

Marked Agendas
Approved Minutes
Approved Reports

CITY COUNCIL REPORT



Meeting Date: June 11, 2019
 General Plan Element: *Character and Design*
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Siena Estates
 2-PP-2018

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, comprised of 7 lots and open space tracts, with amended development standards for the net lot area, minimum lot width, and required setbacks, on a 3.8-acre site zoned Single Family Residential, Planner Residential District (R1-18 PRD).

Goal/Purpose of Request

The applicant's request is to create a 7-lot subdivision community, with amended development standards to reduce the net lot area, minimum lot width, and required setbacks, consistent with the previously approved major General Plan amendment (1-GP-2017) and zoning district map amendment (10-ZN-2017) cases.

Key Items for Consideration

- Major General Plan amendment changed the land use classification
- Planned Residential Development District (PRD) Findings and Criteria approved by City Council
- Request for amended development standards approved by City Council
- Three existing single-family properties located on property to be removed and replaced with a 7-lot subdivision
- North Cattletrack Road improvements to complement project farther south on North Cattletrack Road
- Development review Board reviewed the preliminary plat application and approved the case with a 7-0 vote.

LOCATION

5814 N. Cattletrack Road and at 5811 and 5805 N. Sundown Drive

OWNER

ACA Fund
 Stephen Adams
 480-244-2557



APPLICANT CONTACT

Steven Adams
Adams Craig Acq.
480-244-2557

BACKGROUND

General Plan

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes townhouses and can also be used for small-lot single-family homes, such as patio homes.

Character Area Plan

The General Plan establishes Character Area Planning to ensure quality of development and consistency of character within the context of community-wide goals. The site is located within the Southern Scottsdale Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the City.

Zoning

The site is zoned Single-family Residential District, Planned Residential District (R1-18/PRD), which allows single-family residential uses.

Schaffner Estates, a twelve-lot subdivision, was platted in 1956 and annexed into the City in June 1961 (Ord. 121). Case history suggests that the site, and the associated annexed areas, were assigned the R1-43, one-acre-lot, zoning designation, which was the equivalent to the existing County assigned zoning.

In December of 2017, the City Council approved a General Plan amendment (1-GP-2017), and a zoning district map amendment (10-ZN-2017), which rezoned the northern three lots of Schaffner Estates from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD).

Context

The property is generally located at the northwest corner of East Palo Verde Drive and North Cattletrack Road. Please refer to context graphics attached. The Central Arizona Project (CAP) canal is located to the east of the site.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Service Residential District, zoned S-R; Office Uses (Schaffner Estates).
- South: Single-family Residential District, zoned R1-43; Single-family Homes.
- East: Single-family Residential District, zoned R1-43; Water treatment facilities.
- West: Single-family Residential District, zoned R1-43; Schaffner Estates

Other Related Policies, References:

43-ZN-1965, 30-GP-1997, 45-ZN-1997, 9-AB-1998, 10-ZN-2017, and 1-GP-2017

Scottsdale General Plan 2001, as amended

Zoning Ordinance

2010 Southern Scottsdale Character Area Plan

2013 Citywide Land Use Assumptions Report

2008 Transportation Master Plan

Design Standards and Policies Manual

APPLICANT'S PROPOSAL

Development Information

The development application is for a final plat which will create a seven (7) lot subdivision, on three existing lots. Included in the proposal are amended development standards for net lot area, minimum lot width, and required setbacks with the previously approved zoning map amendment case.

- Existing Use: Single-family/ Service Residential Subdivision – Schaffner Estates (3 of 12 parcels)
- Proposed Use: Single-family Subdivision (7 parcels)
- Parcel Size: 3.8 acres (gross)
- Building Height Allowed: 30 feet (single-story)
- Building Height Proposed: 30 feet (single-story)
- Open Space Required: 13,194 square-feet
- Open Space Provided: 13,194 square-feet
- Density Allowed (existing): 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)
- Density Allowed (proposed): 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)

IMPACT ANALYSIS

Plat

The final plat request conforms to the General Plan description of Suburban Neighborhoods in terms of the site characteristics and the land use density. This seven-lot subdivision will replace three lots within the existing Schaffner Estates subdivision. The proposed seven-lot subdivision is moderately denser (1.8 du/ac) than the existing remainder of Schaffner Estates (1.2 du/ac) and the density is comparable to other nearby subdivisions in the area that have a Suburban Neighborhoods land use designation including Privado Village (2.35 du/ac) and Woodleaf (2 du/ac).

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service.

Transportation/Trails

The proposed project will provide vehicular and pedestrian circulation by constructing more sidewalks with ADA access ramps and improving the full width of Sundown Drive to include concrete curbs on both sides of the street. There will be desert landscape easement areas along

Cattletrack Road, Palo Verde Drive and Sundown Drive as well as including thoughtfully laid out open space tracts. These designed areas will serve as water retention basins. New sidewalks and outdoor space will serve to encourage pedestrian use by casting shade on the planned sidewalks around the development as well softening the hardscape of the roads and homes.

The street system has been kept to a minimum by creating a cul-de-sac for the new development as the only additional street. This was required to provide the required front access for the lots and to create a sense of community where neighbors are encouraged to know one another and communicate. When planning Siena Estates, the cul-de-sac design was a priority to create the sense of community and one common entry and identity to the development.

The owner will provide half-street improvements along North Sundown Drive, provide a six-foot-wide sidewalk along East Palo Verde Road, remove the existing driveways located along North Cattletrack Drive, and replace the driveways with curb, gutter, and a six-foot-wide sidewalk.

Water/Sewer

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use. The sewer-line extensions along North Cattletrack Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the Design Standards and Policies Manual. The applicant coordinated with Edmond Power Corporation (EPCOR) for water service.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Design of the internal streets conform to the local residential street designation in the Design and Standards Policies Manual.

Open Space

The final plat identifies an open area tract, located along the eastern, southern, and western boundaries of the project. The Siena Estates preliminary plat will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city.

The proposal identifies 0.30 acres (13,194 square feet) of open space, of which the majority is being located within private tracts, surrounding the development. The open space plan displays two 10-foot-wide minimum tracts, located on the east, south, and west sides of the site. The tracts will include open space and sidewalk areas.

Community Involvement

There was substantial community outreach that was performed with the preceding major General Plan amendment and map amendment cases. Staff has not received any inquiries from any parties regarding the preliminary plat application.

Policy Implications

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots and tracts.

OTHER BOARDS & COMMISSIONS

City Council

The City Council heard the associated Case, 1-ZN-2017, on December 12, 2017, and voted 7-0 to approve the zoning and development plan.

Development Review Board

Development Review Board heard this case as a preliminary plat request on August 8, 2018 and recommended approval with a 7-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Siena Estates preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Siena Estates final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

5-24-19
Date



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

5/28/2019
Date



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

5/28/19
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. Landscape/Open Space Plan
6. Wall Plan
7. Development Review Board meeting minutes



Siena Estates

ATTACHMENT #1

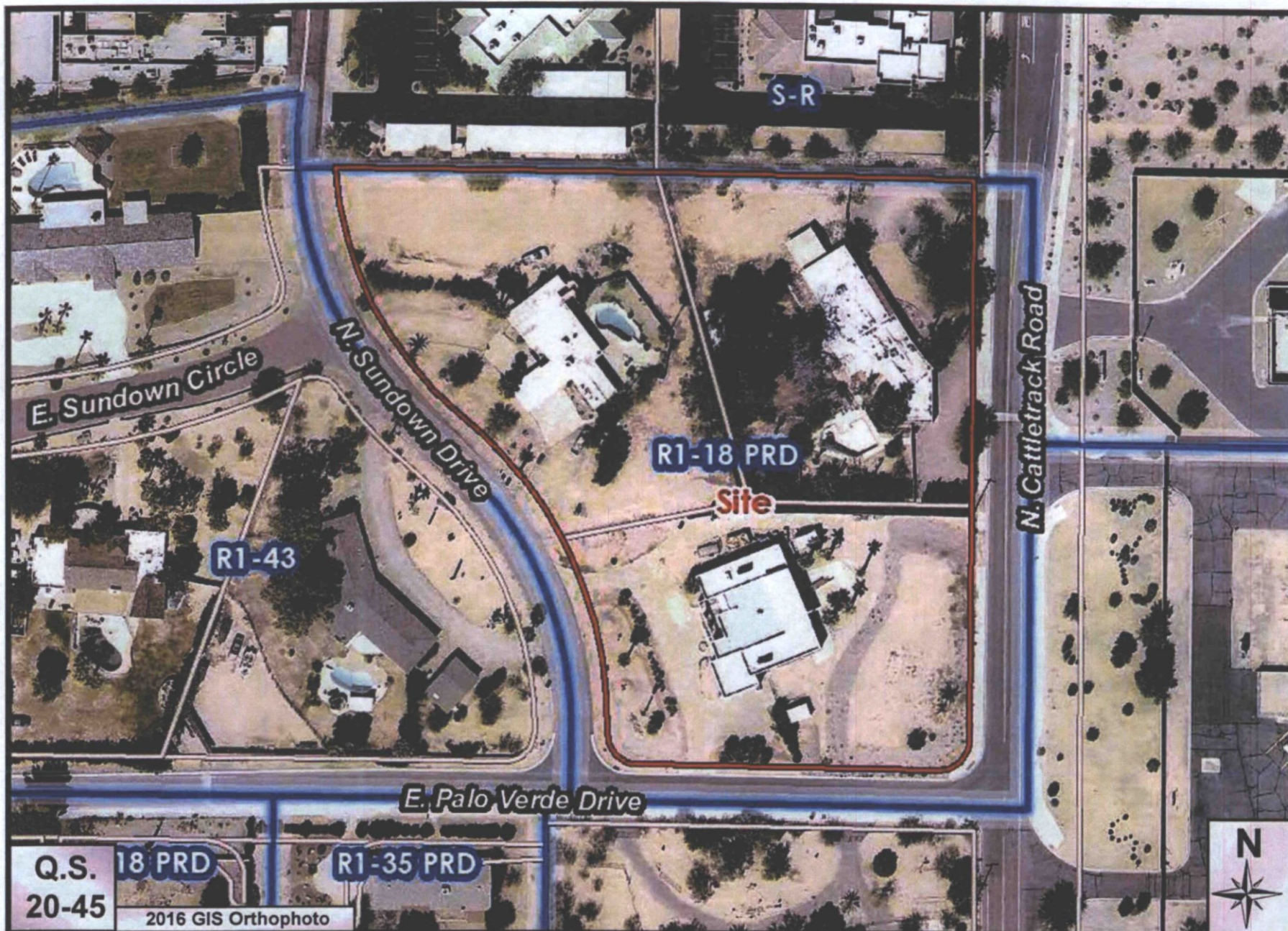
2-PP-2018



Siena Estates

ATTACHMENT #1A

2-PP-2018



Siena Estates

ATTACHMENT #2

2-PP-2018

ADAMS CRAIG ACQUISITIONS REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250 APN's 173-04-016, 173-04-017, 173-04-018

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

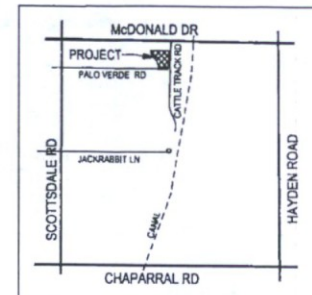
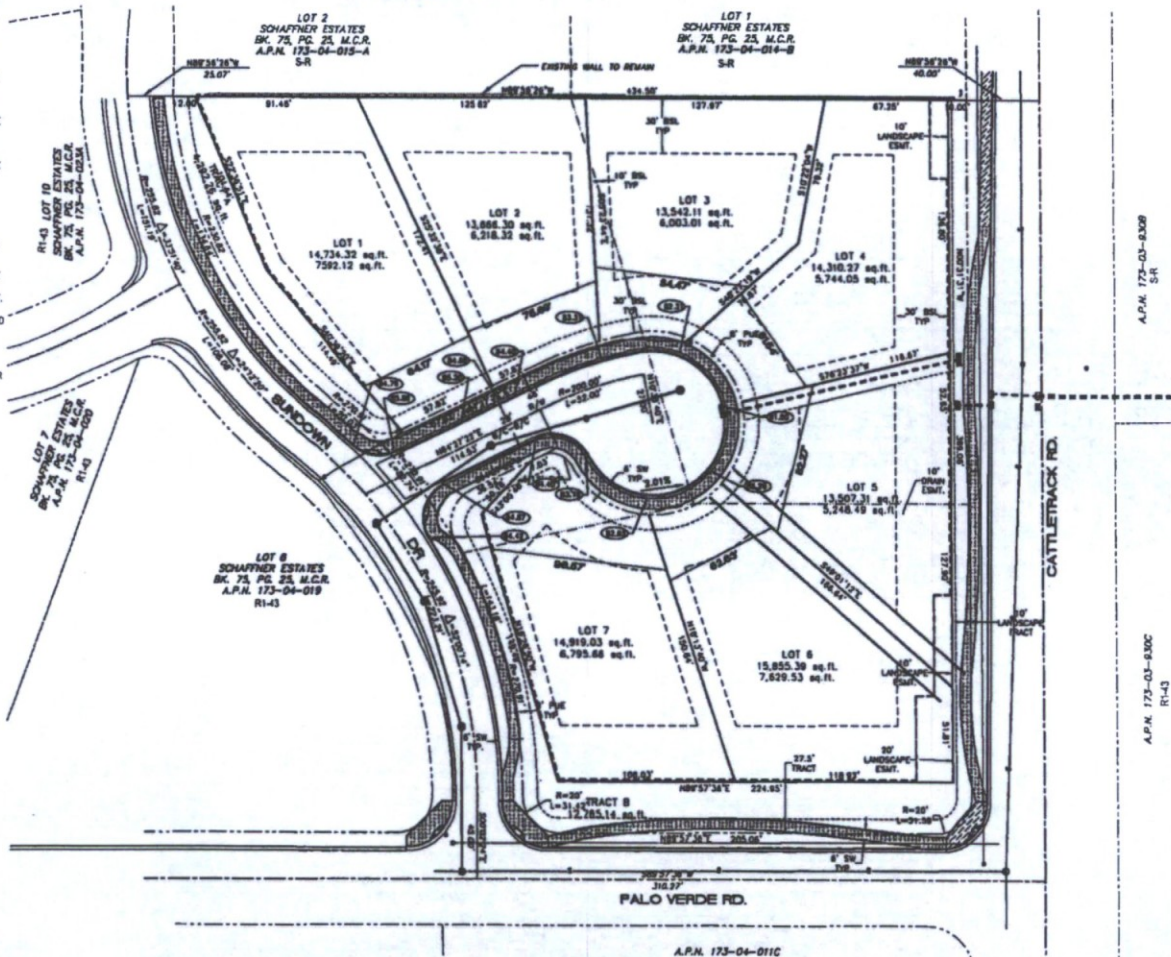
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
7. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
8. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND RIBBON CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE EXISTING DRAINWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
10. NEW STREET TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
11. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGEND

- 15.30' TOP OF CURB
- 15.30' GRADE BREAK
- 15.30' EXISTING SPOT ELEVATION
- 128.4' EXISTING CONTOUR
- 128.4' BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- 126.0' PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MOR BOOK OF MAPS 75, PAGE 25.



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-43
PROPOSED ZONING: R1-18 PRO
EXISTING GP: RURAL
PROPOSED GP: SUBURBAN
GROSS AREA: 3.80 AC
DENSITY: 1.84 DU/AC
EX. PARCEL AREA: 2.99 AC
PROP. ROW AREA: 0.28 AC
NET AREA: 2.70 AC
TRACT AREA: 0.39 AC
OPEN SPACE: 17,065 SF
NET OPEN SPACE %: 14.58

NOTE:
- GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
- EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
7804 E. CHAPARRAL RD.
SUITE A110-113
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
4858 EAST BASELINE ROAD
SUITE 101
MESA, ARIZONA 85206
PHONE: (480) 864-8592
FAX: (480) 275-5512



SCALE: 1"=30'

SIENA ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD
SCOTTSDALE, AZ 85250

SUBDIVISION PLAN

PROJ. No: 2439
DATE: SEPT 2017
SCALE: 1"=30'
DESIGNED: BK
DRAWN: BK
APPROVED: CHB
DRAWING NO. 1
SHT. 1 OF 1

CITY OF SCOTTSDALE NOTES

1. AREA OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GRASS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 1 FEET IN ANY ONE DIRECTION MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50 PERCENT COVERAGE OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE (REQUIREMENTS) OF THE PROVIDED TRAILS SHALL BE MAINTAINED THROUGHOUT THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 1, SECTION 3.01, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 1, SECTION 3.01.
3. A SINGLE TRUNK TREE CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
4. A TREE'S CALIPER SIZE FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE THE LOCATION THAT THE TRUNK SPLIT ORIGINATES OR 5 INCHES ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM SOIL.
5. AREA WITHIN THE SIGHT DISTANCE TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHT ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
6. NO "UP" AREAS ARE TO BE PROVIDED.
7. RETENTION/DEFENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL PILES, BOULDER, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS, STAFF REVIEW AND APPROVAL.
8. ALL RIGHTS OF WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY PROPERTY OWNER.
9. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN THOUSAND FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
10. TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON THE LANDSCAPE PLANS SUBMITTED AT THE TIME OF THE FINAL PLANS.
11. NO LIGHTING IS APPROVED WITH SUBMITTAL.
12. THE APPROVAL OF THESE PLANS RECOGNIZES THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
13. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
14. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
15. NEW LANDSCAPING INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING THIS SHALL BE A THREE INCH SOIL TO 1 PART NITROGEN STABILIZED MULCH AND MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLANTING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 705. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLES TO BE AGRICULTURAL GRAIN 20-10-10 FERTILIZER TABLES.
5. CONTRACTOR'S RESPONSIBILITY TO FIELD ESTIMATE OF DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANS (LIST) ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. PLANTS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 802-283-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF EXISTING UTILITIES REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY HARDSCAPE, TREES AND IRRIGATION FOR A PERIOD OF ONE YEAR.
11. SHORTIES AND ACCENTS SHALL HAVE A 90 DAY WARRANTY.
12. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
13. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE AND THE CITY OF SCOTTSDALE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
15. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO RETURN ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
16. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL LIE UNDER SHRUBS AND BE RAKED UNIFORMALLY ALONG WALLS, SIDEWALKS AND CURBS.
17. SEE LINDSEY FOR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT INFLICTED WITH OBSTRUCTIONS.
18. DOUBLE STAKE ALL TREES OUTSIDE ROOF BALL.
19. LANDSCAPE CONTRACTOR TO PROVIDE MARKINGS ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
20. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
21. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
22. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 7 APPLICATIONS REQUIRED.
23. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
24. MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S LOTION.

ATTACHMENT 5

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE LOT.
2. USE COMMON TRINCHES WHERE POSSIBLE.
3. USE PEN-TRITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL HARDWARE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SLOTS OF VMB ABOVE GRADE.
7. MAINTAIN IRRIGATION AS, RULES AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT ARE SCHEDULED.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULED 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 6" FROM END OF SLEEVES TO FIRST FILING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GFI/BAF CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE LIMITERS ON UPSHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. TOP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURER'S SPECIFICATIONS. ALL DEBRIS FROM HANDS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND Y STRAINER IN A VALVE BOX AS REQUIRED. REMOVE CONTROL VALVES TO BE LOCATED ON A SEPARATE ADJACENT VALVE BOX OR A JUMBO VALVE BOX MAY BE USED INSTEAD OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH WITH GRADE.
15. ALL ORP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 8" ROUND ECONOMY BOXES.
16. ALL PLANTS REQUIRING MORE THAN ONE ORP (WATER SHALL HAVE LIMITERS DISTRIBUTED EVENLY AROUND THE LOGS OF THE ROOT BALL).
17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION TUNING MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPE LINES AND SLEEVES) TO BE FLUSHED FROM TWO STATIONARY POINTS. ALL ORP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROL VALVE.
 - C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.
 - D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS, EXISTING STRUCTURES, AND ANY OTHER HARDSCAPE AREAS.
18. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
 - A. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIC ELECTRICAL SERVICE TO ALL CONTROL LINE LOCATIONS. ALL ELECTRICAL WORK TO BE PERMANENTLY INSTALLED IN ACCORDANCE WITH LOCAL CODE.
 - B. CONTRACTOR TO CAP OFF ALL IRRIGATION OR PRUNING LINES AS REQUIRED.
 - C. CONTROL LINE WIRE SHALL BE A DIFFERENT COLOR FOR TRIP LINES & SHUT OFF LINES AT LEAST ONE LINE CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
 - D. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
 - E. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC.
 - F. ANY IR CABLE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRE SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

LANDSCAPE MAINTENANCE

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS OF WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.

LANDSCAPE PLAN APPROVAL

CASE #	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN. AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL. THE CITY WILL NOT ISSUE A FIELD UNIT INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
TREES					
	PROSPERITY HYBRID "BIG SALADO"	20" MIN	16	24" BOX	STANDARD
	ACACIA ANGLICA "MILK TREE"	20" MIN	17	24" BOX	STANDARD
SHRUBS					
	DODONAEA VICTORIA "HOPBUSH"		23	5 GAL	CANTILL
	TELLOMA "ELLIS OR TREE"		20	5 GAL	CANTILL
	EREMOPHILA HYGROPHILANA "BLUE BELLS"		42	5 GAL	CANTILL
	LEUCOPHYLLUM LAETICULM "COWHORN SAGE"		21	5 GAL	CANTILL
	EREMOPHILA ELABATA "SP. CARNOSA"		24	5 GAL	CANTILL
	BUELLIA PENINSULARIS "DESERT BUELLIA"		21	5 GAL	CANTILL
ACCENTS					
	HELIPALCO PAVITRORA "RED YUCCA"		10	5 GAL	CANTILL
	DASYLIRION WHITELI "DESERT SPOON"		21	5 GAL	CANTILL
	MURDERBIRD "CAPSULES"		19	5 GAL	CANTILL
GROUND COVERS					
	LANTANA "NEW GOLD"		91	5 GAL	CANTILL
	LANTANA "DALLAS RED"		19	5 GAL	CANTILL
	DECOMPOSED GRANITE - 3/4" SCREENED, COLOR TO BE EXPRESS COLORED BY GRANITE EXPRESS. D.G. TO BE INSTALLED AT 2" DEPTH MIN.			22,760 SQ. FT.	

BUILDER:
ADAMS CRAIG ACQUISITIONS
7904 E. CHAPARRAL ROAD
SUITE 110-113
SCOTTSDALE, ARIZONA 85250
PHONE: 480-634-5015

ENGINEER:
RCC DESIGN GROUP, LLC
2033 E. WARNER ROAD, SUITE 111
TEMPE, ARIZONA 85284
CONTACT: STUART RAYBURN
PHONE: 480-598-0270
stu@rccdesigngroup.com

LANDSCAPE ARCHITECT:
MCGOUGH ADAMSON
535 E. MCKELLIPS ROAD, SUITE 131
MESA, AZ 85203
CONTACT: NICK ADAMSON
602-997-9093
nicka@mp-ar.com

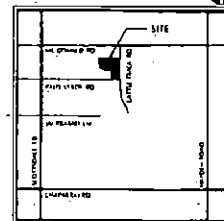
SHEET INDEX

1.01	COVER SHEET
1.02	PLANTING PLAN
1.03	IRRIGATION PLAN
1.04	WALL PLAN
1.05	DETAILS

LANDSCAPE DATA TABLE

OPEN SPACE REQUIRED	NOT APPLICABLE
OPEN SPACE PROVIDED	22,760 SF
ON-SITE LANDSCAPE AREA	17,923 SF
ROW LANDSCAPE AREA	6,837 SF

VICINITY MAP



535 E. MCKELLIPS ROAD, SUITE 131
MESA, ARIZONA 85203
PHONE: 602-997-9093



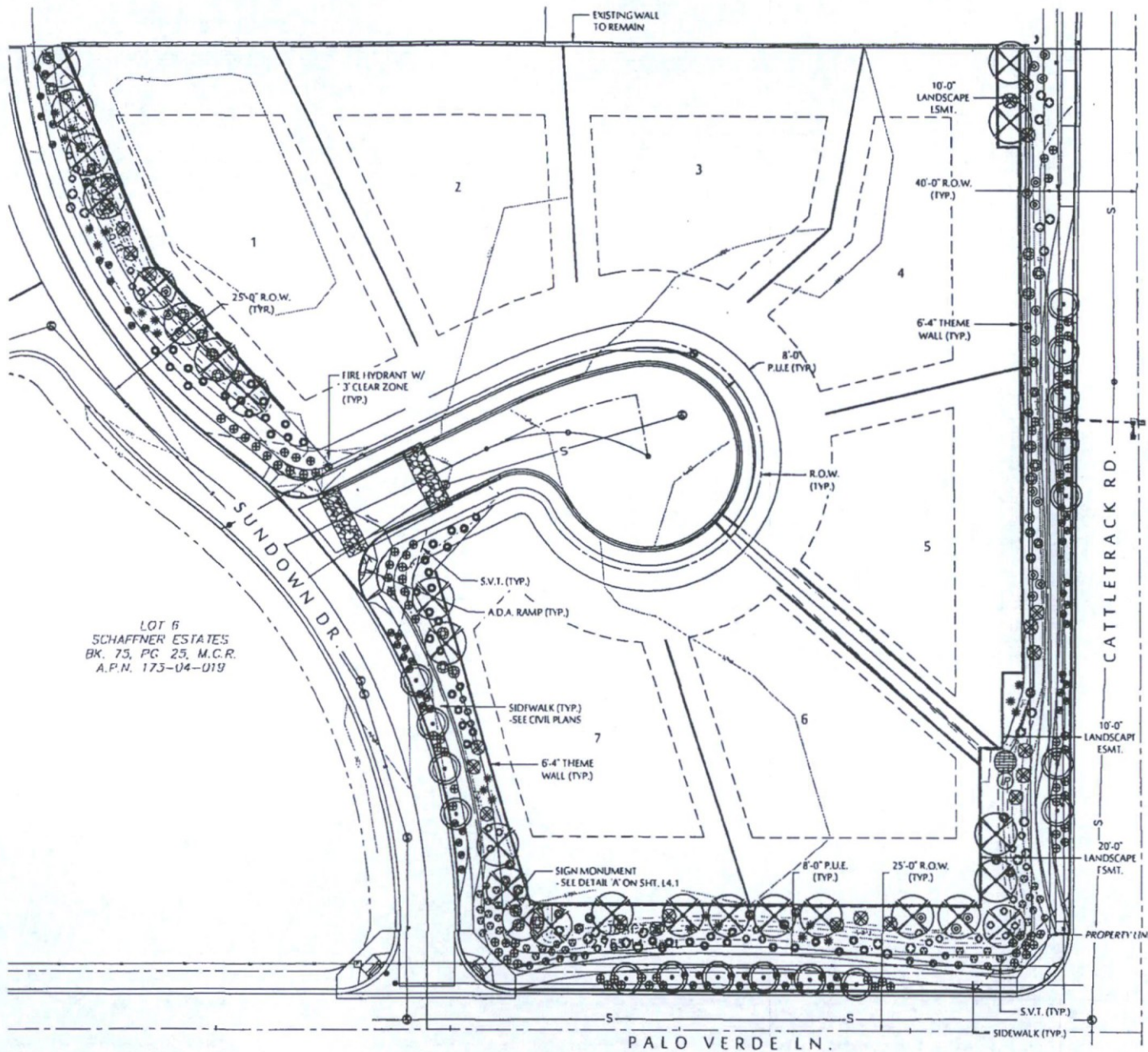
Case # 8702-17-1

COVER SHEET
SIENA-ESTATES
PALO VERDE LANE & CATTLEBACK ROAD
SCOTTSDALE, ARIZONA 85250
PREPARED FOR: ADAMS CRAIG ACQUISITIONS

1.01-1.05
DATE: 07/12/2019
DESIGNED BY: AE
CHECKED BY: JLM

REVISIONS:
1.01-1.05
DATE: 07/12/2019
DESIGNED BY: AE
CHECKED BY: JLM

SHEET NO. 1
1.01



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	PROSOPIS HYBRID "RIO SALADO"
	ACACIA ANEURA MEXGA TREE
SHRUBS	
	DODONAEA VISCOZA HOPSEED BUSH
	TECOMA "BELLS OF FIRE"
	FREMOPHILA M. GROPHANA BLUE BELLS
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE
	EREMOPHILA GLABRA SSP. CARNOSA WINTER BLAZE
	RUELLIA PENINSULARIS DESERT RUELLIA
ACCENTS	
	HESPERALOE PARVIFLORA RED YUCCA
	DASYLIRION WHEELERI DESERT SPOON
	MUHLENBERGIA CAPILLARIS REGAL MIST GRASS
GROUND COVERS	
	LANTANA "NEW GOLD"
	LANTANA CAMARA "DALLAS RED" LANTANA
	DECOMPOSED GRANITE - 3/4" SCREENED, COLOR TO BE EXPRESS GOLD BY GRANITE EXPRESS D.G. TO BE INSTALLED AT 2" DEPTH MIN



535 E. JACKSON RD., SUITE 111
SCOTTSDALE, ARIZONA 85250
PHONE: (602) 992-3000



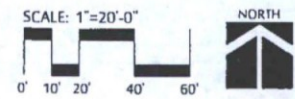
PLANTING PLAN
SIENA ESTATES
PALO VERDE LANE & CATTLETRACK ROAD
SCOTTSDALE, ARIZONA 85250
PREPARED FOR: ADAMS CRAIG ACQUISITIONS

These drawings, as legal instruments of professional service, are and shall remain the property of the landscape architect.
These drawings shall not be used in any other project or for additions to this project without the written agreement from the landscape architect.

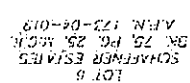
JOB NO. 18-06
DATE: 02-12-2019
DRAWN BY: AF
CHECKED BY: TM

REVISIONS

SHEET NO. L1.1



CASE# 6702-17-1 1-CP-2017



IRRIGATION SCHEDULE

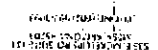
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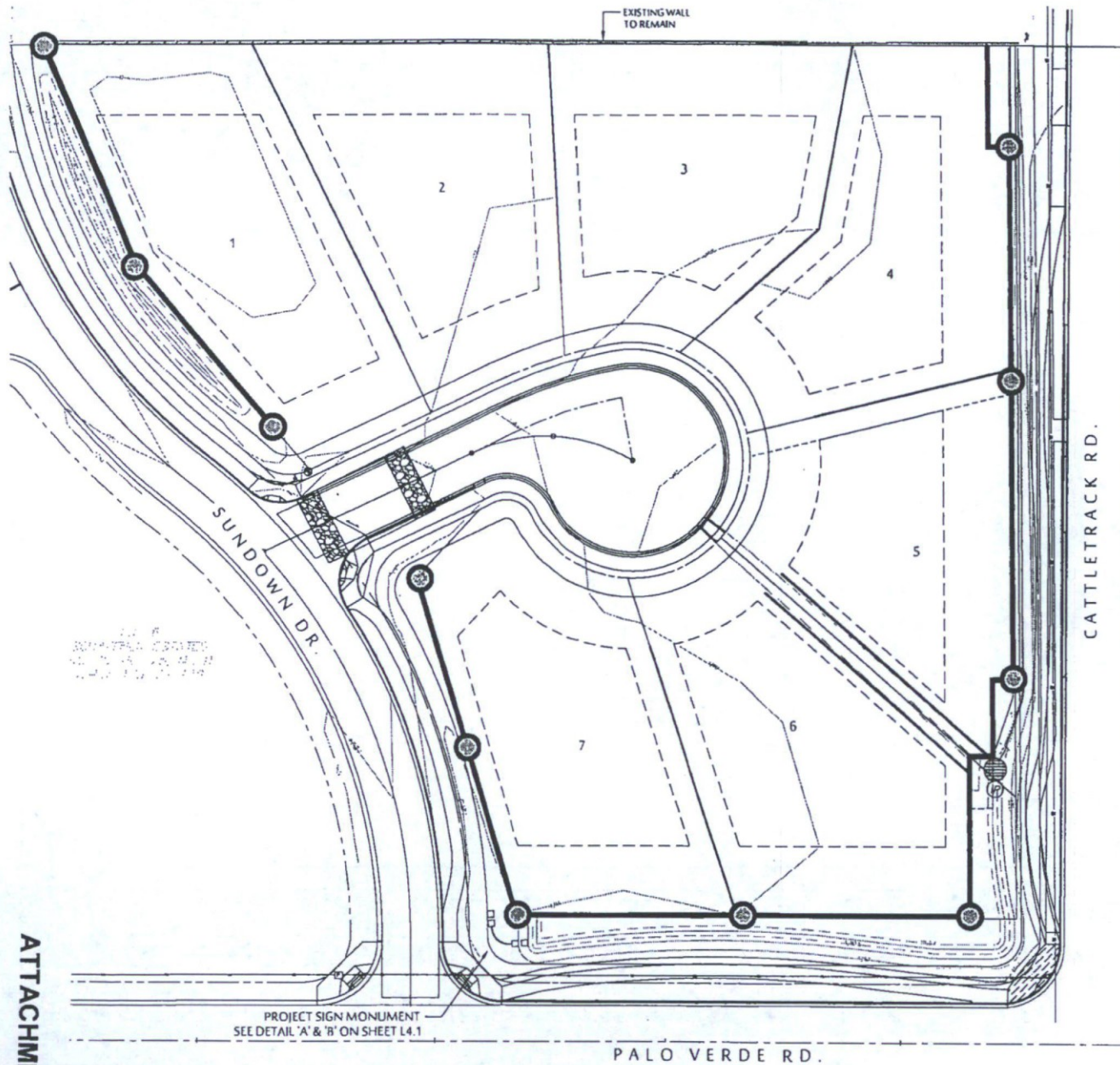
SIENA-ESTATES

PREPARED FOR: ADAMS CRAIG ACQUISITIONS

CASE# 6702-17-1

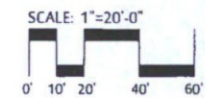
4 10 5





WALL PLAN LEGEND

- THENE WALL (H 933 LF)
SEE DETAIL 'C' ON SHEET L4.1
- PROJECT THENE COLUMNS (11 TOTAL)
SEE DETAIL 'D' & 'E' ON SHEET L4.1
- PROJECT SIGN MONUMENT
SEE DETAIL 'A' & 'B' ON SHEET L4.1



535 E. JACKELLIPS RD. SUITE 101
MESA, ARIZONA 85205
PHONE: (602) 942-7643



WALL PLAN

SIENA ESTATES

PALO VERDE LANE & CATTLETRACK ROAD
SCOTTSDALE, ARIZONA 85250

PREPARED FOR: ADAMS CRAIG ACQUISITIONS

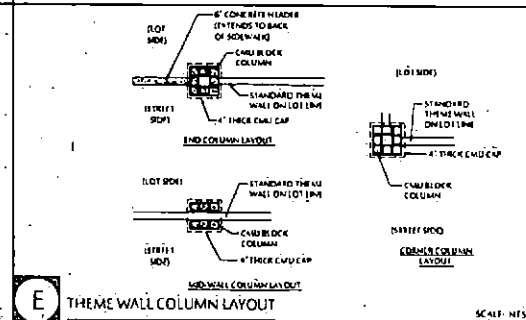
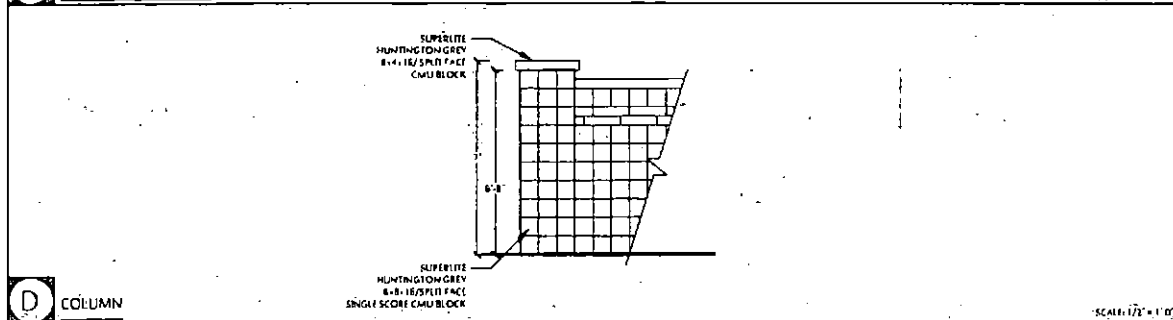
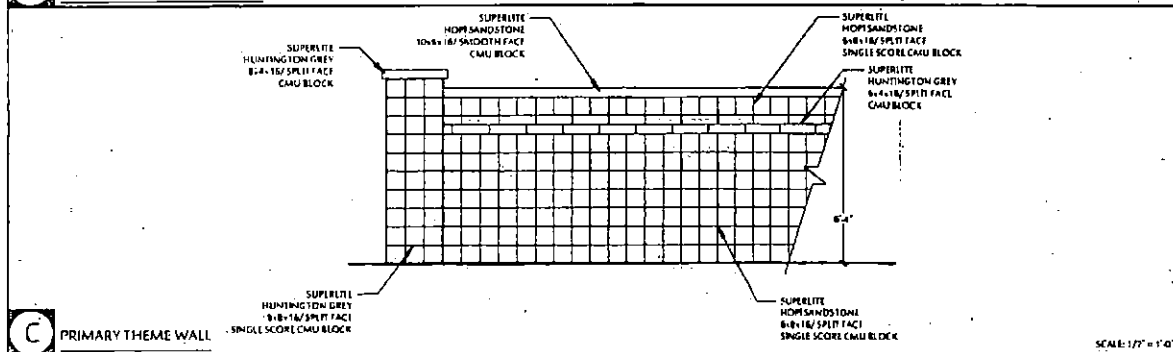
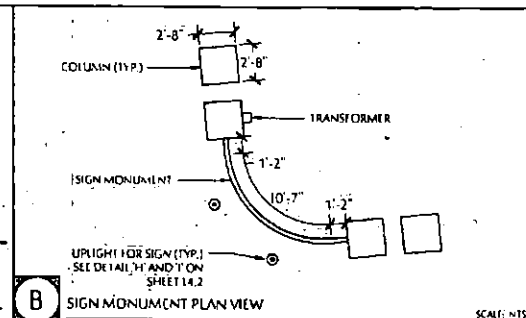
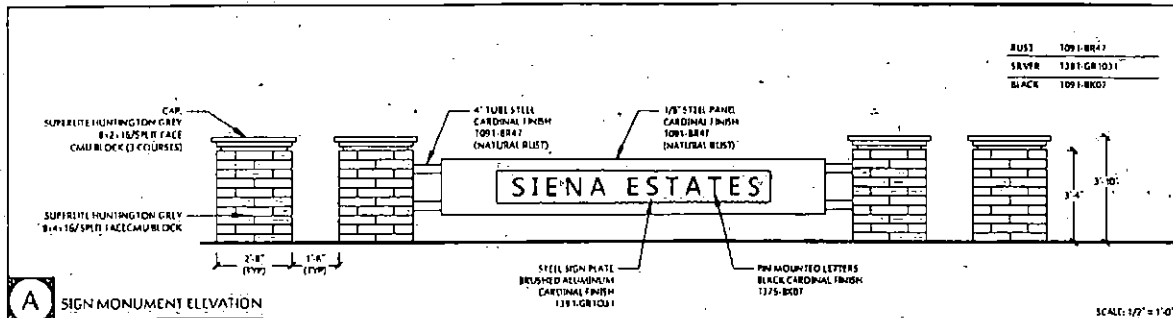
These drawings, as legal instruments of professional service, are not to be used for any other purpose without the written consent of the professional seal of the landscape architect.

These drawings shall not be used for any other purpose or for additions to the project without the written consent of the professional seal of the landscape architect.

JOB NO. 18-06
DATE: 02-12-2019
DRAWN BY: AF
CHECKED BY: TM

REVISIONS:

SHEET NO.
L3.1



5555 JACKSON RD SUITE 151
MESA, ARIZONA 85205
TEL: 480.274.0000



Engineer 44-200-0201

WALL DETAILS
SIENA ESTATES
PALO VERDE LANE & CATTLETRACK ROAD
SCOTTSDALE, ARIZONA 85250
PREPARED FOR: ADAMS CRAIG ACQUISITIONS

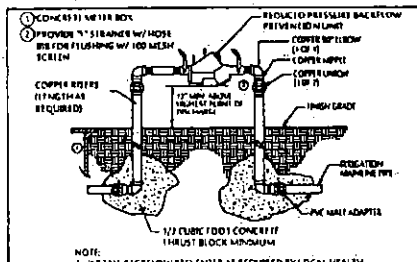
These drawings are prepared in accordance with the standards and specifications of the American Institute of Architects and the International Building Code. The designer assumes no responsibility for the construction of the project unless specifically stated otherwise.

JOB NO. 18-06
DATE: 02-12-2018
DRAWN BY: AE
CHECKED BY: LM

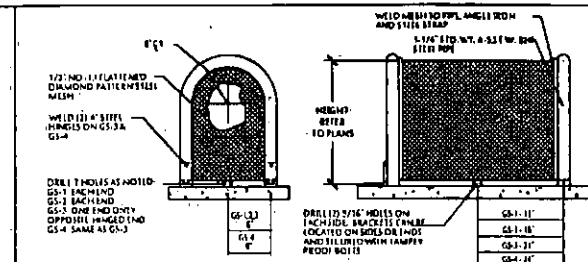
REVISIONS:
1. 02-12-2018
2. 02-12-2018
3. 02-12-2018

SHEET NO. L4.1

CASE # 6702-17-1 1-CP-2017



A BACKFLOW PREVENTER
SCALE: NTS



B BACKFLOW PREVENTER PROTECTIVE CAGE
SCALE: NTS

NOTES:

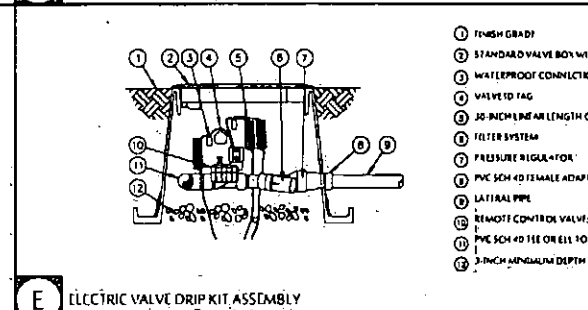
- ALL WELDED AREAS SHALL BE A MINIMUM OF 1/4" BEAD EVERY 4".
- SELECT ALL BACKFLOW ADAPTERS.
- AT ALL WELDING JOINTS, THE UNIT SHALL BE PROTECTED WITH IRON PHOSPHATE TREATMENT.
- ELECTROSTATIC APPLICATION OF POWDER SHALL BE FURNISH BEHIND: PLS-B-4003 C (1/4" OR APPROVED EQUAL).
- ALL UNITS ALSO AVAILABLE IN 304 S.S. GS-35 AVAILABLE IN 304 S.S. ONLY.
- ALL BOLTS FOR WELDS AND HASPS SHALL BE ZINC PLATED TAMPER PROOF, EXCEPT USE S.S. HARDWARE FOR S.S. UNITS.

STD. SIZE	CENTRUM DIMENSIONS
GS-5	12" W x 18" H x 12" D
GS-1	12" W x 24" H x 24" D
GS-2	12" W x 24" H x 24" D
GS-3	12" W x 24" H x 24" D
GS-4	12" W x 24" H x 24" D

NOTE: GS-5 POWER COIL WITH GUARD SPACE

C NOT USED
SCALE: NTS

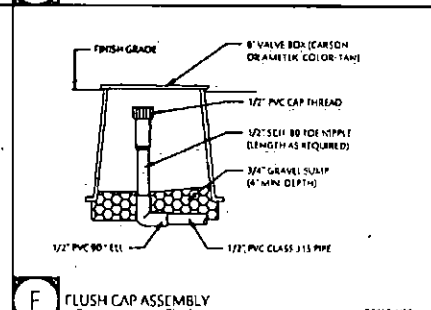
D NOT USED
SCALE: NTS



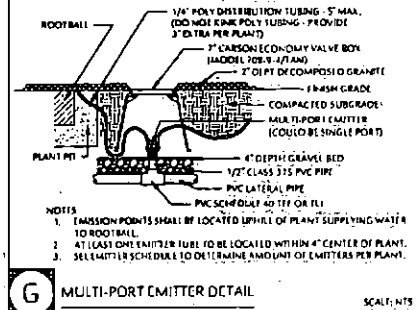
E ELECTRIC VALVE DRIP KIT ASSEMBLY
SCALE: NTS

NOTES:

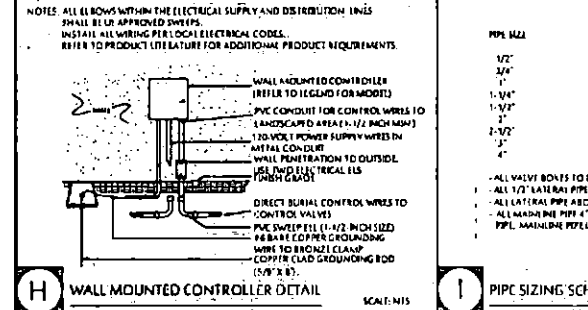
- FINISH GRADE
- STANDARD VALVE BOX WITH COVER
- WATERPROOF CONNECTION
- VALVED TAG
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- FILTER SYSTEM
- PRESSURE REGULATOR
- PVC SCH 40 1/2" MALE ADAPTER
- LATERAL PIPE
- REMOTE CONTROL VALVE
- PVC SCH 40 1/2" OR 1" TO MAIN OLD
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



F FLUSH CAP ASSEMBLY
SCALE: NTS



G MULTI-PORT EMITTER DETAIL
SCALE: NTS



H WALL MOUNTED CONTROLLER DETAIL
SCALE: NTS

PIPE SIZE

PIPE SIZE	FLOW (GPM)
1/2"	0-5
3/4"	5-10
1"	11-15
1 1/4"	16-25
1 1/2"	26-35
2"	36-60
2 1/2"	61-80
3"	81-120
4"	131-200

NOTES:

- ALL VALVE BOXES TO BE CARBON, AMTET, OR EQUAL
- ALL 1/2" LATERAL PIPE TO BE CLASS 315
- ALL LATERAL PIPE ABOVE 1/2" TO BE MIN. CLASS 200
- ALL MAINLINE PIPE 4" AND LARGER TO BE A MINIMUM CLASS 200 RMC/112
- PPL. MINIMUM PIPE LESS THAN 4" TO BE MINIMUM SCH. 40 PVC.

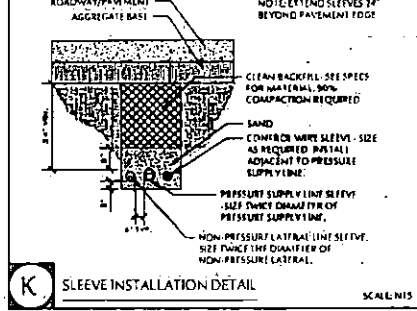
I PIPE SIZING SCHEDULE
SCALE: NTS

SLEEVE SCHEDULE

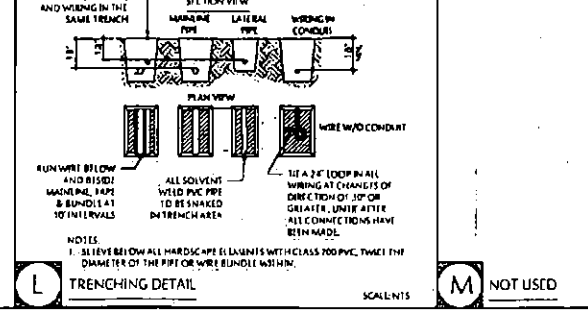
ALL PIPE SLEEVES TO BE SCH. 40 PVC AND SHALL BE INSTALLED WITH A MINIMUM OFF-SET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS SHOWN:

PIPE SIZE	MIN. SLEEVE SIZE
1/2"	2"
3/4"	2 1/2"
1", 1 1/4", 1 1/2"	3"
2", 2 1/2"	4"
3" & 4"	6"

J SLEEVE SCHEDULE
SCALE: NTS



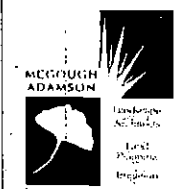
K SLEEVE INSTALLATION DETAIL
SCALE: NTS



L TRENCHING DETAIL
SCALE: NTS

M NOT USED
SCALE: NTS

N NOT USED
SCALE: NTS



5555 JACKSON RD. SUITE 121
MESA, ARIZONA 85205
TEL: 480-942-7547



IRIGATION DETAILS

SIENA ESTATES

PAULO VERDE LANE & CATTLETRACK ROAD,
SCOTTSDALE, ARIZONA 85250

PREPARED FOR: ADAM CRAIG ACQUISITIONS

1-GR-2017

DATE: 02-12-2019

DRAWN BY: AT

CHECKED BY: TM

REVISIONS:

SHEET NO: L4.3

7 of 7



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

Thursday, August 2, 2018

SUMMARIZED MEETING MINUTES

PRESENT:

Linda Milhaven, Councilwoman/Chair
Joe Young, Vice Chair
Kelsey Young, Planning Commissioner
Tammy Caputi, Development Member
Doug Craig, Design Member

Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Greg Bloemberg
Jesus Murillo
Meredith Tessier
Bryan Cluff
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

Councilwoman Milhaven 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 August 2, 2018 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the July 19, 2018 Development Review Board Meeting Minutes:

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE JULY 19 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 45-DR-2017 DC Ranch Crossing Hotel

Request approval of the site plan, landscape plan, and building elevations for a new hotel development, comprised of approximately 75,622 square feet of building area, including a conference area and 126 guest rooms in a four-story-tall building, all on a 1.7-acre site within the DC Ranch Crossing shopping center.

BOARD MEMBER CAPUTI MOVED TO APPROVE 45-DR-2017 SECONDED BY BOARD MEMBER SCARBROUGH. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

4. 2-PP-2018

Siena Estates

Request approval of a preliminary plat for a new residential subdivision, comprised of 7 lots and open space tracts, with amended development standards for the net lot area, minimum lot width, and required setbacks; including the building envelope plan, the landscape plan, open space plan, and the entry concept plan and wall plan, all on a 3.8-acre site.

BOARD MEMBER CAPUTI MOVED TO APPROVE 2-PP-2017 SECONDED BY BOARD MEMBER SCARBROUGH. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

5. 12-DR-2018

Toca Madera

Request approval of the site plan, landscape plan, and building elevations for a new restaurant building with 8,000 square feet of building area on Pad B, in the northwest portion of Scottsdale Fashion Square.

BOARD MEMBER CAPUTI MOVED TO APPROVE 12-DR-2017 SECONDED BY BOARD MEMBER SCARBROUGH. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

6. 2-ZN-2012 & 1-II-2012 Don & Charlie's Hotel

Pursuant to Section 6.1304.A of the Planned Block Development (PBD) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan that is part of a proposed zoning district map amendment from Highway Commercial, Downtown Overlay (C-3 DO) to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay with an Infill Incentive District (D/DMU-2 PBD DO with IID) for a 0.92-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMEND APPROVAL 2-ZN-2018 AND 1-II-2018 SECONDED BY BOARD MEMBER CRAIG. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

Sonnie Kirtley spoke of concerns regarding noise.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:26 P.M.