



Marked Agendas

Approved Minutes

Approved Reports

**The February 21, 2019  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

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

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 21, 2019 Item No. 5  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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### Artesia - Primary Entrance 38-DR-2018

**Location:** 7293 North Scottsdale Road

**Request:** Request approval of the site plan, landscape plan, and building elevations for a primary entrance to a new development, including relocation of public art on the site, on a 4.4-acre site.

## OWNER

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Meritage Homes

## ARCHITECT/DESIGNER

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Bucilla Group Architecture

## ENGINEER

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Kimley Horn

## APPLICANT CONTACT

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Troy Hill  
Meritage Homes  
480-760-5002

## BACKGROUND

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### Zoning

The site is zoned Neighborhood Commercial, Planned Community District (C-1 PCD) and Multiple-family Residential, Planned Community District (R-5, PCD).

### Context

The site is located approximately 1,300 feet north of the intersection of E. Indian Bend Road and North Scottsdale Road on the east side of North Scottsdale Road. The surrounding developments are a mix of retail, service, restaurant, hotel and residential uses.

### Adjacent Uses and Zoning

- North A restaurant and a portion of the Artesia development are located north of the site in the C-1 and R-5 zoning districts.
- South Retail portion of the Artesia development located in the C-1 zoning district.

Action Taken \_\_\_\_\_

- East Residential portion of the Artesia development located in the R-5 zoning district.
- West North Scottsdale Road abuts the site to the west.

### **Key Items for Consideration**

- Proposal includes relocation and repurposing of public art pieces on site

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant is requesting approval of redesign and refresh of the main entry into the Artesia site to include two signage monuments at the entry from Scottsdale Road, new landscaping and shade structures, new location for auto gates into the residential portion of the site and relocation and repurposing of the public art pieces on the site.

### **Neighborhood Communication**

The City mailed notification postcards to the surrounding property owners within 750 feet of the site and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has received one general inquiry regarding the proposed development project.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The proposed renovation of the primary entry drive and surrounding areas reflects the goals and policies of the Character and Design Element of the General Plan 2001 and the Scottsdale Sensitive Design Principles by responding to the natural environment, site conditions, and unique character of the area, while being responsive to people's needs. The proposed renovation will encourage further reinvestment in the site using contemporary aesthetics and colors to provide a destination and focal point to the area.

Vehicular access to the site remains unchanged and is provided by the full-access driveway entrance at North Scottsdale Road. This entrance was previously renovated with the development of the Artesia site in 2008. Parking is provided in convenient spaces on either side of the main drive aisle in areas adjacent to the buildings. This proposal includes a minor alteration to the existing parking area located in front of one the existing residential buildings on site. The reconfiguration of this parking area results in an increase of one additional parking space to that area. The proposed renovations will also enhance the arrival experience at the main entry for those living at the Artesia site and their guests. Enhancements include new signage, monument features, new landscaping, new shade structures, enhanced lighting, new auto gates and a revised location for the public art on the site.

With the revisions to the main entry for the project, the applicant is also proposing to relocate and repurpose the existing public art pieces on the site. Those pieces were put in place at the time of the initial construction at the Artesia site in 2008. The location is directly adjacent North Scottsdale Road at the main entryway into the project. The applicant's proposal is to move those to a focal point near the main building entry into the residential portion of the site. They will be placed amongst a water feature that will be sited at a more pedestrian-orientated level for better visibility to patrons on the site, and near the main pedestrian and vehicular thoroughfares of the site. The siting within a new water feature will also allow the pieces to have a more meaningful relationship

to the site's name, Artesia, and the design of the art pieces, which were designed to evoke the water theme.

### Development Information

- |                             |   |
|-----------------------------|---|
| • Existing/Proposed Use:    | Primary site driveway to Artesia development      |
| • Parcel Size:              | 1.64 net acres<br>71,445 square feet              |
| • Building Height Allowed:  | 36 feet, excluding rooftop appurtenances          |
| • Building Height Proposed: | 22 feet 8 inches, including rooftop appurtenances |
| • Parking Required:         | 48 spaces (within area of improvements)           |
| • Parking Provided:         | 50 spaces (within area of improvements)           |

### STAFF RECOMMENDATION

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#### Recommended Approach:

Staff recommends that the Development Review Board approve the Artesia – Primary Entrance project, including the revised location of public art, per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Board Criteria have been met.

### RESPONSIBLE DEPARTMENT

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#### Planning and Development Services

Current Planning Services

### STAFF CONTACT

---

Brad Carr, AICP, LEED-AP  
Principal Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

### APPROVED BY


---

  
Brad Carr, Report Author

2-8-2019  
Date

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

2/8/19  
Date

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

2/8/19  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
    - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Building Elevations
  - 7. Perspectives
  - 8. Public Art Elevations
  - 9. Material and Color Board
  - 10. Landscape Plans

**Stipulations for the  
Development Review Board Application:  
Artesia - Primary Entrance  
Case Number: 38-DR-2018**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Bucilla Group Architecture, with a city staff date of 12/26/2018.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Bucilla Group Architecture, with a city staff date of 12/26/2018.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by OTAK, with a city staff date of 12/26/2018.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable GP, Zoning, DRB, and SA cases for the subject site were: 1-GP-2005, 2-ZN-2005, 8-DR-2006, 16-DR-2017 and 193-SA-2018.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**SITE DESIGN:**

**DRB Stipulations**

2. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
3. With the final plans submittal, the property owner shall modify the project plans to include details regarding accent tree grates, planter pots, pedestrian benches, vehicular gates, and site walls. Site details shall be reviewed by Planning final plans review staff in coordination with the Development Review Board coordinator for consistency with the overall project design.



**LANDSCAPE DESIGN:**

**DRB Stipulations**

4. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

**EXTRIOR LIGHTING:**

**Ordinance**

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.

**DRB Stipulations**

5. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
6. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.
7. With the final plans submittal, the property owner shall modify the project plans to provide additional detail regarding the proposed LED strip lighting and backlighting. Site lighting details shall be reviewed by Planning final plans review staff in coordination with the Development Review Board coordinator for consistency with the overall project design and city lighting design standards.
8. All exterior HID lamps shall be High Pressure Sodium; all other lamp shall have a Kelvin temperature of 3500 or less.
9. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
10. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
11. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source.
12. Landscaping lighting shall only be utilized to accent plant material.
13. All landscape lighting directed upward, shall be aimed away from property line.

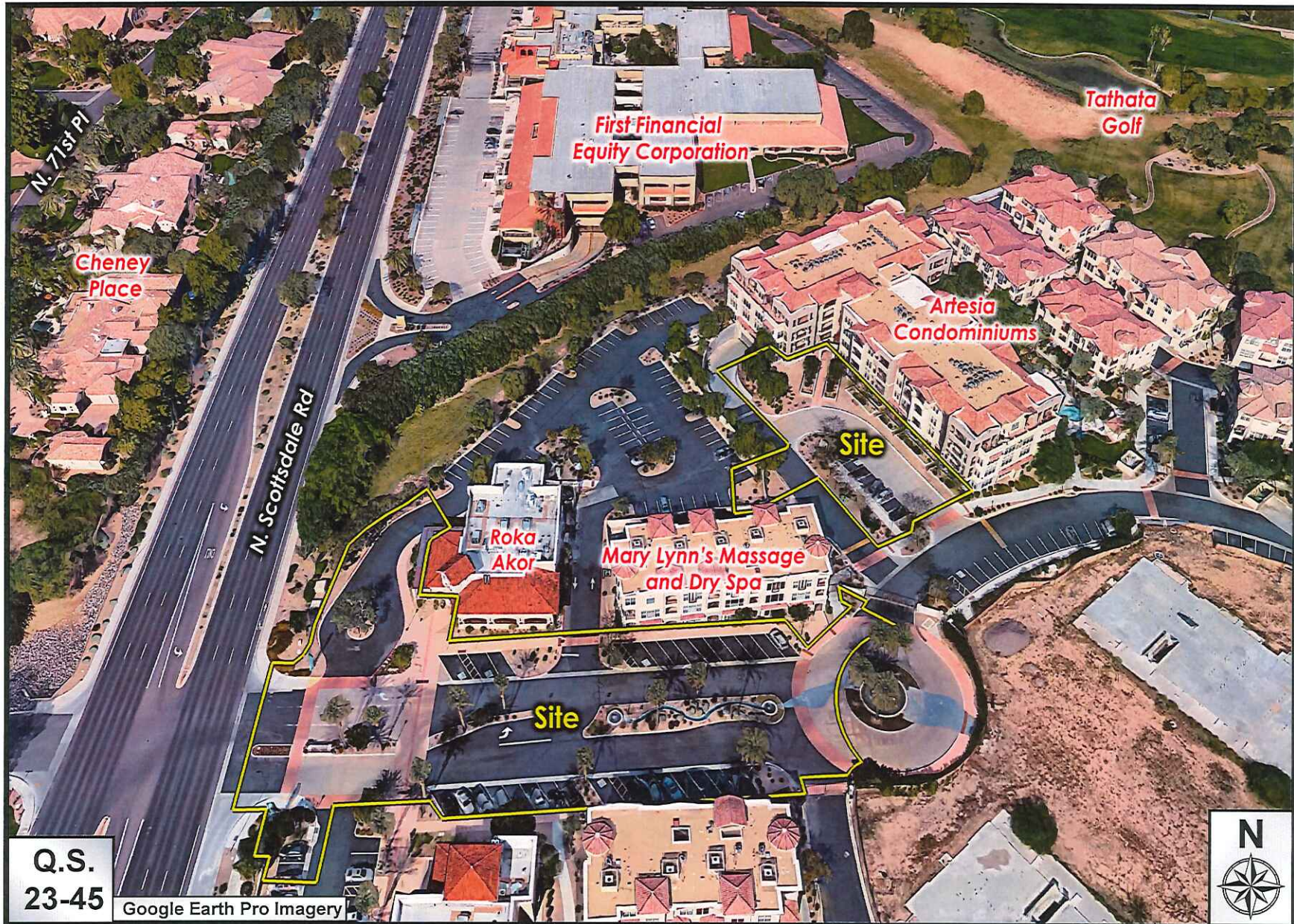


**STREET INFRASTRUCTURE:**

**DRB Stipulations**

14. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.





Artesia - Primary Entrance

38-DR-2018

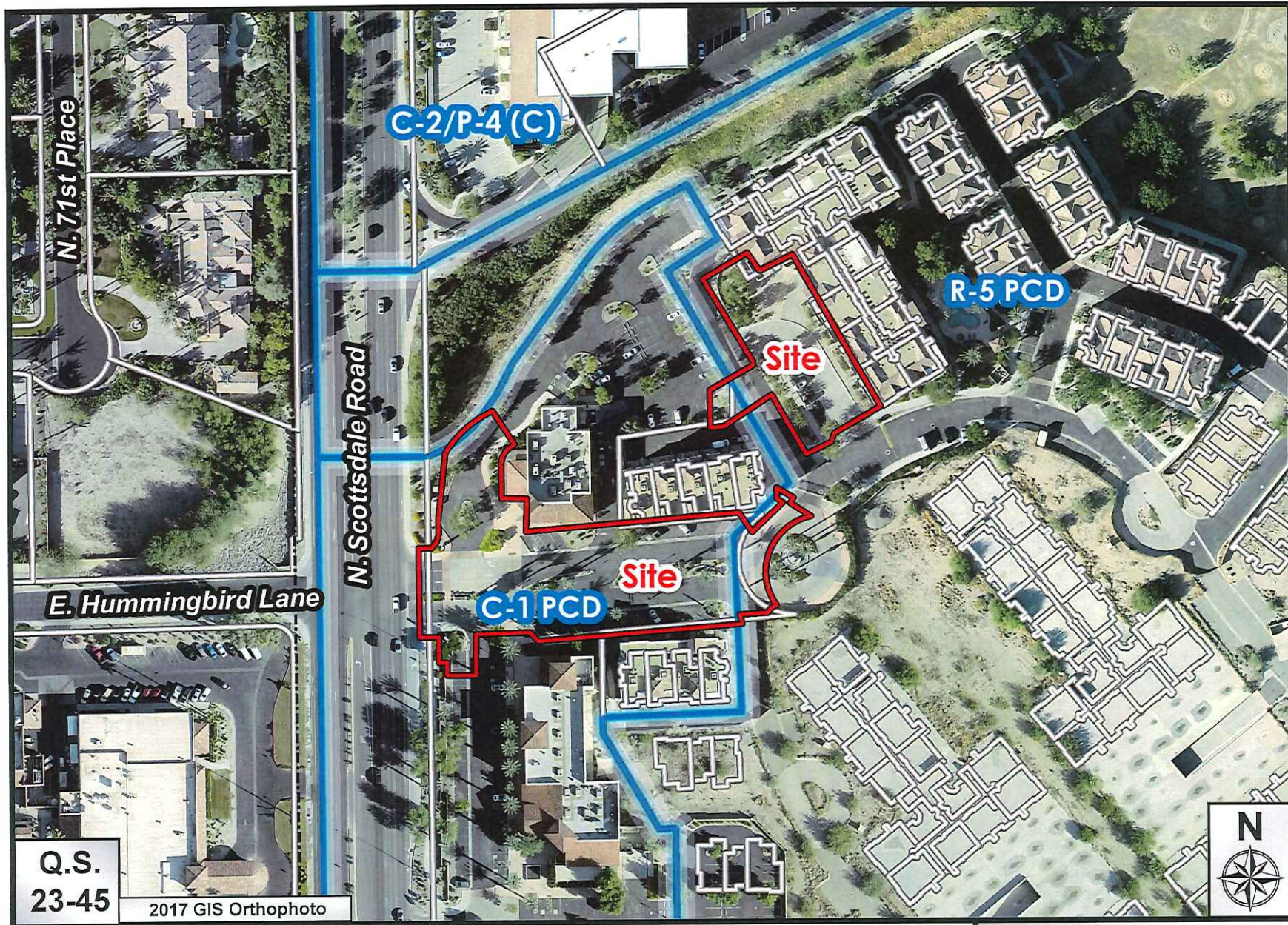




Artesia - Primary Entrance

38-DR-2018





Artesia - Primary Entrance

38-DR-2018



# *Artesia Main Entry Drive*

## *DRB Project Narrative*

Location:  
7171 N. Scottsdale Road



Prepared for:  
Artesia Development Partners, LLC

Prepared by:  
John Berry, Esq.  
Michele Hammond, Principal Planner  
Berry Riddell LLC  
6750 E. Camelback, Suite 100  
Scottsdale, AZ 85251  
480-385-2727

May 17, 2018 Submittal  
**November 29, 2018 UPDATE**

**ATTACHMENT 3**

The request is for Development Review Board (“DRB”) approval for the redesign of the main entry drive serving the Artesia development located at 7171 N. Scottsdale Road, north of the northeast corner of N. Scottsdale Road and E. Indian Bend Road (the “Property”).

The Artesia development plan was approved by City Council under case 2-ZN-2005 and subsequently amended (site plan and stipulations) under case 2-ZN-2005#2 in March 2015. More specifically, case 2-ZN-2005 approved R-5 PCD zoning on 39+/- acres and C-1 PCD on 5+/- acres along Scottsdale Road. The #2 case amended the development plan for a 17+/- acre portion of the R-5 PCD site to allow for reallocation in building height and additional density for the units planned along the golf course and southern portion of the Property. This approval also included site plan modification to the C-1 PCD portion of the Property along Scottsdale Road to improve vehicular access to the Property. Artesia PA-1 (16-DR-2017) was approved by DRB in September 2017 and PA-3 (35-DR-2017) was approved by DRB in January 2018. Subsequently, there was a Staff Approval (390-SA-2017) granted for the secondary entry drive to the south in April 2018.

The main entry redesign will refresh the entry approach and visual experience into the residential community.

**The Main Entry Drive updates include -**

1. Signage Monuments (2) at Entry to project from Scottsdale Road
2. Island Median Improvements for new landscape and shade structures
3. Retail Zone enhanced landscaping and lighting
4. New locations for Auto Gates (2) and pedestrian gates (2)
5. Approved Water Feature at Re-purposed Art Sculptures

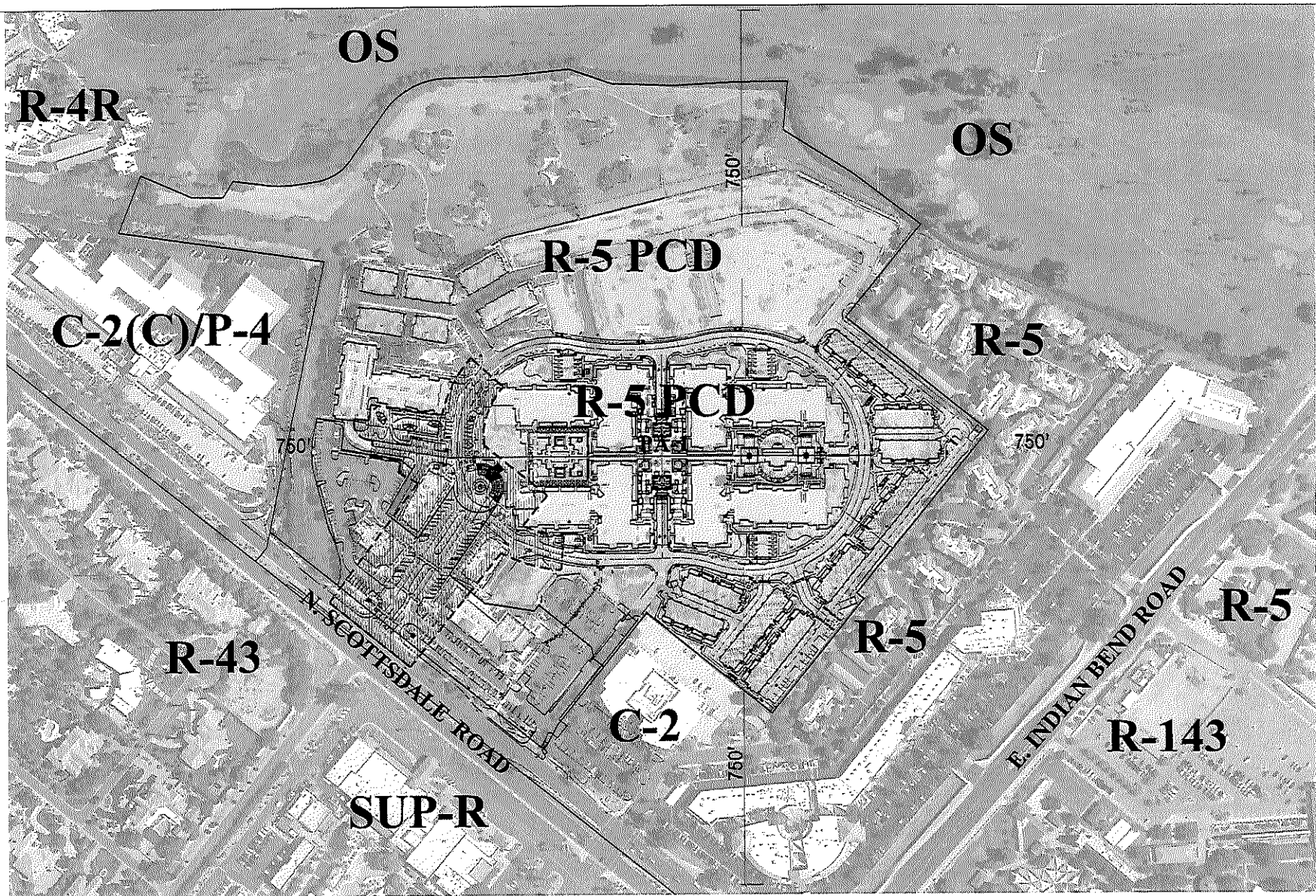
Entering from North Scottsdale Road, signage monuments are located each side of the entry drive, which are derived out of color / materials from the Community Facility Porte- Cochere character at the end of the retail zone. The overall theme of the signage - monument materials, are composed of desert stone color pilasters with the introduction of a dark bronze metal frame, along with the project name – Artesia - floating across the frame edge.

Driving past the entry, existing Retail frontage edges both sides of the street. The improvement to this retail zone, would be to the island medians for enhanced landscape and positioning of gateway art in the further use of porte-cochere elements containing the metal frame / stone pilasters, banners and lighting. Two island medians would have the undulating porte-cochere elements meandering along the retail portion to then terminate at the focused circular water element fronting the Community Facility.

The water element ends the festive approach thru the retail zone with a passive circular fountain water feature surrounding the two (2) Artesia water sculptures. The re-purposed sculptures and water feature terminates the end of the retail zone and reinforces the semi-circular drop off area as the foreground to the Community Facility.



1. By design, the Loop Road Auto Gates were positioned to allow for -
  - a. Unrestricted traffic movement to and from....
    - Existing Mid Rise residents
    - Existing Live Work residents
    - New PA1 and PA3 residents
  - b. Auto gate stacking beyond Main Entry Drive for unrestrained...
    - Retail / Restaurant use
    - Community Facility Access to Drop-off
    - Parcel Package Access for Delivery
2. By design, the Entry Drive median width was reduced and a 2nd traffic lane added for -
  - a. Increased traffic movement thru Entry Drive retail section for future.....
    - PA1 residents            251    new unit parking
    - PA3 residents            66    new unit parking
    - PA2 residents            245    future unit parking
    - PA1 Com Facility    Access to Frontage Drop-off
    - PA1 Parcel Package    Access for Delivery
  - b. Increased traffic movement thru Loop Road Intersection for existing.....
    - Mid Rise residents
    - Live Work residents
    - Retail / Restaurant Parking activity for ingress and egress



0 100' 300'

SCALE: 1" = 100'-0"

MASTER PLAN/ CONTEXT AERIAL  
PA-1 & PA-3

PROJECT ADDRESS :  
7171 N. SCOTTSDALE ROAD  
SCOTTSDALE , ARIZONA

ARCHITECT:

**BUCILLA  
GROUP  
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN  
HISTORIC RESTORATION LEED VOUCHER ENGINEERING

19702 MacArthur Blvd., Suite 270, Irvine, CA 92612  
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**Project :**

ARTESIA  
707 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

Owner:  
ARTESIA DEVELOPMENT  
PARTNERS, LLC  
SCOTTSDALE, ARIZONA

[illegible]

Project Number :

BCA No. 15029

Shoot Title :

MASTER PLAN  
CONTEXT AERIAL  
PA-1 & PA-3

Sheet No. :

SP-1.0

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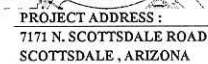
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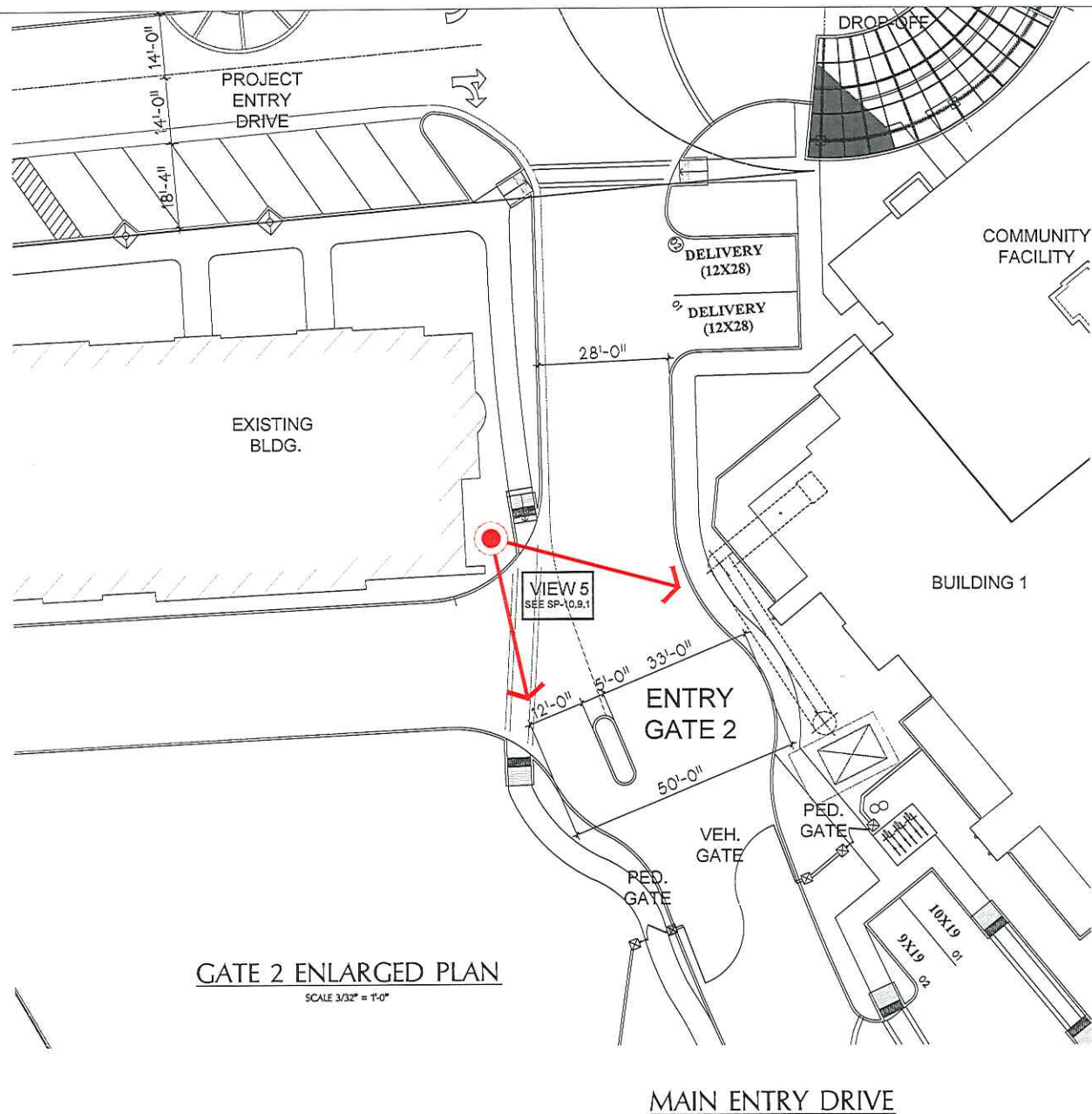
SCALE 1/16" = 1'-0"

- 



SP-10.0

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SCOTTSDALE, ARIZONA

Owner:  
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SCOTTSDALE, ARIZONA

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Project Number :  
BCA No. 15029

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Sheet Title :  
MAIN ENTRY DR  
GATE 2 ENLARGED PLAN

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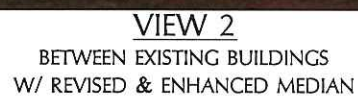


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## MAIN ENTRY DRIVE

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PARTNERS, LLC  
SCOTTSDALE, ARIZONA

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MAIN ENTRY DR.  
CONCEPTUAL IMAGERY  
VIEW 2

Shoot No. :

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PARTNERS, LLC  
SCOTTSDALE, ARIZONA

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Shoot Title :

MAIN ENTRY DR.  
CONCEPTUAL IMAGES  
VIEW 3

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MAIN ENTRY DRIVE

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SCOTTSDALE, ARIZONA

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MAIN ENTRY DR  
GATE 2 CONCEPTUAL  
IMAGES

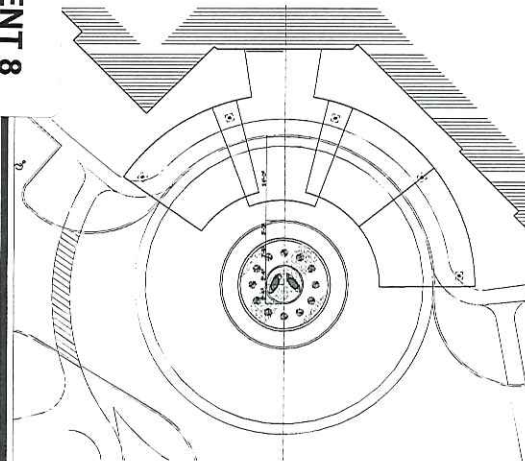
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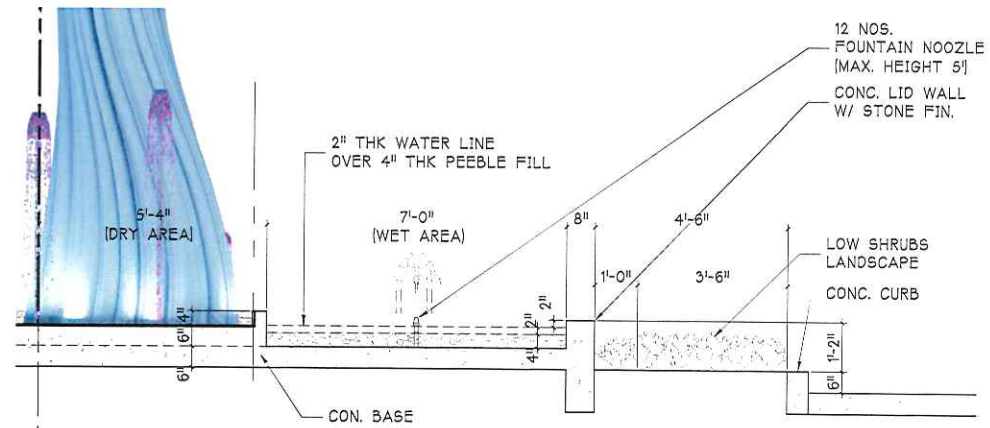
FRONT VIEW



PARTIAL SITE PLAN

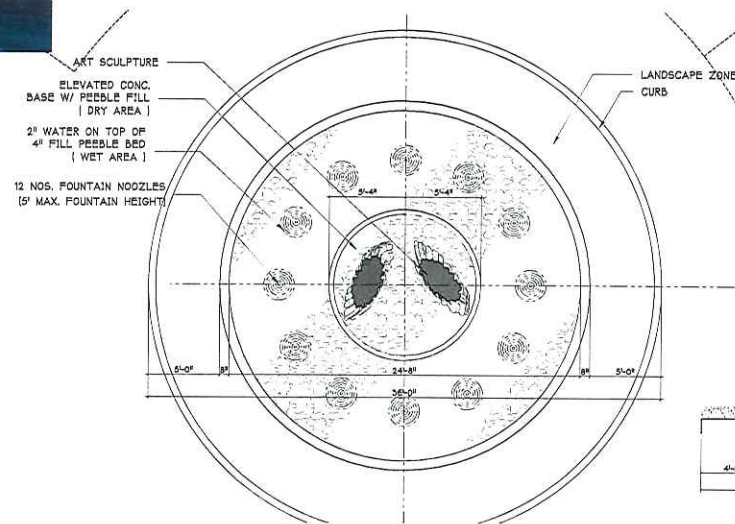
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ATTACHMENT 8



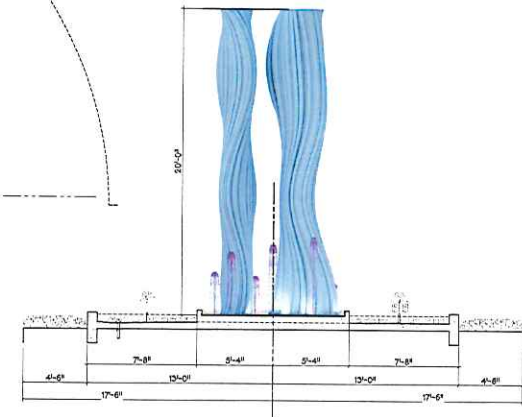
DETAIL SECTION

SCALE 3/4" = 1'-0"



PLAN

SCALE 3/16" = 1'-0"



ELEVATION

SCALE 3/16" = 1'-0"

ARCHITECT:

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Project:

ARTESIA  
777 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

Owner:

ARTESIA DEVELOPMENT  
PARTNERS, LLC  
SCOTTSDALE, ARIZONA

NO.	DATE	DESCRIPTION
121218	DRB SUBMITTAL	

PERMIT NO.:

SD SUBM. DATE:

PLOT DATE:

Project Number:

BGA No. 15029

Sheet Title:

SECONDARY  
ENTRY PLAN

Sheet No.:

ES-2.0

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# ARTESIA

## MIXED-USE RESIDENTIAL

ARTESIA DEVELOPMENT PARTNERS LLC

PLANNING AREA PA-1 & PA-3  
MAIN ENTRY DRIVE

SCOTTSDALE, ARIZONA

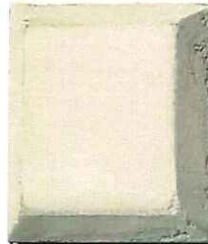
### COLOR & MATERIAL SUMMARY

ARCHITECTURAL STYLE

*SOUTHWEST CONTEMPORARY*

1	Building - Wall Building - Wall	16/20 & Smooth Stucco (specie locations) SW - Shoji White 7042 16/20 & Stucco Finish - SW - Beach House 7518 ( Beige )
2	Parapet Fascia - Residential Veranda Parapet Fascia - Community Facility	10"x 10" - Foam Profile SW - Shoji White 7042 18"x 18" - Foam Profile SW - Shoji White 7042
3	Dbt Corbels with trim board behind Rafters Tail with trim board behind	10"w x 9"d - Foam Profile SW - French Roast 6069 6"w x 6"d - Foam Profile SW - French Roast 6069
4	Stone - Building Wall Stone - Building Wall	Coquina Limestone - sand finish 12"x12" veneer with 2" stone cap Goleta Limestone - sand finish 12"x12" veneer with 2" stone cap
5	Stone - Garden Walls with stone cap Stone - Porte Cochere with stone cap	Coquina Limestone - sand finish 12"x12" veneer with 2" stone cap Goleta Limestone - sand finish 12"x12" veneer with 2" stone cap
6	Window / Door - Residential Window / Door - Community Facility	Metal Frame - Bronze Metal Frame - Bronze
7	Glazing - Door and Window	Solarban - Low E LSG / low solar gain with EWC criteria Residential - U Factor 0.42 / SHGC 0.23 sliding door Community Facility - U Factor 0.42 / SHGC 0.23 sliding door
8	Railing - Glazing and Mesh Panels Veranda - Deck Edge	1. Glazing / Mesh Panels 48" - 60" Module SW - French Roast 6069 2. Metal Panels 48" - 60" Module SW - French Roast 6069
9	Porte Cochere Accent Grille	Steel column & surrounding frame SW - French Roast 6069 Metal frame panel SW - French Roast 6069
10	Building Lighting	1. Entry / Exits / Verandas LED Pancake Box Lighting 2. Bldg Tower Elements LED Strip Lighting 3. Porte Cochere / Pool OS Areas LED Strip Lighting
11	Roof - Flat	1. Raised Paver Rooftop Tile Tech Pavers - Coral Design 2. Mech Rooftop GAF - Cool Roof
12	Roof - Flat Tile	Boral - Saxony 900 Slate / Stone Mountain Dark

### BUILDING FINISHES



STUCCO



ROOF



ACCENT COLOR  
- Mesh Panel Railing & Deck Edge  
- Corbel Beam & Rafter Tails  
- Mesh Accent Panel



ACCENT COLOR  
- Ext Wall / Niches



DOOR & WINDOW TRIM



STONE VENEER - LITE  
- Primary Bldg Veneer  
- BBQ / Shade Structure



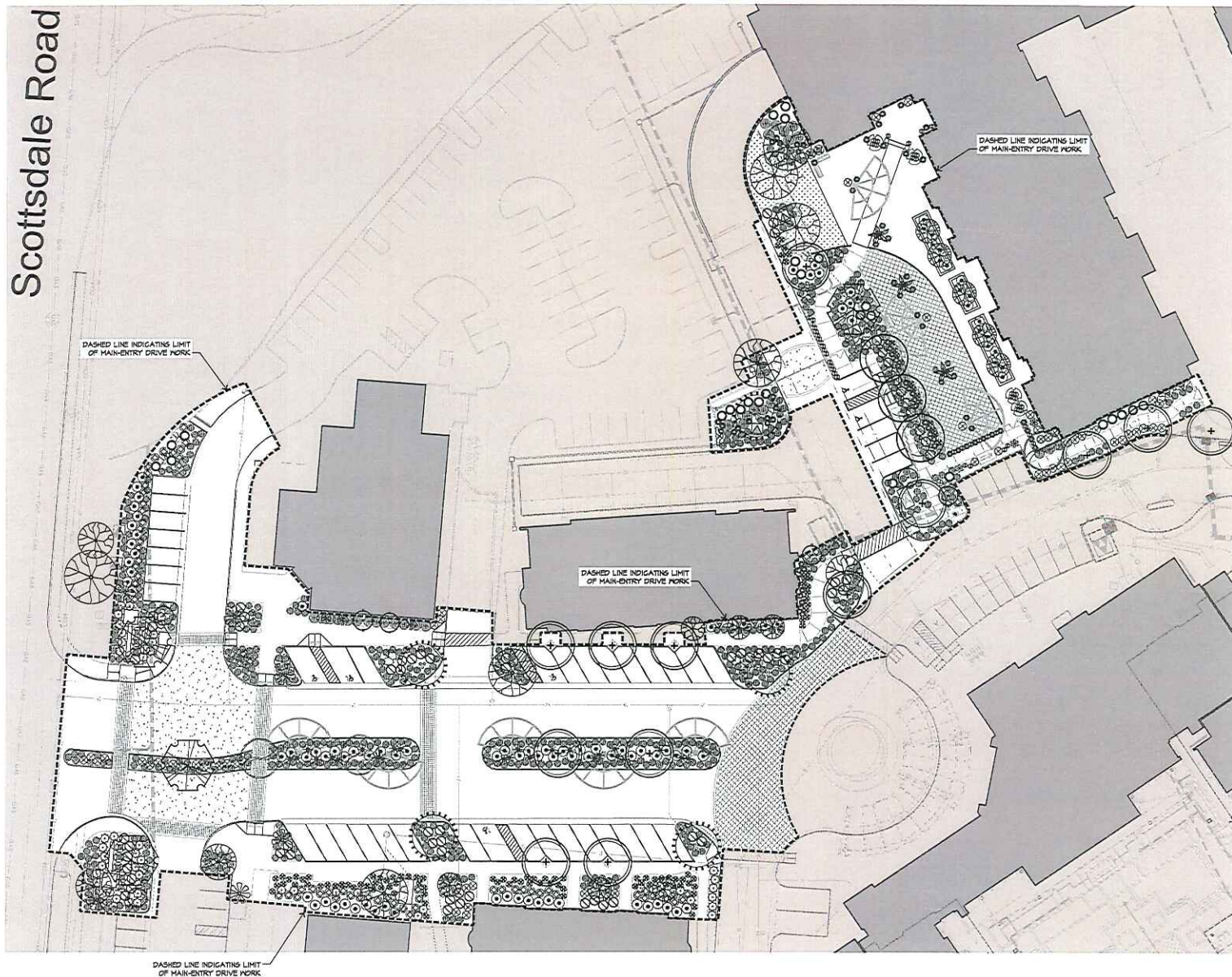
STONE VENEER - DARK  
- Secondary Bldg Veneer  
- Garden Walls

Scottsdale Road





Scottsdale Road



# PLANTING LEGEND

SYMBOL	THICKS	NOTES	SIZE	QTY
	<i>Eucalyptus camphora</i> WHITE GINGER TREE	STANDARD TRUNK 36" DBH	3	
	<i>Cassidix</i> + "Sweet Manzanita" SCOTT'S MUSEUM PALM VERDE	STANDARD TRUNK 48" DBH	5	
	<i>Opuntia microphylla</i> v. thornless THORNLESS BUSH	STANDARD TRUNK 36" DBH	7	
	<i>Lythrum micphylla</i> ROBINWOOD	STANDARD TRUNK 36" DBH	4	
	<i>Ulmus parvifolia</i> CHINESE ELM	STANDARD TRUNK 36" DBH	3	
	<i>Durumio alphonsea</i> "variegata" GOLDEN LIFE SHRUB	STANDARD TRUNK 24" DBH	13	
	<i>Sagurus australis</i> TUSOCK MOUNTAIN LABEL	STANDARD TRUNK 24" DBH	11	
	Existing Trees to Remain	EXISTING	-	-
SYMBOL	PALM TREES	NOTES	SIZE	QTY
	<i>Phoenix dactylofera</i> DATE PALM	STANDARD TRUNK 18" HE. 6		
	<i>Woroniaedria robbiae</i> FAN PALM	STANDARD TRUNK 12" HE. 3		
	Existing Palms to Remain	EXISTING	-	-
SYMBOL	SHRUBS & ACCENTS	NOTES	SIZE	QTY
	<i>Agave attenuata</i> FOTCHAL AGAVE	5 GAL. 49		
	<i>Ceanothus pucheran</i> RED BIRD OF PARADISE	5 GAL. 28		
	<i>Callispermum vinibella</i> "Little shrub" CLIFF ROSE	5 GAL. 72		
	<i>Correa gracilifera</i> NATAL FLUM	5 GAL. 50		
	<i>Chamaecrista humilis</i> MEXICANERAN FAN PALM	15 GAL. 9		
	<i>Euphorbia rigida</i> SPIDER PLANT	5 GAL. 29		
	<i>Leptosiphon</i> "variegata" RED BELLA	5 GAL. 27		
	<i>Lysanthium fulvum</i> GREEN CLOSD SAGE	5 GAL. 87		
	<i>Malvaceae</i> sp. MEXICAN SAGE	5 GAL. 26		
	<i>Desmodium</i> "Compacta" "Dwarf" BUTTERFLY	5 GAL. 85		
	<i>Portulacaria</i> sp. ELEPHANT TONGUE	2 GAL. 81		
	<i>Buddleia penzance</i> DESBOND BELL	5 GAL. 103		
	<i>Ternstroemia</i> YELLOW RUFFLES	5 GAL. 15		
SYMBOL	VINES	NOTES	SIZE	QTY
	<i>Bougainvillea</i> + "Barbarea coral" ROSEANWALL	5 GAL. 8		
	<i>Rapanea</i> officinalis ROSEWART	5 GAL. 4		
SYMBOL	GROUNDCOVER	NOTES	SIZE	QTY
	<i>Lantana camara</i> "Gold Meant" GOLD SOUND LANTANA	1 GAL. 104		
	<i>Ceanothus</i> "cremum" BLUE MORNING GLORY	1 GAL. 106		
SYMBOL	OTHER LANDSCAPE MATERIAL	NOTES	QTY	
	Synthetic Lawn POCKET "Daisy" TURF	1,400 s.f.		
	Decomposed GOLF COLOR: "DESSERT GOLD"	1/2" SCREENED 21,868 s.f.		
	Large Boulder (3'-5'-6" DIA.) COLOR: "DESSERT GOLD"	1/3 MASS 500-SHADE 18		
	Small Boulder (1'-2'-3'-4" DIA.) COLOR: "DESSERT GOLD"	1/3 MASS 500-SHADE 12		

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Artesia

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Main Entry Drive - Conceptual Landscape Plan

Scottsdale Road & Indian Bend Road  
Scottsdale, AZ | August 10, 2018

L 2.0

0 20 40 60 100

Scale: 1" = 20'-0" @ 30"x42"

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