

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 20, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**FEV2 Office Remodel
3-DR-2023** | Request for approval of a site plan, landscape plan, and building elevations for an exterior remodel to an existing office building on a +/- 2-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- 1 public comment received as of writing this report regarding landscaping.

BACKGROUND

Location: 7428 E Karen Drive

Zoning: Industrial Park (I-1)

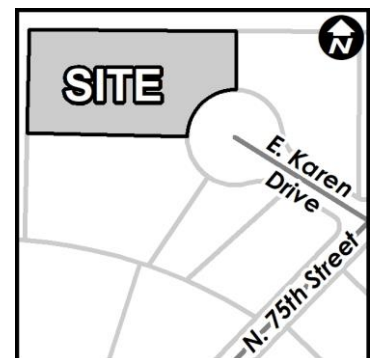
Adjacent Uses

North: Airport taxilane, further north are existing 1-story industrial/office buildings. Stucco and block with earth tone paint finish.

East: Existing 1-story industrial/office buildings. Stucco with earth tone paint finish and natural stone wainscoting.

South: Vacant property, zoned Industrial Park (I-1)

West: Airport taxilane, further west are existing 1 and 2 story industrial/office buildings.



Property Owner

Falcon Eye Ventures, LLC

Architect/Designer

Nelson Partners

Applicant

Jeff Brand, Nelson Partners
Chantel Kimmins, Nelson Partners
(480) 225-8559

DEVELOPMENT PROPOSAL

The proposed project is for a remodel to an existing office building within the Greater Airpark Character Area. The design is contemporary with new metal paneling and wood cladding applied to an existing masonry and concrete façade. The style is compatible to recent development within the Greater Airpark Character Area. Enhanced landscaping is proposed at the frontage. Existing hangar doors on the western façade will continue provide direct access to the airport taxilane.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including drought-tolerant plants and shading devices.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the FEV2 Office Remodel development proposal, per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Wayland Barton
Planner
480-312-2817 wbarton@Scottsdaleaz.gov

APPROVED BY



Wayland Barton, Report Author

3/28/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

4/12/2023

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Refuse Plan
10. Open Space Plan
11. Landscape Plan
12. Building Elevations (black & white)
13. Building Elevations (color)
14. Perspectives
15. Materials and Colors Boards
16. Zoning Map
17. City Notification Map
18. Public Comment



Context Aerial

3-DR-2023



Close-up Aerial

3-DR-2023

NELSEN PARTNERS, INC.
Austin | Scottsdale

—

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Partners

Brad J. Nelsen, AIA, RAIA
Erston Senger, AIA
Philip J. Crisara, AIA
George A. Melara, AIA
Carson Nelsen
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J. Scott Chasteen
Stephen L. Oliva, AIA
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Associates

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Matthew Beaton, AIA
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Randy McManus
Janet Quan
Sandra Saldaña

Hi-Health Remodel

Project Narrative

December 16, 2022

The following request is for DRB approval of the Hi-Health Remodel located near the Scottsdale Airpark at 7428 East Karen Drive. This property is zoned as Industrial Park (I-1) and will consist of +/-38,890 square feet of standalone building with the height of 30'-0" from finished grade.

The architectural design of Hi-Health Remodel will integrate seamlessly within the Scottsdale Airpark context while creating a strong presence on Karen Drive and 75th Street.

The glazing on the southeast corner engages the public as patrons arrive to the building. The architectural design will emphasize horizontality using rooflines, overhangs, and clerestory windows with a material palette that reflect the context. The landscape design will incorporate a curated palette sensitive to the Sonoran Desert, as well as enhanced hardscape.

The design will incorporate sustainable elements with modern details to achieve a contemporary design that is unique for the client yet meets the stated goals for Sensitive Design Program, Design Standards and Policies Manual, and City of Scottsdale Restaurant Guidelines. The building massing is layered and its scale broken down with various transitions in plane, elevation, and finishes. The design will blend urban Scottsdale characteristics with historical Mid-Century influences. New mechanical equipment will be screened from public view. Utilities and refuse are integrated within the building footprint, also screened from public view.

The material palette proposed is complimentary to the context which will include:

- Architectural, high efficiency glass
- Overhangs with a wood soffit with dark metal fascia
- Integral neutral color EIFS
- Metal panels that extend to the parapet to hide mechanical units
- Wood siding in stained colors

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that the project will be consistent with the applicable guidelines and policies of the City.*
 - *Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan and Greater Airport Character Area Plan, which designates the site as Aviation.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the proposed development will incorporate unique qualities that are compatible with the surrounding context. The building design and overall landscaping reflect a sensitive design to the Sonoran Desert with adequate building massing and a curated plant palette list.*
 - *Staff finds that the proposed development exhibits a compatible approach to the surrounding context. The building has a contemporary design that utilizes a variety of materials with adequate massing and shading to avoid monotonous repetition. However, Staff notes that the use of dark-cool paint tones may not promote a desirable color scheme in all contexts. Warm neutral tones are more compatible with the Sonoran Desert. The site is not located within the ESL Overlay nor the Historic Preservation Overlay District.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant shows no significant alterations to the vehicle circulation pattern of the site.*
 - *Staff finds that the proposal will not adversely impact the existing traffic circulation of the site.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that new mechanical equipment will be screened from public view with utilities and refuse integrated within the overall building footprint.*
 - *Staff finds that the proposed building design will screen rooftop mechanical equipment by the parapet.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;

- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1962 (Ord. #165) and zoned to the Industrial Park (I-1) zoning designation. A prior Conditional Use Permit was approved for the site in 1985 under case 30-UP-1985 to allow the use of an office/hanger.

Community Involvement

With the submittal of the application, Staff notified all property owners within 750-feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, Staff has received one public comment regarding landscaping.

Context

Located on the western end of E. Karen Drive, approximately 430 feet west of N. 75th Street in the Greater Airpark Area, the site is situated northwest of the overall Scottsdale Airport with direct access to the airport taxilane. The original building appears in historical aerial imagery as early as 1985 and is surrounded by similar office/industrial uses. To the west and north are sites with similar taxilane access built as early as 1985. Towards the east is an existing office site without taxilane access built in the late 1970's. The parcel to the south is vacant.

Project Data

- Existing Use: Office/Hangar
- Proposed Use: Office/Hangar (no change)
- Parcel Size: +/- 87,910 square feet / 2.02-acres
- Total Building Area: +/- 39,000 square feet
- Floor Area Ratio Allowed: 0.8 FAR
- Floor Area Ratio Provided: 0.44 FAR (no change)
- Building Height Allowed: 52 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 30 feet (inclusive of rooftop appurtenances)
- Parking Provided: 68 spaces (no change)
- Open Space Provided: 13,246 square feet (no change)

**Stipulations for the
Development Review Board Application:
FEV2 Office Remodel
Case Number: 3-DR-2023**

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 Nelsen Partners, with a city staff date of 3/9/2023.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelsen Partners, with a city staff date of 3/9/2023.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Hillman Workshop, with a city staff date of 3/9/2023.
 - d. Refuse for the project shall generally conform to the Refuse Plan prepared by Nelsen Partners with a city staff date of 3/9/2023.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit for the subject site was: 30-UP-1985.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. 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.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Any roll-up overhead doors shall orientate all accessory/mechanical components internal to the building.

SITE DESIGN:

DRB Stipulations

3. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

4. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 for single enclosures, and #2147-1, for double enclosures.

LANDSCAPE DESIGN:

Ordinance

- C. With final plans submittal, the owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.
- D. With final plans submittal, the property owner shall update the landscape plans to show that thorny trees, shrubs and cacti will be planted so their mature size/canopy will be at least 4 feet away from walkways or parking area curbing.

DRB Stipulations

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- F. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- G. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- H. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- J. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property lines shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

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. All exterior lighting shall have a color temperature of 3,000 Kelvin or less
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

Ordinance

K. Required bicycle parking shall conform to Zoning Ordinance Section 9.103.

AIRPORT:

DRB Stipulations

7. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA *for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope*. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
8. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

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AIR PARK - REMODEL
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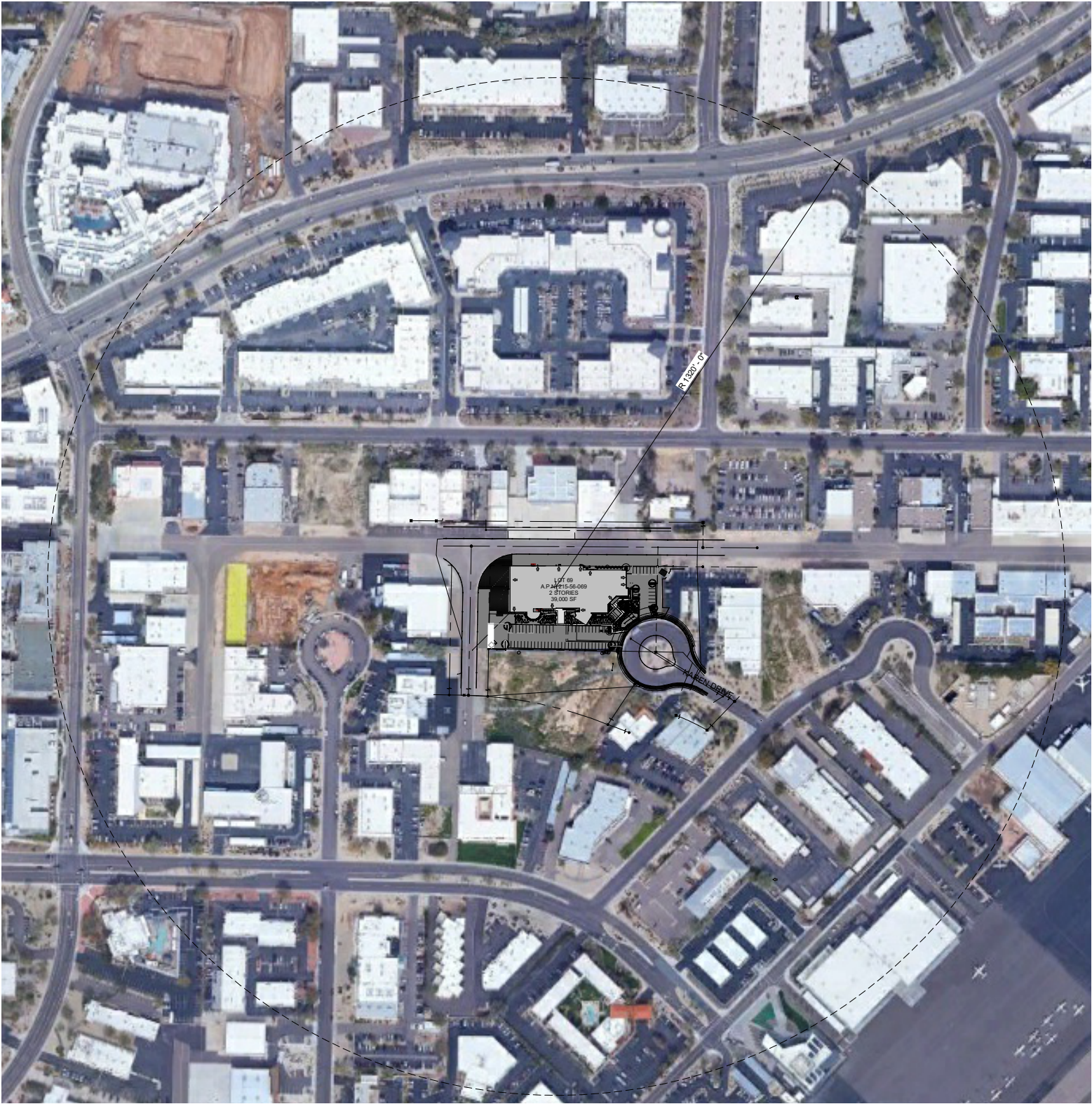
Date
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Revisions

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Project No.
22096

A112
SITE PLAN AERIAL



TRUE
NORTH



PLAN
NORTH

01

CONTEXT AERIAL

SCALE: 1" = 160'-0"

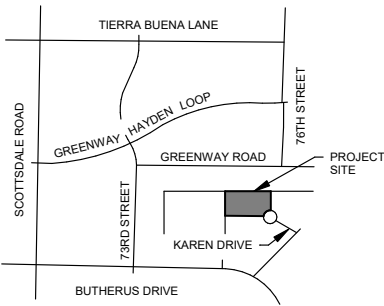
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PROJECT INFORMATION

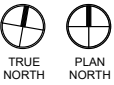
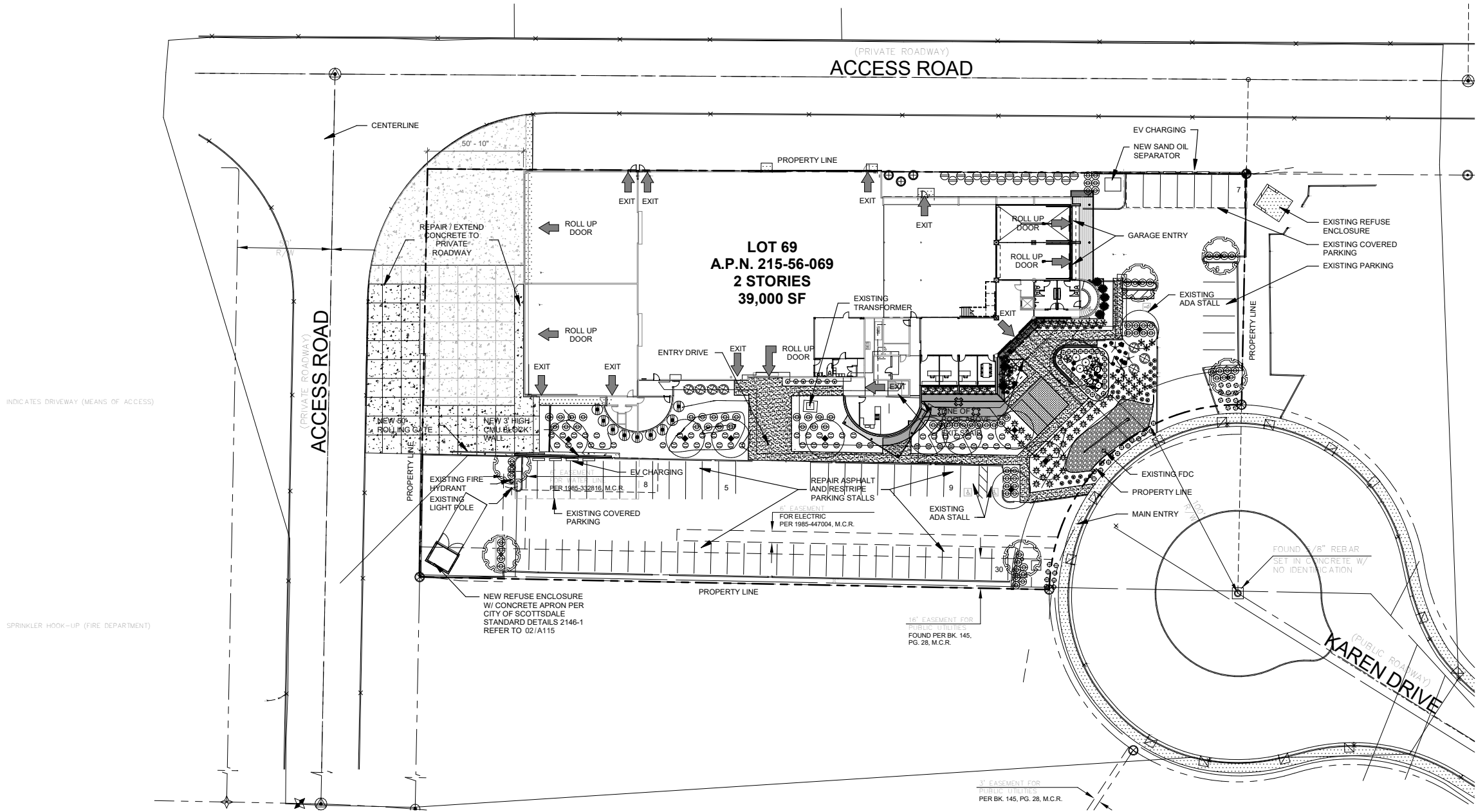
PROJECT NAME: 2012 INTERNAIONAL BUILDING CODE
PARCEL ADDRESS: 7428 E. KAREN DR. SCOTTSDALE, AZ 85260
PARCEL NUMBER: 215-56-069
PRE-APP NUMBER: 1097-PA-2022

PROJECT DATA

CURRENT ZONING: I-1 (INDUSTRIAL PARK)
LOT AREA: 83,330 sq ft
BUILDING HEIGHT: 30'-0" (EXISTING UNCHANGED)
GROSS BUILDING AREA: 39,000 SF (EXISTING UNCHANGED)
SURFACE PARKING TO REMAIN:
COVERED: 15 STALLS
UNCOVERED: 50 STALLS
ACCESSIBLE: 3 STALLS
TOTAL: 68 STALLS

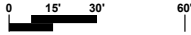


VICINITY MAP



01 SITE PLAN

SCALE: 1" = 30'-0"



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AIR PARK - REMODEL
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A111
SITE PLAN - DRB



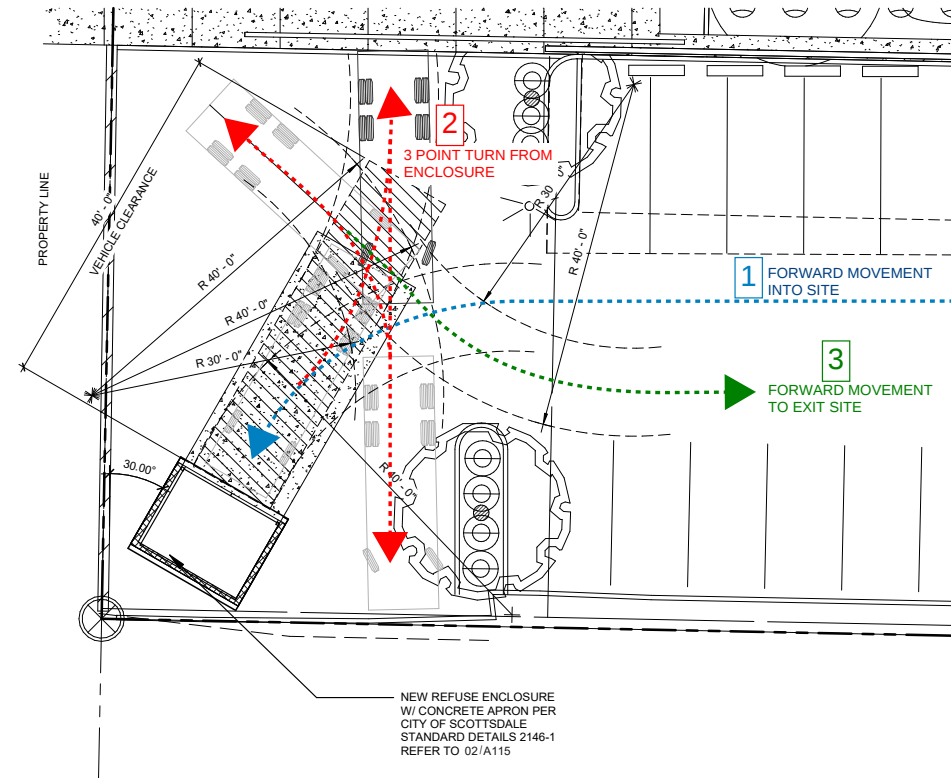
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FEV2 LLC
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Revisions

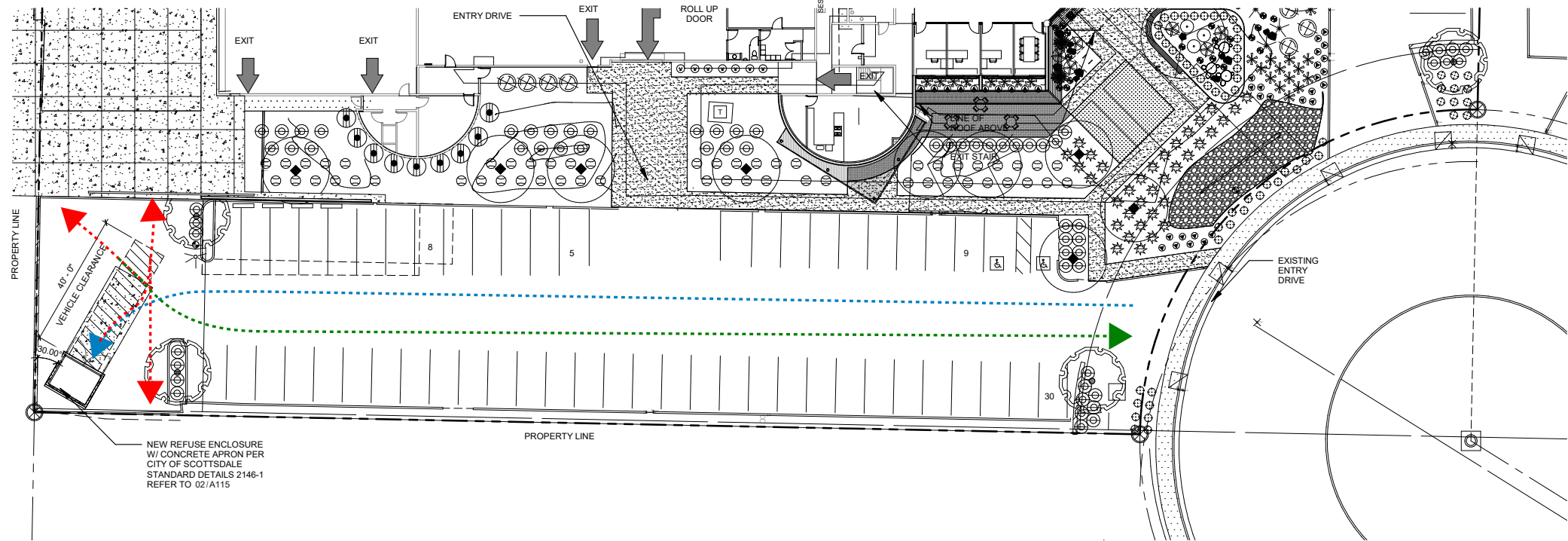
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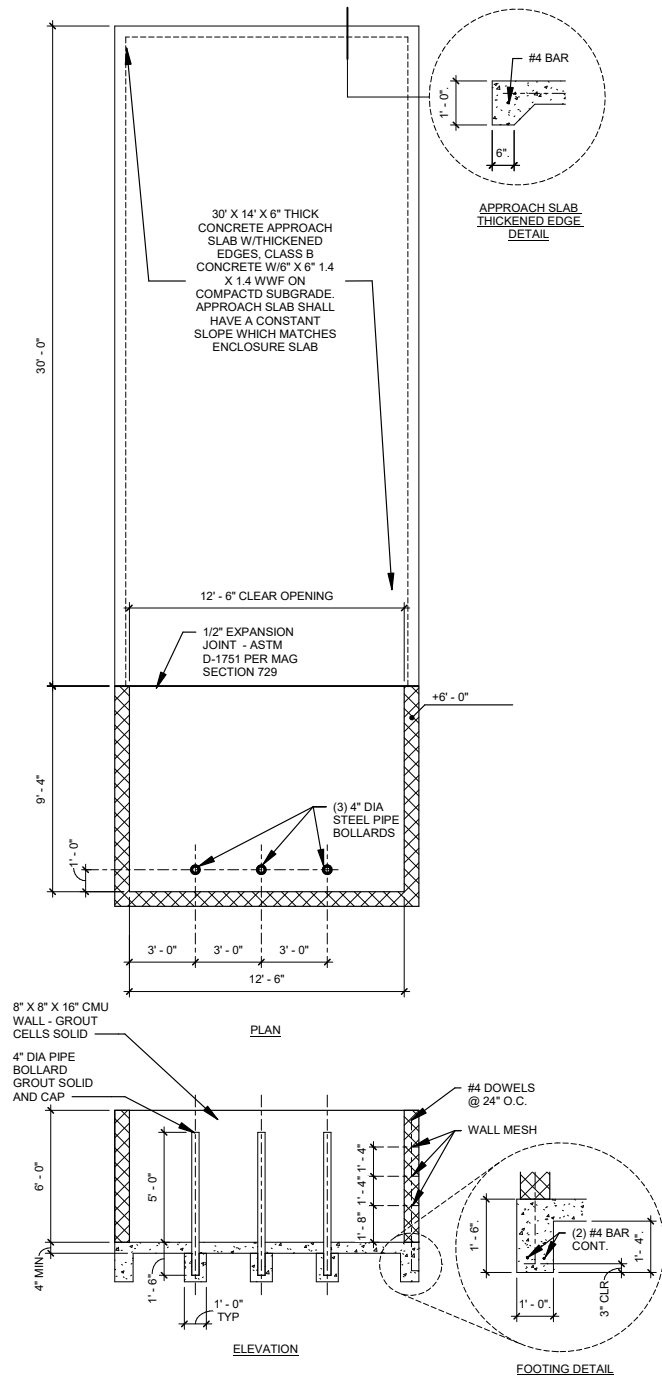
A115
REFUSE PLAN



03 REFUSE CIRCULATION PLAN
SCALE: 1" = 10'-0"
TRUE NORTH PLAN NORTH



01 REFUSE CIRCULATION PLAN
SCALE: 1" = 20'-0"
TRUE NORTH PLAN NORTH



02 REFUSE ENCLOSURE
SCALE: 1/4" = 1'-0"

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AIR PARK - REMODEL
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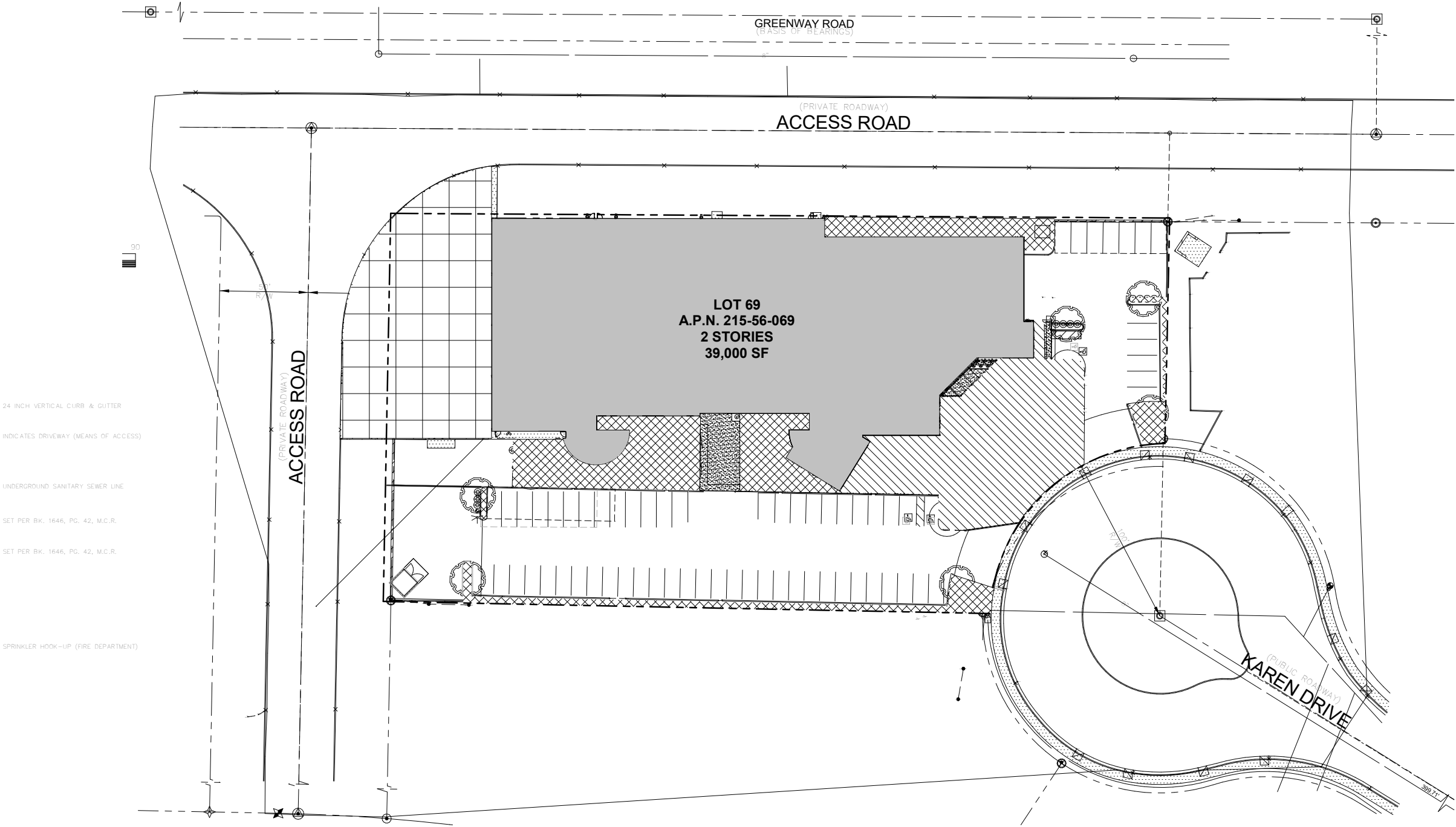
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A113
OPEN SPACE PLAN

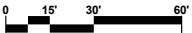
PARKING LOT LANDSCAPING
8,405 SF TOTAL

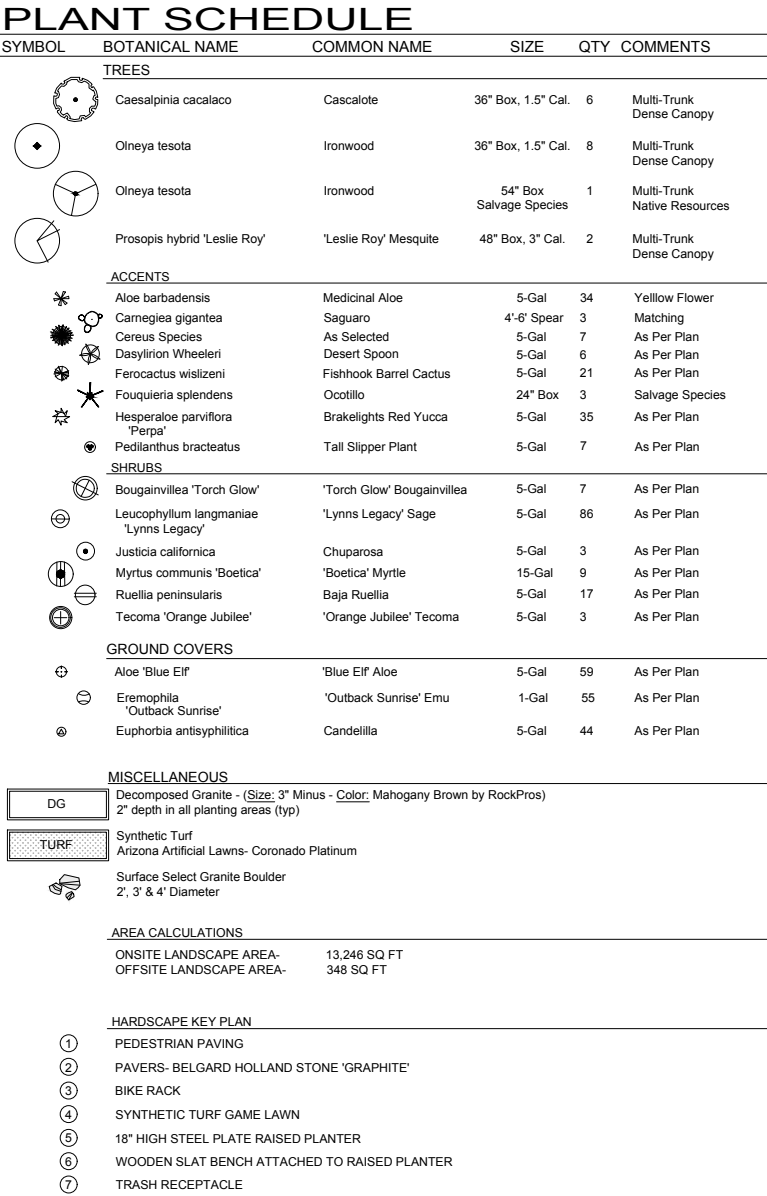
FRONT OPEN SPACE
8,121 SF TOTAL

SERVICE HARDSCAPE
10,887 SF TOTAL



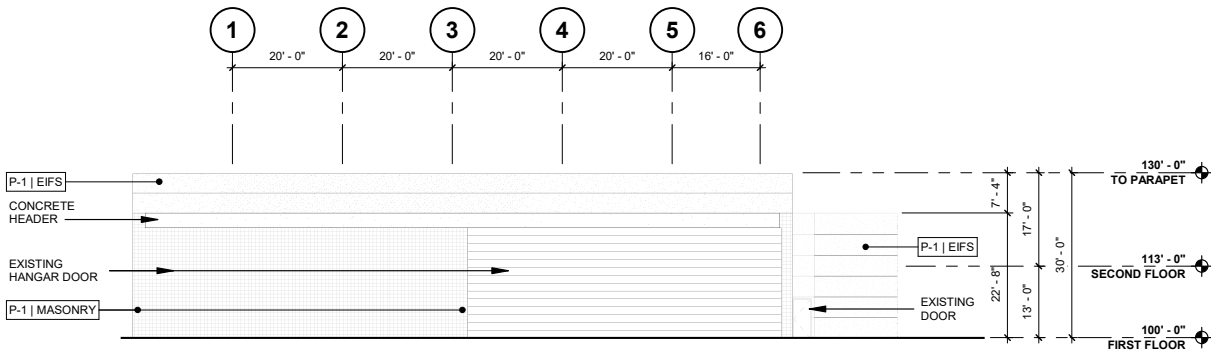
01 OPEN SPACE PLAN
SCALE: 1" = 30'-0"





MATERIAL LEGEND

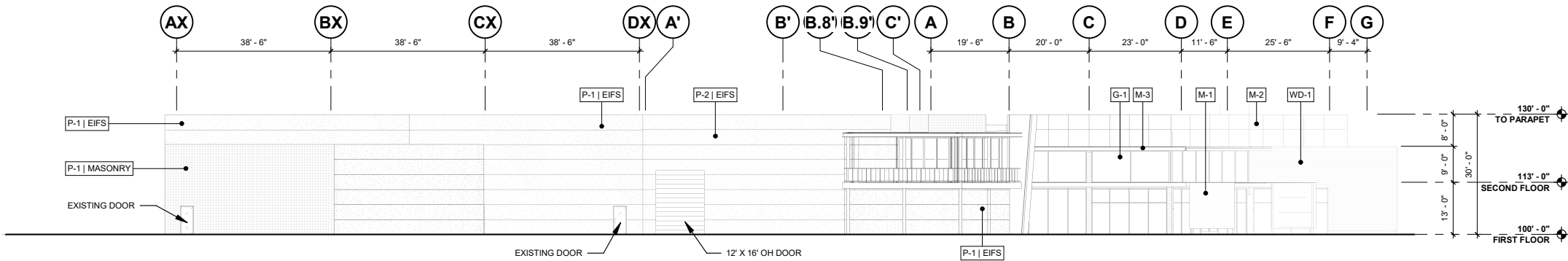
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G-1	INSULATED GLASS - VITRO - CLEAR
M-1	PERFORATED PANEL - McNICHOLS - SILVER
M-2	METAL ACM PANEL - ALPOLIC - BLACK
M-3	ALUMINUM STOREFRONT - ARCADIA - DARK BRONZE
P-1	"SILVER SONG" PAINT - BENJAMIN MOORE
P-2	"TWILIGHT ZONE" PAINT - BENJAMIN MOORE



04 WEST ELEVATION

SCALE: 1/16" = 1'-0"

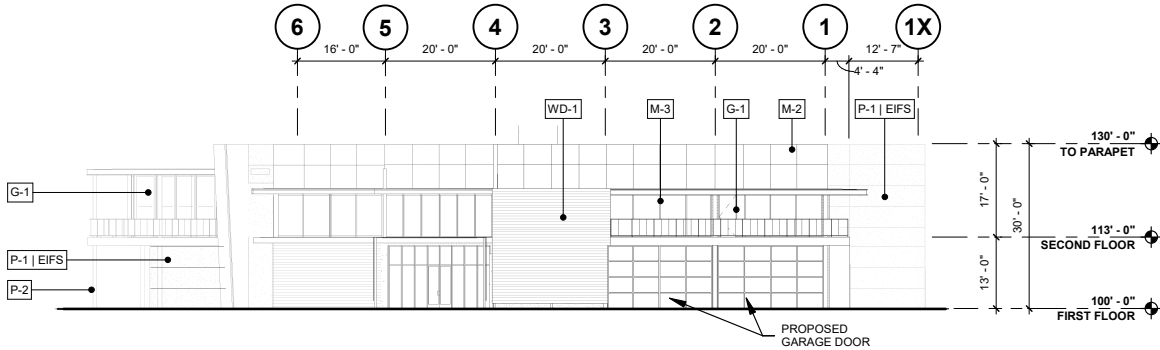
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03 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

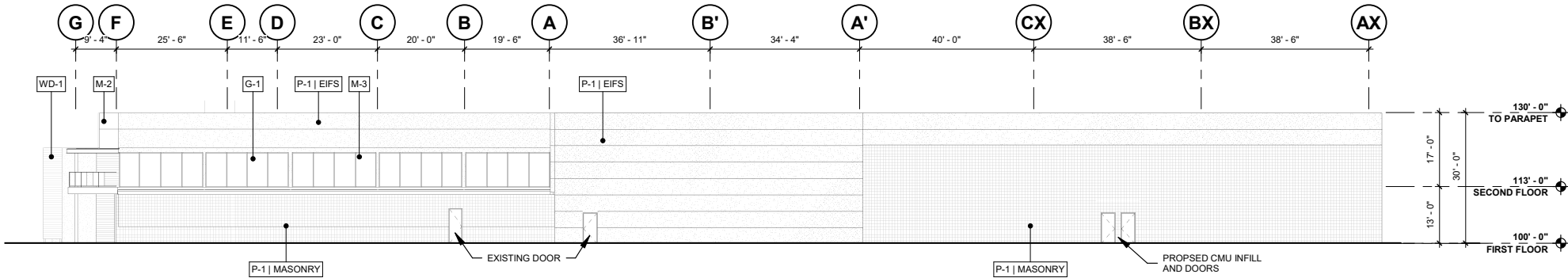
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02 EAST ELEVATION

SCALE: 1/16" = 1'-0"

REF:



01 NORTH ELEVATION

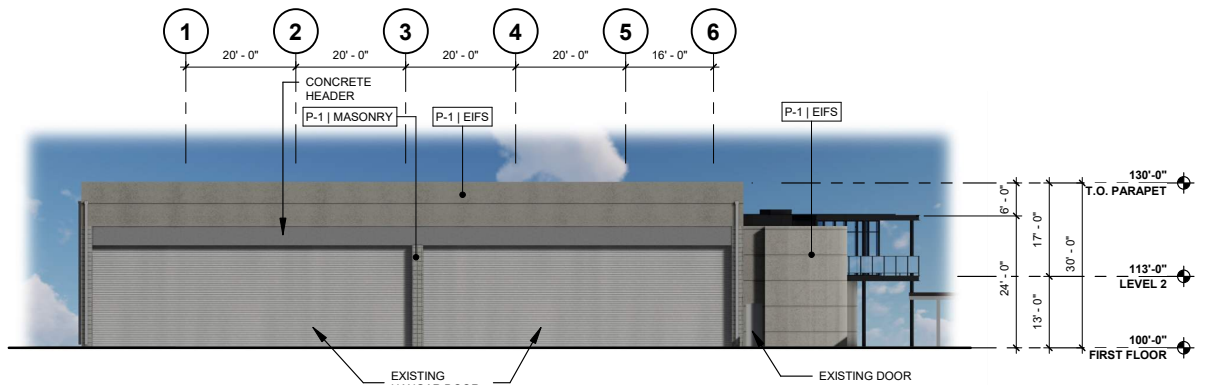
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MATERIAL LEGEND

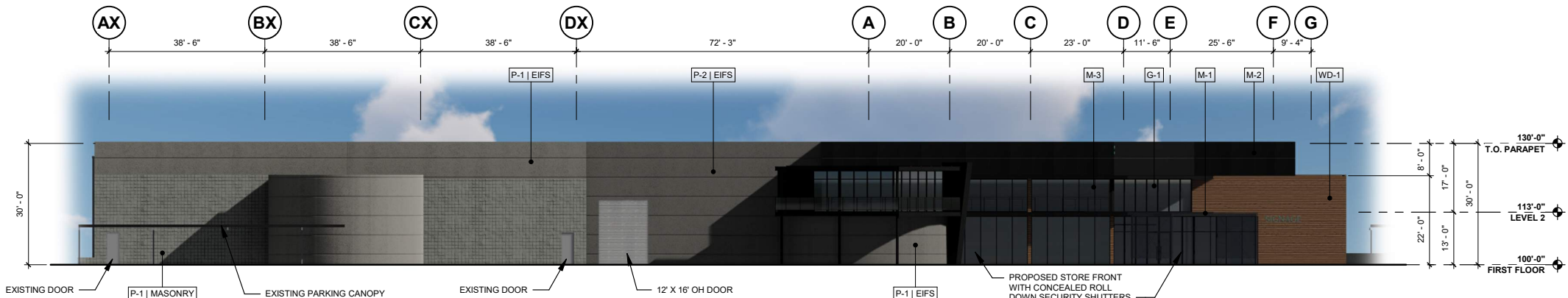
WD-1	EXTERIOR WOOD CLADDING - KEBONY - CLEAR
G-1	INSULATED GLASS - VITRO - CLEAR
M-1	PERFORATED PANEL - McNICHOLS - SILVER
M-2	METAL ACM PANEL - ALPOLIC - BLACK
M-3	ALUMINUM STOREFRONT - ARCADIA - DARK BRONZE
P-1	"SILVER SONG" PAINT - BENJAMIN MOORE
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04 WEST ELEVATION

SCALE: 1/16" = 1'-0"

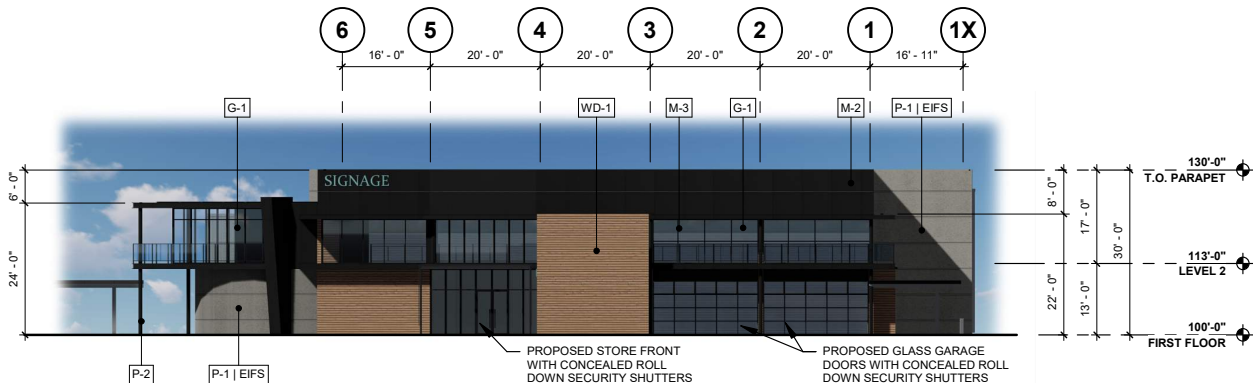
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03 SOUTH ELEVATION

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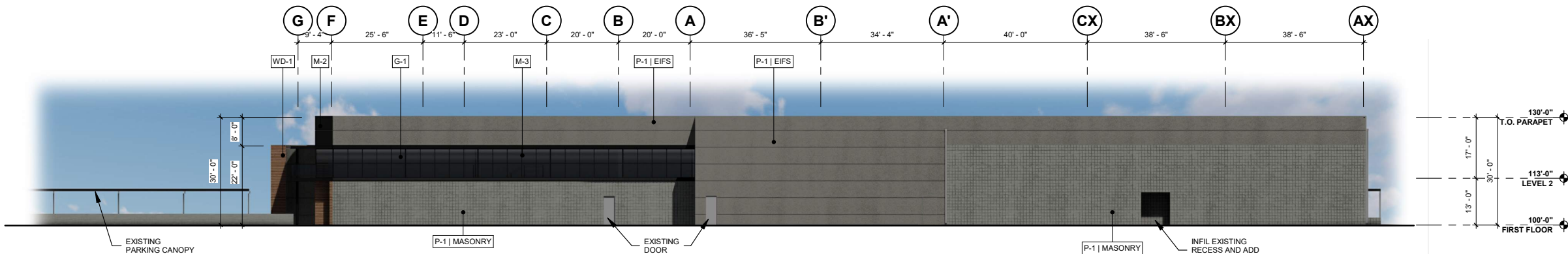
REF:



02 EAST ELEVATION

SCALE: 1/16" = 1'-0"

REF:



01 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

REF:

ATTACHMENT #13

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AIR PARK - REMODEL

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Project No.
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A303
EXTERIOR ELEVATIONS
- DRB



ATTACHMENT #14



AIR PARK - REMODEL
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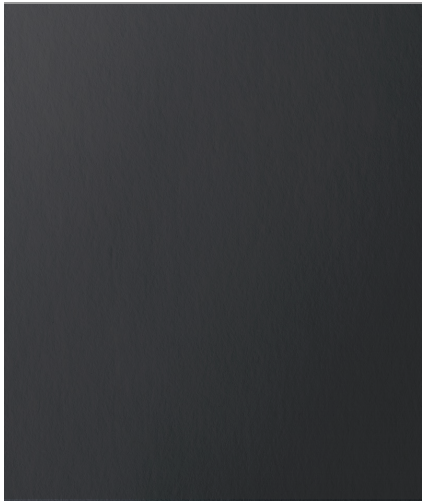
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EIFS Paint



Glass/Storefront



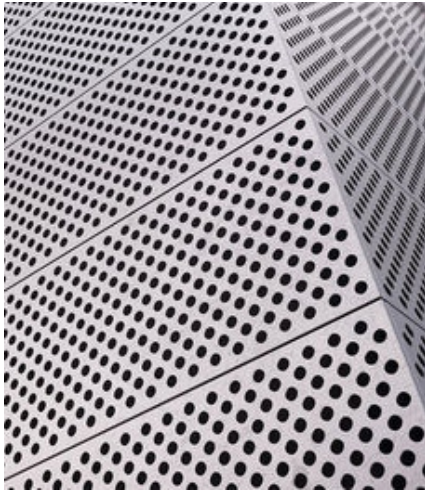
Steel Paint



Kebony Wood Batten



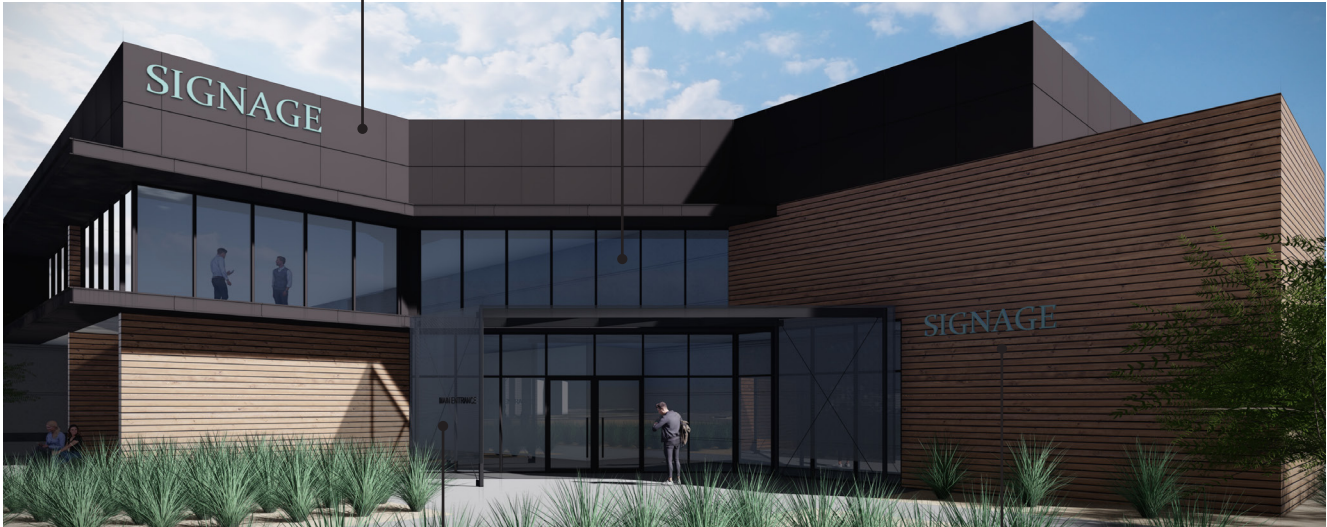
Matte Black Metal Panel



Perforated Metal Panel

Black Metal Panel

Glass

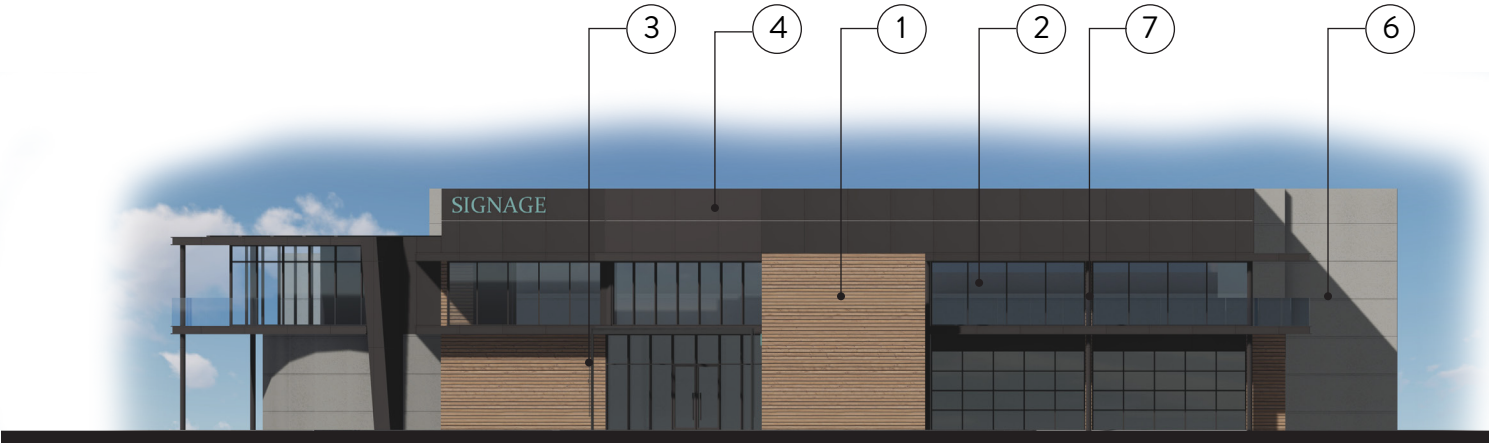
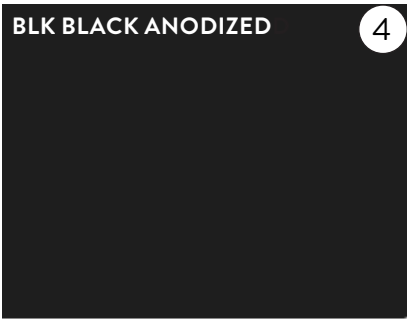
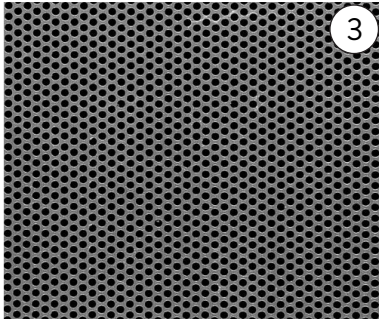


Perforated Metal Panel

Kebony Wood Batten

MATERIAL PALETTE

- 1 WD-1 Exterior Cladding "Clear"
Kebony - 23/32" x 5 1/4" x 10'-0"
- 2 G-1 Insulated Glass - Vitro, Solarban 72
Acuity + Acuity 1/2"
- 3 M-1 Perforated Panel
- 4 M-2 Metal composite Panel - Alpolic
Anodized, "BLK Black Anodized"
- 5 M-3 Aluminum Storefront, Matte Black -
Arcadia
- 6 P-1 Paint, Benjamin Moore - 1557 "Silver
Song"
- 7 P-2 Paint, Benjamin Moore - 2127-10 "
Twilight Zone"



Silver Song

1557

LRV

53.17



LRV, or Light Reflectance Value, is a measurement commonly used by design professionals—such as architects and interior designers—that expresses the percentage of light reflected from a surface. LRVs range from 0–100, with 100 being pure white and 0 being absolute black.

Collection

Benjamin Moore Classics®



Twilight Zone

2127-10

LRV

5.11



LRV, or Light Reflectance Value, is a measurement commonly used by design professionals—such as architects and interior designers—that expresses the percentage of light reflected from a surface. LRVs range from 0–100, with 100 being pure white and 0 being absolute black.

Collection

Color Preview®





Zoning Aerial

3-DR-2023

City Notifications – Mailing List Selection Map

FEV2 Office Remodel



Additional Notifications:

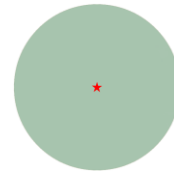
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
March 14, 2023

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 133

3-DR-2023

Barton, Wayland

From: NoReply
Sent: Monday, March 20, 2023 7:53 AM
To: Barton, Wayland
Subject: CASE 3-DR-2023 - FEV2 OFFICE REMODEL



Looks like they intend to remove all trees and replace with Hesper aloe . I'm all in favor of using desert vegetation to replace grass. I hope they plan to salvage the palms and plan a more interesting, native flora/fauna friendly landscape. -- sent by Cathy Davis (case# 3-DR-2023)



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