you on November 16 so you can learn more about the new fire station and provide feedback on the building design.

1-UP-2018
1/3/2018



PUBLIC MEETING

Our Future in Progress

Come View Preliminary Plans for Fire Station 603 at Hayden and Indian Bend Roads

Public Meeting

Thursday, November 16, 6 p.m.

Pueblo Elementary School, 6320 N. 82nd St., Scottsdale

Project Website:

ScottsdaleAZ.gov, search "Fire Station 603"

Contact:

For more information contact Project Manager Annette Grove at (480) 312-2399 or AGrove@ScottsdaleAZ.gov or visit the project website at ScottsdaleAZ.gov, and search "Fire Station 603".

City Notifications – Mailing List Selection Map

ATTACHMENT 7





**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday, May 17, 2018

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Virginia Korte, Councilmember/Chair
Joe Young, Vice Chair
Prescott Smith, Planning Commissioner
Tammy Caputi, Development Member
Doug Craig, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:

All Present

STAFF:

Keith Niederer
Joe Padilla
Greg Bloemberg
Jeff Barnes
Steve Perone

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

CALL TO ORDER

Councilmember Korte called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

ROLL CALL

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to May 17, 2018 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the May 3, 2018 Development Review Board Meeting Minutes:

VICE CHAIR YOUNG MOVED TO APPROVE THE MAY 3, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 48-DR-2017 Wolff Scottsdale Senior Living

Request approval of the site plan, landscape plan, and building elevations for a new senior living development with 159 dwelling units in two, multi-story buildings and eight, one-story buildings, comprising approximately 163,600 square feet of building area, all on a 6.17-acre site.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE 48-DR-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH COMMISSIONER SMITH RECUSING HIMSELF.

4. 1-UP-2018

City of Scottsdale Fire Station 603

Request recommendation to City Council regarding a request by staff for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of constructing a new fire station on 1.5 acres of City-owned property.

BOARD MEMBER GUSHGARI MOVED TO RECOMMEND 1-UP-2018 TO THE CITY COUNCIL SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

5. 8-DR-2018

Hudson East

Request approval of the site plan, landscape plan, and building elevations for a new two-story multi-family condominium development consisting of 18 dwelling units in four buildings, with approximately 40,400 square feet of building area, all on a 1.27-acre site.

COUNCILMEMBER KORTE MOVED TO CONTINUE 8-DR-2018 TO A DATE TO BE DETERMINED SECONDED BY COMMISSIONER SMITH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:19 P.M.



**SCOTTSDALE PLANNING COMMISSION
CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

WEDNESDAY, MAY 23, 2018

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Ali Fakhri, Vice Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner

ABSENT: Christian Serena, Commissioner

STAFF:	Tim Curtis	Alex Acevedo
	Joe Padilla	Lorraine Castro
	Greg Bloemberg	
	Meredith Tessier	

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the May 9, 2018 Regular Meeting Minutes including Study Session.

COMMISSIONER SMITH MOVED TO APPROVE THE MAY 9, 2018 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY COMMISSIONER YOUNG, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

EXPEDITED AGENDA

2. 1-UP-2018 (City of Scottsdale Fire Station 603)

Request by owner for approval of a Municipal Use Master Site Plan for a Fire Station on a +/- 1.5-acre site with Planned Community Center (PCC) zoning located at 8191 E. Indian Bend Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Steven Fucello, 480-947-2960.

Item No. 2: Recommended City Council approve case 1-UP-2018, by a vote of 6-0; Motion by Commissioner Young, per the staff recommended stipulations, based upon the finding that the Municipal Use Master Site Plan criteria have been met, 2nd by Commissioner Kush.

REGULAR AGENDA

3. 24-ZN-2017 (HV91)

Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190, ESL/HD) to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning district, for a new 17-lot subdivision on a +/- 20-acre site located at the southwest corner of N. 91st Street & E. Happy Valley Road. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is John Berry, (480) 385-2727.

Item No. 3: Recommended City Council approve case 24-ZN-2017, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Young. Commissioner Smith recused himself.

Request to Speak Cards: Graham Clark and David Biglari.

Written Comment Cards: John Luntzinjer, David Biglari and Linda Peck

Adjournment – Motion to adjourn at 5:30 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"