

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 17, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Meridian Art Lofts 17-ZN-2020

The applicant is requesting a review by the Development Review Board, and subsequent recommendation to the Planning Commission and City Council, regarding revisions to the development plan, specifically the site development standards for building height and stepbacks, previously recommended for approval by the Development Review Board on 6/15/2023, and the use of structured shading elements along the street frontages instead of trees, related to a rezoning request for a proposed 16-unit residential development on a +/- 0.22-acre site.

SUMMARY

Staff Recommendation

Recommend approval to Planning Commission and City Council

Items for Consideration

- Development plan and amended development standards previously recommended for approval on 6/15/2023, with a unanimous vote of 5-0.

BACKGROUND

Location: 3600 N Bishop Ln

Zoning: C-3 DO (proposed – D/DMU-3 PBD DO)

Adjacent Uses

North: Single-story retail building, originally constructed in the 1980s

East: Single-story office and two-story mixed-use, originally constructed in the 1970s and 1980s respectively

South: Goldwater Blvd. Couplet and single-story retail/restaurant, originally constructed in the 1990s

West: Single-story place of worship (currently vacant), originally constructed in 2007 (97-DR-2004)



Property Owner

Eric Marvin - PJE Investments LLC

Applicant

John Berry, Berry Riddell LLC
(480) 385-2753

Architect/Designer

Chen + Suchart Studio LLC

Engineer

Sustainability Engineering Group

DEVELOPMENT PROPOSAL

Since the original DRB recommendation of approval on 6/15/2023, the applicant is requesting three revisions, two related to the site development standards and one related to building design, that were not represented in the original development plan:

- Building height was raised from 50 feet (inclusive of rooftop appurtenances) to 54 feet (inclusive of rooftop appurtenances).
- Building stepback requirement is proposed to be amended.
- Structured shading elements proposed along street frontages in place of trees.

Previously, the building massing fit within the standard stepback requirements of the Downtown (D) zoning district. However, a slight increase in building height necessitated an amendment to the standard. The reason for the changes is, Section 9.201 of the Zoning Ordinance requires all loading/unloading for the project to occur on-site, which presents unique challenges for this and other smaller projects in the Old Town area. In this case, the only available option is to designate the drive aisle in the garage as a loading/unloading zone. Under normal circumstances, this would not be ideal as it could result in circulation conflicts, i.e., a moving truck blocking parking spaces, preventing a resident from coming or going. Though unavoidable under the circumstances, inconveniences should be relatively minimal as this is a very small project (16 units). Such an arrangement would be far more challenging in one of the larger 200+ unit projects in Old Town, where residents are moving in and out more frequently, and would not be supported by staff.

Staff had concerns that on-site loading/unloading could realistically be accommodated under the previous design being that garage clearance was too low to allow moving trucks to access the garage. The increase in building height from 50 feet to 54 feet allows for clearance at the garage access points to be raised from +/- 9 feet 6 inches to 13 feet 6 inches, consistent with Fire Department clearance requirements, which is sufficient to allow most mid-size moving trucks to enter and exit the garage. The increase in building height also necessitates the need for an amendment to the required building stepback.

The original site design included street trees along both frontages to provide shading for pedestrians. While this is an option identified in the Old Town Scottsdale Urban Design and Architectural Guidelines (OTSUDAG) for this area of Old Town, the Guidelines also support structured shading elements where appropriate. The applicant has revisited the building and site design and opted to go with decorative structured shading elements.

Please note: The change from 50 feet in building height to 54 feet in building height is not being treated as an amended development standard for purposes of the request for a Planned Block Development (PBD) overlay, as it is still lower than the base height of 66 feet, allowed in the D District, and the 90-foot height allowed by the PBD overlay.

PLANNED BLOCK DEVELOPMENT OVERLAY DISTRICT CRITERIA ANALYSIS

Please note: The following criteria were previously considered by the Board at the 6/15/2023 hearing. The proposed revisions have been incorporated via bold print and strikethrough.

Pursuant to Section 6.1304 of the Zoning Ordinance, before the first Planning Commission hearing on a PBD Overlay District application the Development Review Board shall make a recommendation to the Planning Commission regarding the Development Plan based on the following Criteria.

2. Criteria for a PBD Overlay District application in a Type 2, Type 2.5 Area or Type 3 Area:

- a. **The Development Plan shall reflect the goals and policies of the Character & Design Chapter of the Downtown Plan.**

Applicant Narrative: This development proposal incorporates unique artistic elements within an urban context that celebrates the spirit of the “Arts District” yet remains consistent with the overall character of Old Town. Building design offers a unique living scenario where the average size of the units is 900 square feet with 400 square feet reserved for outdoor living space. This indoor/outdoor living arrangement was designed specifically to take advantage of the synergistic downtown location. Per the PBD Overlay, base allowed building height at this location is 90 feet (inclusive of rooftop appurtenances). Proposed building height ~~50~~ **54** feet (inclusive of rooftop appurtenances), which is sensitive to the surrounding context. Taking cues from modern architectural design and indigenous building materials, the development will provide a pedestrian-oriented environment with a modern, contemporary aesthetic. Complementary textures, colors and materials will create strong aesthetic connections between existing and new development, while maintaining a unique and identifiable character.

Landscape character of the proposed development includes a variety of low water use plantings that will provide year-round color, shade and texture. From a pedestrian perspective, the project seeks to build upon the existing network by improving sidewalks which will be enhanced by ~~shade trees~~ **structured shading elements** and pedestrian-scale lighting that is context appropriate. The proposal also includes an enhanced pedestrian “respite” at the corner of Bishop Lane and Goldwater that will provide an element of comfort and reinforce the character of a walkable downtown. Finally, active street frontages create visual interest that contributes to an enhanced pedestrian experience.

Staff Analysis: From a context perspective, most development within a 500-foot radius is two story or less in height; with the nearest compatible height and massing located approximately 300 feet to the north at 3707 N. Marshall Way (three stories). It should be noted however that there are two pending projects to the west of this site that will be more intense than the proposed development once built: The Goldwater at 7000 E. 4th Street (25-DR-2021) and Museum Square, generally located at Marshall Way & 2nd Street (13-ZN-2018). The Goldwater is approved with a height of 70 feet and Museum Square is approved with building heights up to 150 feet.

- b. **The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines (UDAG).**

Applicant Narrative: Development of this infill site consists of a number of site improvements including, but not limited to, enhanced landscaping, improved pedestrian environment, contemporary architecture and concealed parking, all of which contribute to an interconnected, walkable downtown. Street frontages are activated at the ground level by

amenities, new sidewalk and ~~shade trees~~ **structured shading elements** for pedestrians. Additionally, vertical elements that serve to provide solar relief also contribute to the urban character. The proposal includes a central courtyard that serves as an open space to be utilized by residents. Building layout is designed so that residents have views of the courtyard from within the development, and the lush desert landscaping and enhanced hardscapes not only provide a pleasing visual experience, but also serve as a backdrop for interaction and engagement among residents that will foster a unified community.

From a building design perspective, this project will transform a vacant infill site into a unique residential development that offers vibrant, contemporary architecture in an urban setting. At a maximum height of ~~50~~ **54** feet, the proposed development will seamlessly blend in with the surrounding environment. The proposal incorporates architectural and building elements that both provide a clear base, middle and top, and reduce visual impact. Thoughtfully placed screening and hanging vegetation create a vertical hierarchy that begins with a strong base and gets lighter as the eye moves up. All utilities, refuse, recycle and delivery services are contained within the site and are access inconspicuously. This will minimize the impact of these services so that the pedestrian experience is uninterrupted. Lighting will be designed in a manner that is consistent and sensitive within the Old Town context. The design will complement the architectural theme of the building while also acting as a tool for safe pedestrian wayfinding at night.

Staff Analysis: The reduced setback along Goldwater Blvd. brings massing and height closer to the street sidewalk, which in turn could detract from the pedestrian experience. In this case, the proposed fin walls are located within a few feet of the street sidewalk however, the building mass itself is setback a sufficient distance and the spaces between the fin walls include open common area and landscaping to minimize impacts and provide an aesthetic setting for pedestrians. Additionally, development to the east and west of the site is similarly located, which creates a consistent street edge (OTSUDAG). **Finally, the incorporation of structured shading elements in place of trees along the street frontages is still consistent with the recommendations of the OTSUDAG. Though this will be the first project to incorporate structured shading along the Goldwater Blvd. frontage, the Goldwater project (4-ZN-2018 and 25-DR-2021), once built, will also have structured shading over the Goldwater Blvd. sidewalk.**

- c. **The building form shall reflect the planned character of development within which the development project will be located.**

Applicant Narrative: At a maximum height of ~~50~~ **54** feet, the proposed development will seamlessly blend in with the surrounding environment. The proposal incorporates architectural and building elements that both provide a clear base, middle and top, and reduce visual impact. Thoughtfully placed screening and hanging vegetation create a vertical hierarchy that begins with a strong base and gets lighter as the eye moves up. All utilities, refuse, recycle and delivery services are contained within the site and are access inconspicuously. This will minimize the impact of these services so that the pedestrian experience is uninterrupted. Lighting will be designed in a manner that is consistent and sensitive within the Old Town context. The design will complement the architectural theme of the building while also acting as a tool for safe pedestrian wayfinding at night.

Staff Analysis: The reduced setback along Goldwater Blvd. brings massing and height closer to the street sidewalk, which in turn could detract from the pedestrian experience. In this case, the proposed fin walls are indeed located within a few feet of the street sidewalk

however, the building mass itself is setback a sufficient distance and the spaces between the fin walls include open common area and landscaping to minimize impacts and provide an aesthetic setting for pedestrians. Additionally, development to the east and west of the site is similarly located, which creates a consistent street edge (OTSUDAG). **Finally, the incorporation of structured shading elements in place of trees along the street frontages is still consistent with the recommendations of the OTSUDAG. Though this will be the first project to incorporate structured shading along the Goldwater Blvd. frontage, the Goldwater project (4-ZN-2018 and 25-DR-2021), once built, will also have structured shading over the Goldwater Blvd. sidewalk.**

- d. **The Development Plan shall incorporate standards for development within three-hundred fifty (350) feet of the Downtown boundary that address appropriate transitions in building height and massing between the proposed development and the zoning districts abutting or adjacent to the development.**

This criterion is not applicable to this site

- e. **The Development Plan for development within one hundred (100) feet of a Type 1 Area shall address appropriate transitions in building height, building massing and landscape materials between the proposed development and the Type 1 Area.**

This criterion is not applicable to this site.

- f. **The Development Plan shall incorporate standards for development adjacent to public streets that include sidewalks, pedestrian linkages, building forms and architectural features that address human scale and pedestrian orientation.**

Applicant Narrative: Old Town Scottsdale has cultivated the pedestrian experience through an interwoven fabric of connections enhanced by means including, but not limited to, landscaping, activated street frontages and improved walkways. This project seeks to build upon the existing network by improving pedestrian walkways that are enhanced by ~~shade trees~~ **structured shading elements**, landscaping, and lighting that is context appropriate but also provides wayfinding at night. Walkways around the property will be improved and connectivity will be provided to the newly approved Museum Square project and beyond connecting to the established Old Town pedestrian network.

Staff Analysis: The proposal includes replacing the existing sidewalk along Goldwater Blvd. with a new 8-foot sidewalk separated from street curb by landscaping to create a more comfortable and inviting pedestrian environment. Additionally, ~~a row of trees~~ **structured shading elements** along the new sidewalk will provide shading for pedestrians. The ~~street trees structured shading elements~~ combined with landscaping on the north side of the street sidewalk will enhance the pedestrian experience. The reduced setback along Goldwater Blvd. brings massing and height closer to the street sidewalk, which in turn could detract from the pedestrian experience. In this case, the proposed fin walls are indeed located within a few feet of the street sidewalk however, the building mass itself is setback a sufficient distance and the spaces between the fin walls include open common area and landscaping to minimize impacts and provide an aesthetic setting for pedestrians.

- g. **The pedestrian circulation shall be accessible and easy to navigate and incorporate open space and pedestrian linkages to the public pedestrian circulation network.**

Applicant Narrative: Successful downtown revitalization and redevelopment focuses on a lively pedestrian experience that improves linkages and enhances the entire pedestrian network. This development will improve pedestrian walkways along both streets, which is a necessary improvement for the infill site. In addition to thoughtfully placed ~~shade trees~~ **structured shading elements**, sidewalk improvements include a shaded respite on the corner of Bishop and Goldwater. This will contribute to a more comfortable pedestrian experience around the property that will successfully encourage use of the established circulation system.

Staff Analysis: Overall, the pedestrian experience adjacent to the proposed project is significantly enhanced. An enhanced streetscape with ~~mature trees~~ **structured shading elements** will provide a more appealing and comfortable experience for pedestrians on both streets.

Property Development Standards

Please note: The following development standards were recommended for approval by the Board at the 6/15/2023 hearing; the exception being the change to the setback requirement, which is memorialized in bold text.

Development Standard	Zoning Ordinance requirement	Proposed development standards with PBD
Minimum Building Setback (Goldwater)	30 feet from back of curb	14 feet from back of curb (19-foot average)
Minimum Building Setback (Bishop)	20 feet from back of curb	14 feet from back of curb
Stepbacks	In a Type 3 area, 2:1 beginning at 45 feet above the minimum setback and property lines	2:1 beginning at 54 feet in height
Exceptions to building location, setback prevailing setback and stepback standards	<u>Subject to DRB approval:</u> <ul style="list-style-type: none"> - Maximum of five feet for cornices, eaves, parapets and fireplaces - Maximum seven feet for canopies and other covers over sidewalks, balconies and terraces 	15 feet for cornices, eaves, parapets, architectural elements, window elements, fin walls and fireplaces 15 feet for canopies and other shade covers over sidewalks, balconies and terraces

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board recommend approval of the revised amended development standard (stepback), increase in building height from 50 feet (inclusive of rooftop appurtenances) to 54 feet (inclusive of rooftop appurtenances), and structured shading in place of trees along street frontages to the Planning Commission and City Council, finding that the PBD Criteria have been met.

RESPONSIBLE DEPARTMENTS**STAFF CONTACTS****Planning and Development Services**

Current Planning Services

Greg Bloemberg

Principal Planner

480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Greg Bloemberg, Report Author

8/2/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager

Development Review Board Liaison

Phone: 480-312-7713

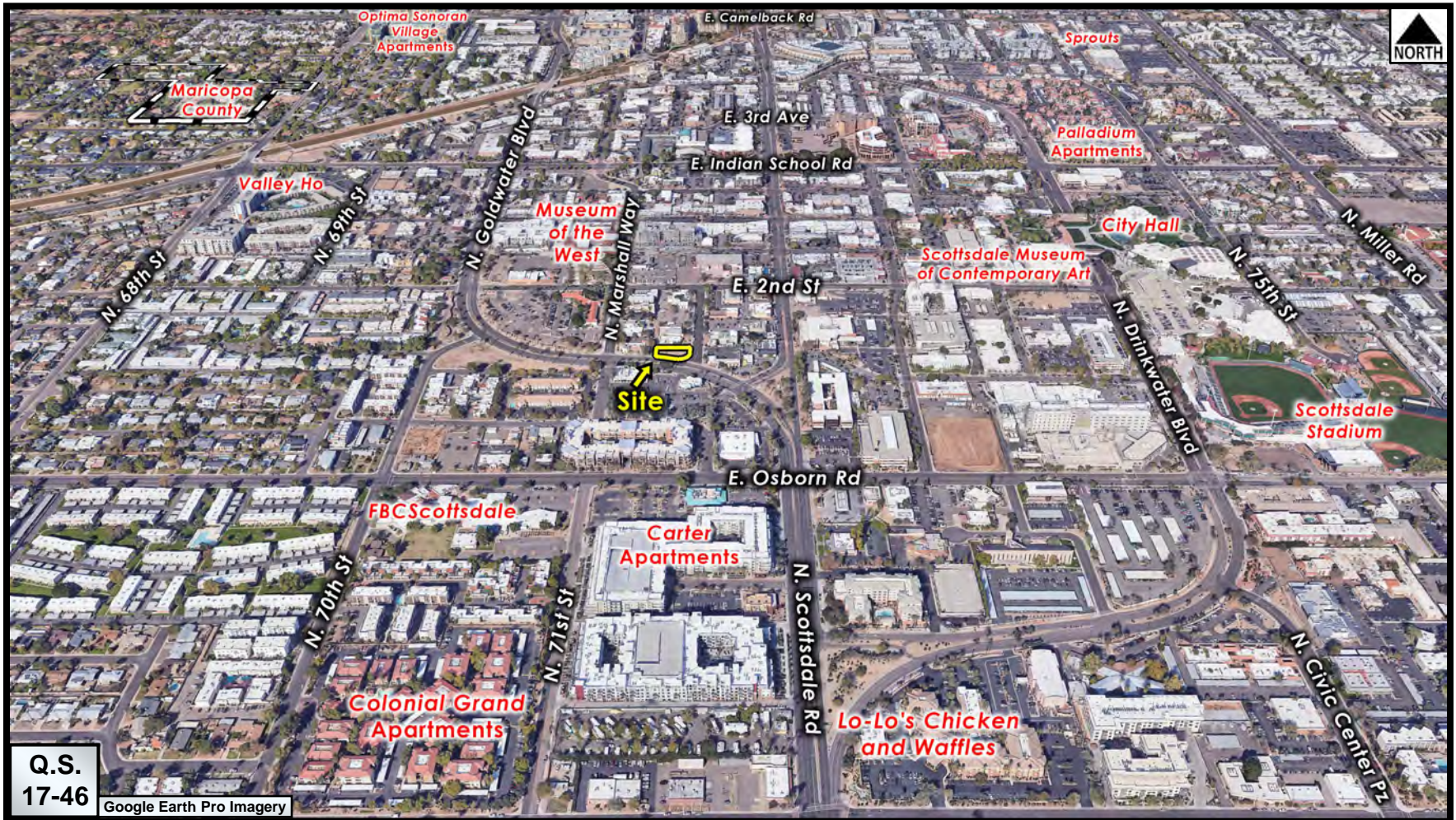
Email: bcarr@scottsdaleaz.gov

8/8/2023

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Original Amended Site Development Standards
4. Revised Amended Site Development Standards
5. Original Building Elevations
6. Revised Building Elevations
7. Original Elevation Worksheets
8. Revised Elevation Worksheets
9. Original Perspectives
10. Revised Perspectives



Context Aerial

17-ZN-2020



Close-up Aerial

17-ZN-2020

Development Plan – Property Development Standards

Planned Block Development**Land Uses.**

The applicable use regulations of the Planned Block Development district shall apply.

Property Development Standards.

A. The property development standards of the PBD Overlay District shall control over the property development standards of the Downtown District.

B. Maximums for building height, GFAR and density, with bonuses, are shown on Table B.

Table B. Density, Gross Floor Area Ratio (GFAR), and Building Height Maximums			
Sub-district and Development Type	Building Height Maximum ⁽¹⁾	GFAR Maximum	Density Maximum (per acre of gross lot area)
Downtown Multiple Use - Type 3	90 with rooftop appurtenances 50 feet	1.4	50 32.6 dwelling units (16 units total for subject site)
Note: 1. Includes rooftop appurtenances			

C. Private outdoor living spaces.

1. All dwelling units shall include private outdoor living space located beside the dwelling unit.
2. Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

D. Setbacks.

1. The minimum setback from public streets (except alleys) is shown in Table D. The setback is measured from the back of curb.

Table D. Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
N. Goldwater Boulevard	30 feet 14 feet Minimum Average 19 feet
N. Bishop Lane	20 feet 14 feet
Alleyways & Driveways	0 feet

E. Stepbacks.

1. Property in the Type 3 Area: The stepback plane shall incline at a ratio of 2:1, beginning forty-five (45) feet above the minimum setback from the public street (except alleys), except as identified below where no stepback shall be required.

F. Building location.

1. Building locations are conceptually shown on the development plan.

G. Exceptions to setback and stepback standards.

1. Certain exceptions to setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:
 - a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - b. The sight distance requirements of the Design Standards and Policy Manual.
2. Subject to design approval by the Development Review Board, the following exceptions to setback and stepback standards are allowed:
 - a. A maximum of ~~five (5)~~ **fifteen (15)** feet for cornices, eaves, parapets, **architectural elements, window elements, fin walls**, and fireplaces.
 - b. A maximum of ~~seven (7)~~ **fifteen (15)** feet for canopies and other covers over sidewalks, balconies and terraces.
 - c. Balcony walls and railings with a maximum inside height of forty-five (45) inches.

- d. Uncovered balconies, uncovered terraces and patios at and below grade.
 - e. Covered sidewalks and uncovered terraces directly above a sidewalk.
3. Subject to design approval by the Development Review Board, in a Type 3 Area, a maximum fifteen (15) feet exception to setback standards above the first floor (not specified in F.2. above), is allowed for projections that:
- a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
 - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.
4. Subject to design approval by the Development Review Board, an exception to the setback standard is allowed for stairwells and elevator shafts.

H. Shaded sidewalks.

- 1. The property owner shall provide shaded sidewalks that conform to the Downtown Plan Urban Design & Architectural Guidelines, subject to Development Review Board approval.

I. Signs.

- 1. The provisions of Article VIII, shall apply.

J. Off-street parking.

- 1. The provisions of Article IX. shall apply.
- 2. The underground portion of the of a parking structure may be built to the property line.

K. Landscaping.

- 1. The provisions of Article X. shall apply.

Development Plan – Property Development Standards

Planned Block Development**Land Uses.**

The applicable use regulations of the Planned Block Development district shall apply.

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A. The property development standards of the PBD Overlay District shall control over the property development standards of the Downtown District.

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E. Stepbacks.

- Property in the Type 3 Area: The stepback plane shall incline at a ratio of 2:1, beginning ~~forty-five (45)~~ **FIFTY-FOUR (54)** feet above the minimum setback from the public street (except alleys), except as identified below where no stepback shall be required.

F. Building location.

- Building locations are conceptually shown on the development plan.

G. Exceptions to setback and stepback standards.

- Certain exceptions to setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:
 - The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - The sight distance requirements of the Design Standards and Policy Manual.
- Subject to design approval by the Development Review Board, the following exceptions to setback and stepback standards are allowed:
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 - Balcony walls and railings with a maximum inside height of forty-five (45) inches.

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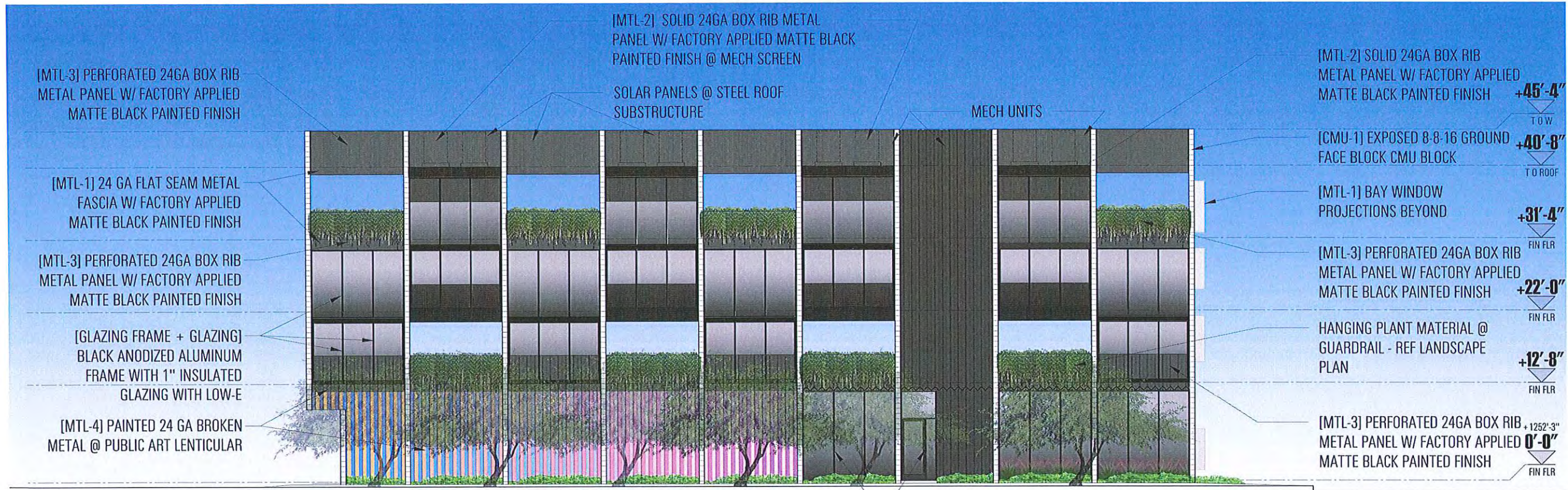
K. Landscaping.

- 1. The provisions of Article X. shall apply.

THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION EXCEPT FOR THE NAME ON THESE DRAWINGS. ANY OTHER USE OF THESE PLANS WILL BE AT THE RISK OF THE USER. THE DESIGN HEREIN SHALL NOT BE ALTERED BY THE OWNER OR ANY OTHER PARTY WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER. ANY MAJOR CHANGE TO THE PROJECT THAT WILL OCCUR DURING THE CONSTRUCTION PHASE WILL REQUIRE THE WRITTEN APPROVAL OF CHEN + SUGRANT STUDIO © copyright 2020

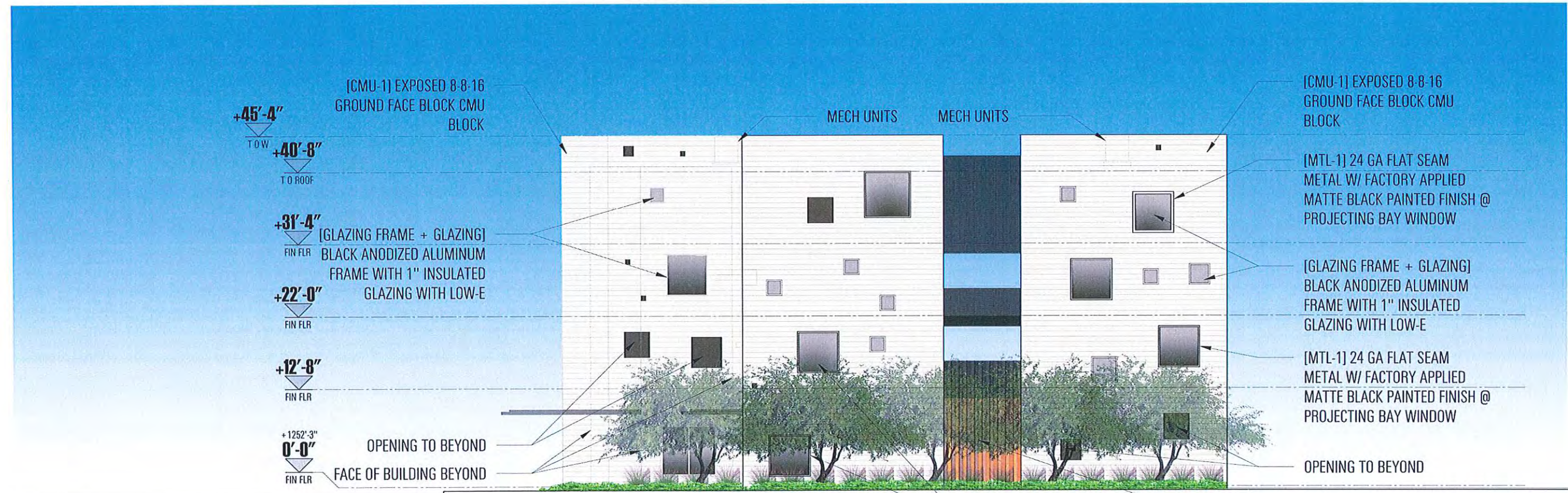
MERIDIAN ART LOFTS

3600 north bishop lane
scottsdale, AZ 85251



[GLAZING FRAME + GLAZING]
BLACK ANODIZED ALUMINUM
FRAME WITH 1\" INSULATED
GLAZING WITH LOW-E

BUILDING ELEVATION - SOUTH 2



[MTL-1] 24 GA FLAT SEAM
METAL W/ FACTORY APPLIED
MATTE BLACK PAINTED FINISH @
PROJECTING BAY WINDOW

[MTL-4] PAINTED 24 GA BROKEN
METAL @ PUBLIC ART LENTICULAR

ATTACHMENT #5

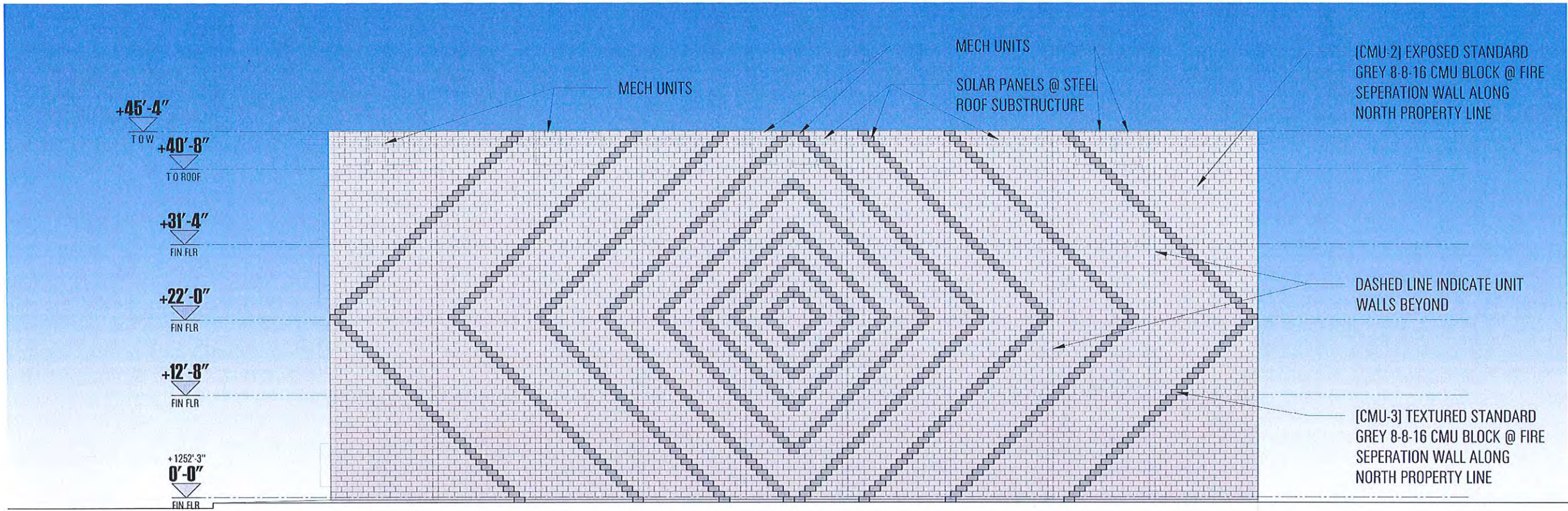
BUILDING ELEVATION - EAST 1

building elevations
east + south
scale : 3/16\" = 1'-0\"

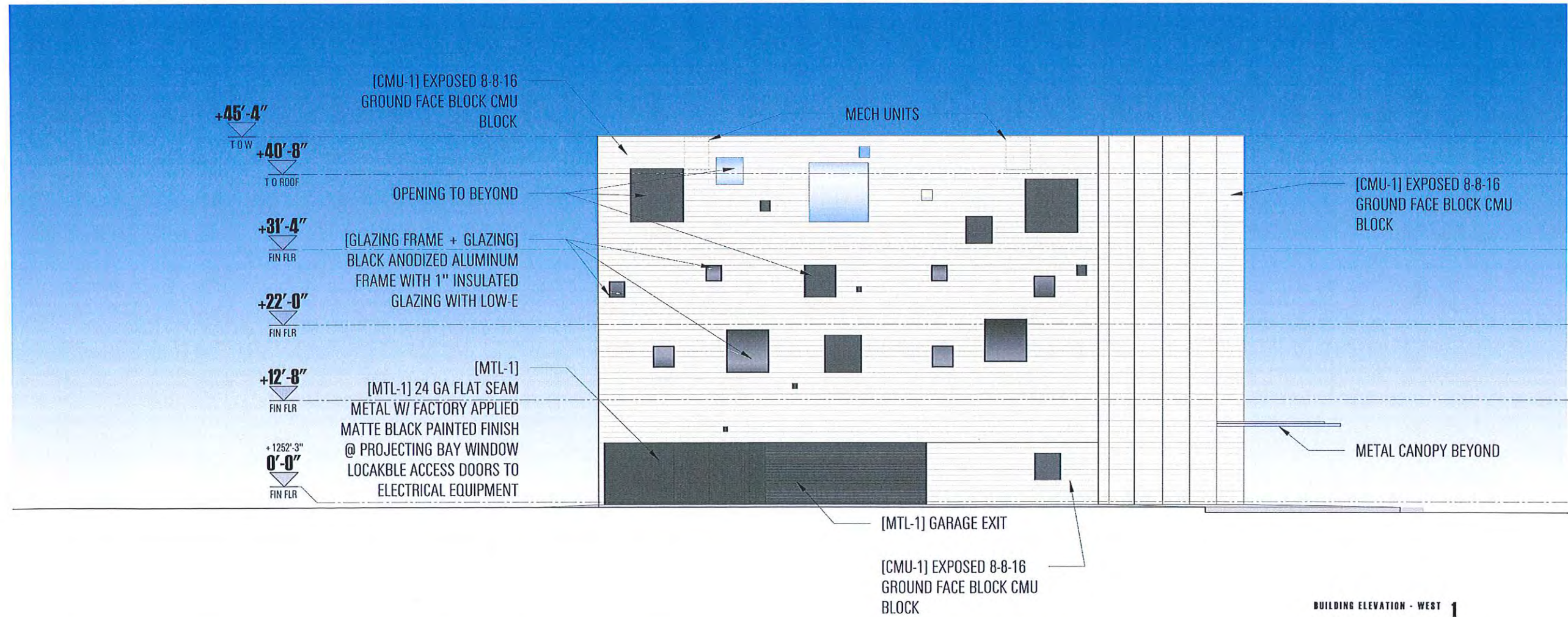
a5.0

16 december 2022

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3600 north bishop lane
scottsdale, AZ 85251



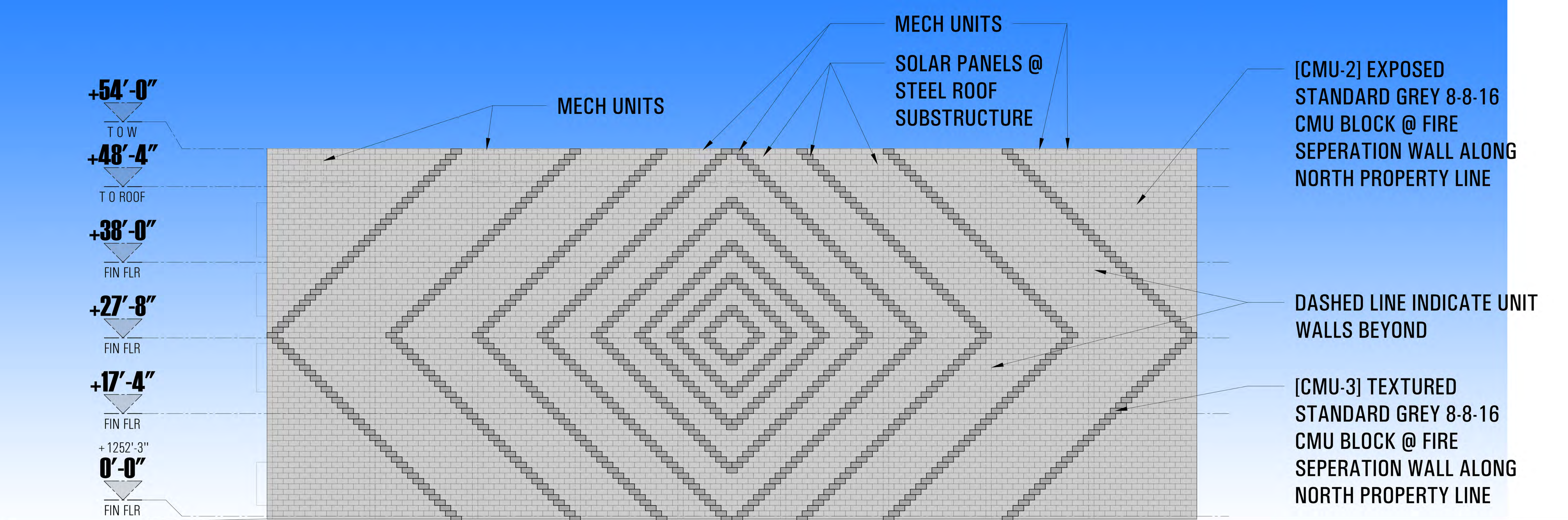
BUILDING ELEVATION - NORTH 2



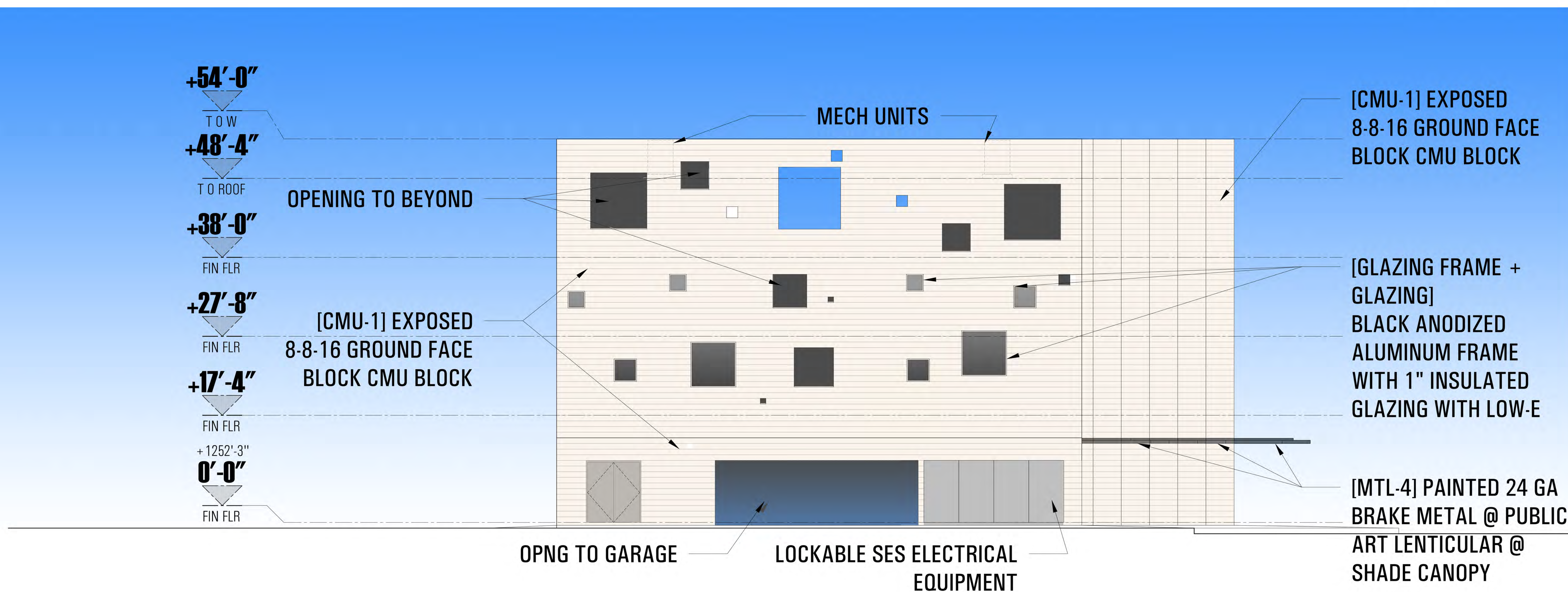
BUILDING ELEVATION - WEST 1

MERIDIAN ART LOFTS

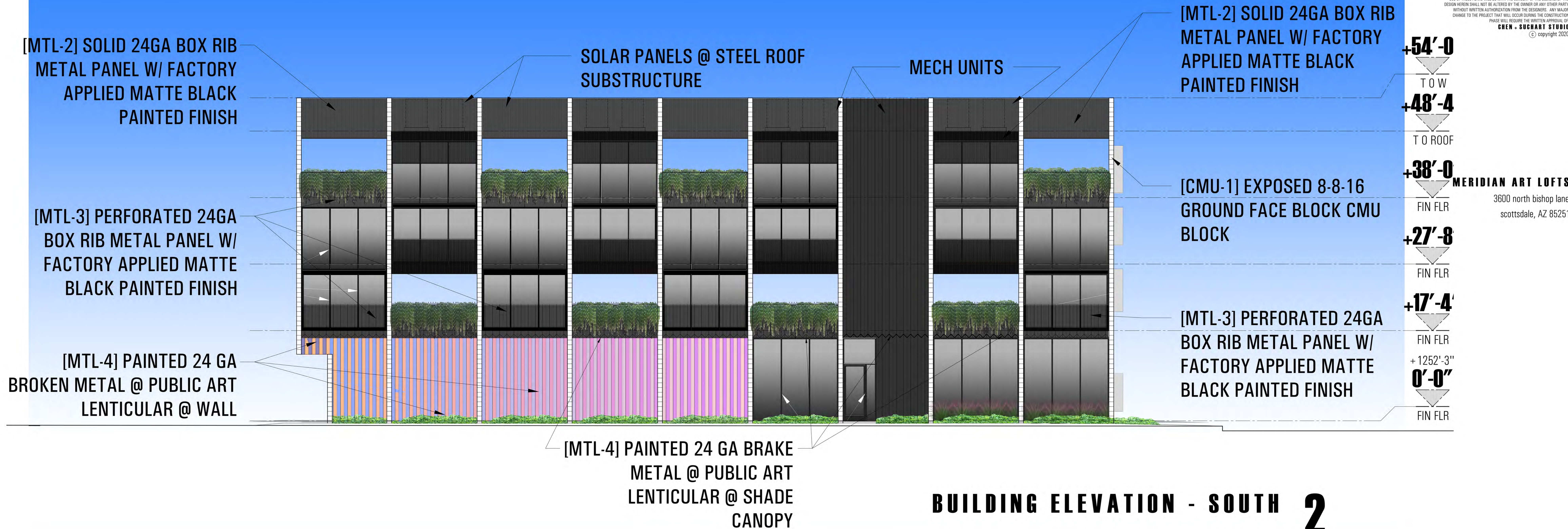
3600 north bishop lane
scottsdale, AZ 85251



BUILDING ELEVATION - NORTH 2



BUILDING ELEVATION - WEST 1



3600 north bishop lane
scottsdale, AZ 85251

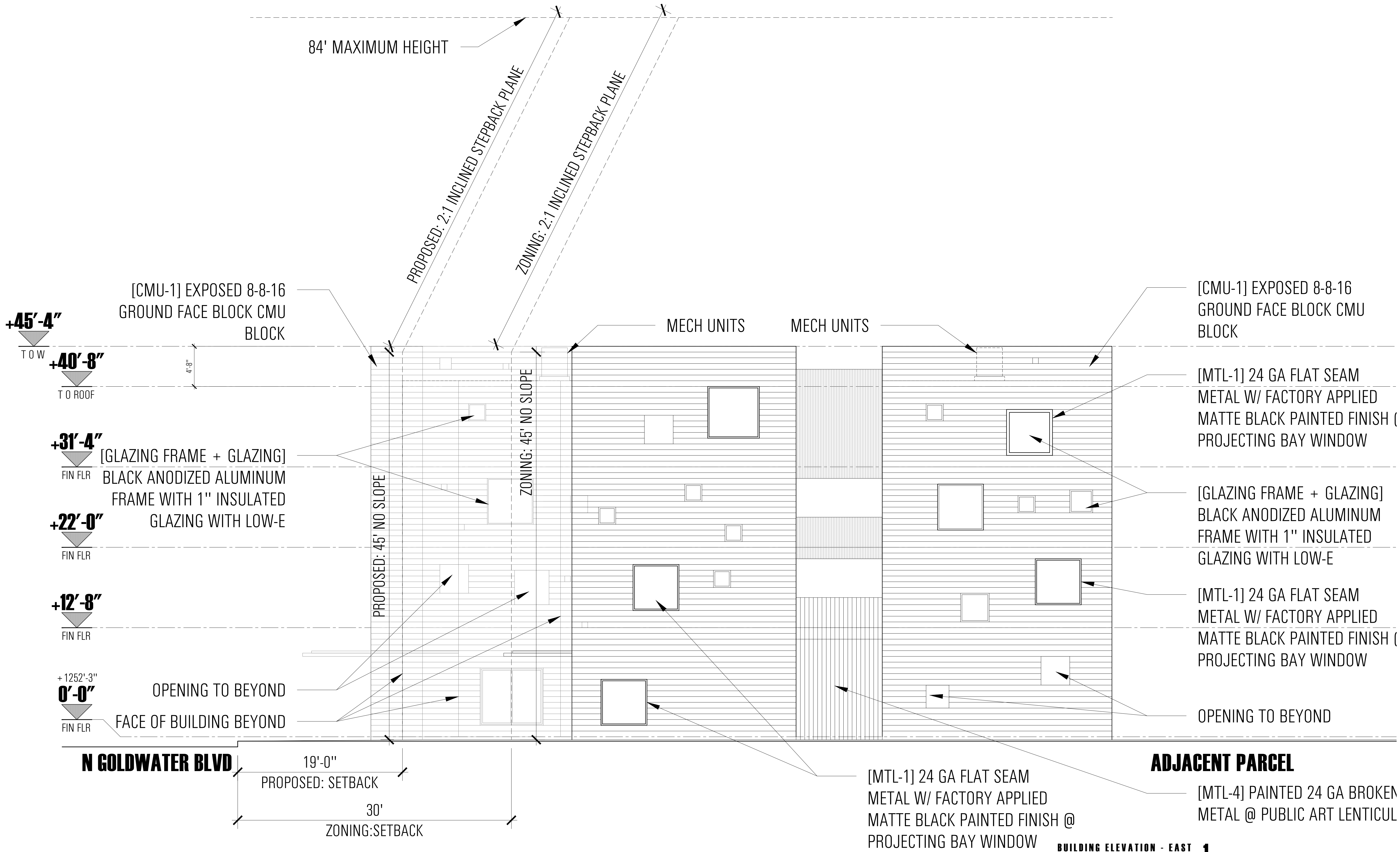


a5.2

ATTACHMENT #7

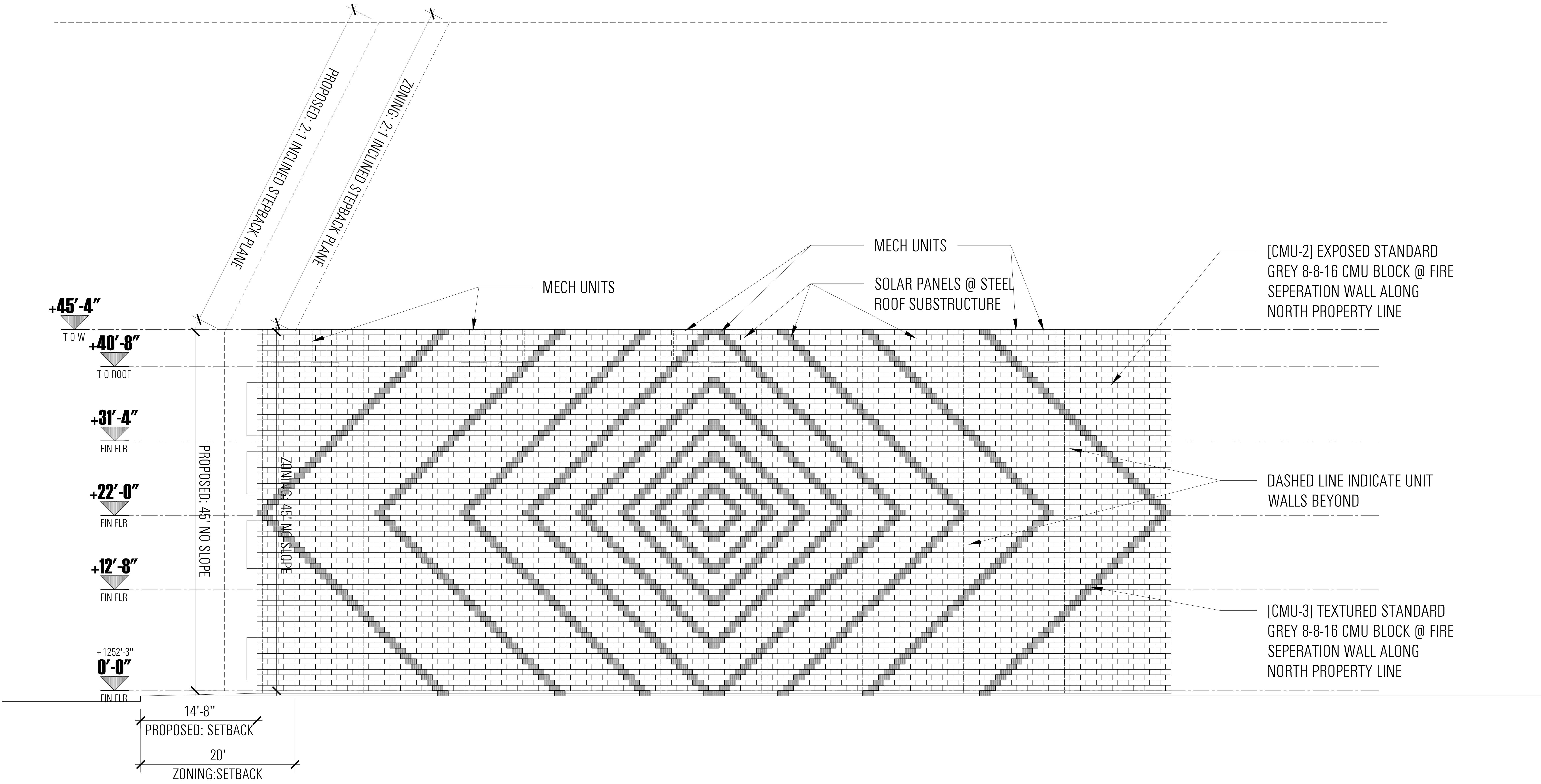
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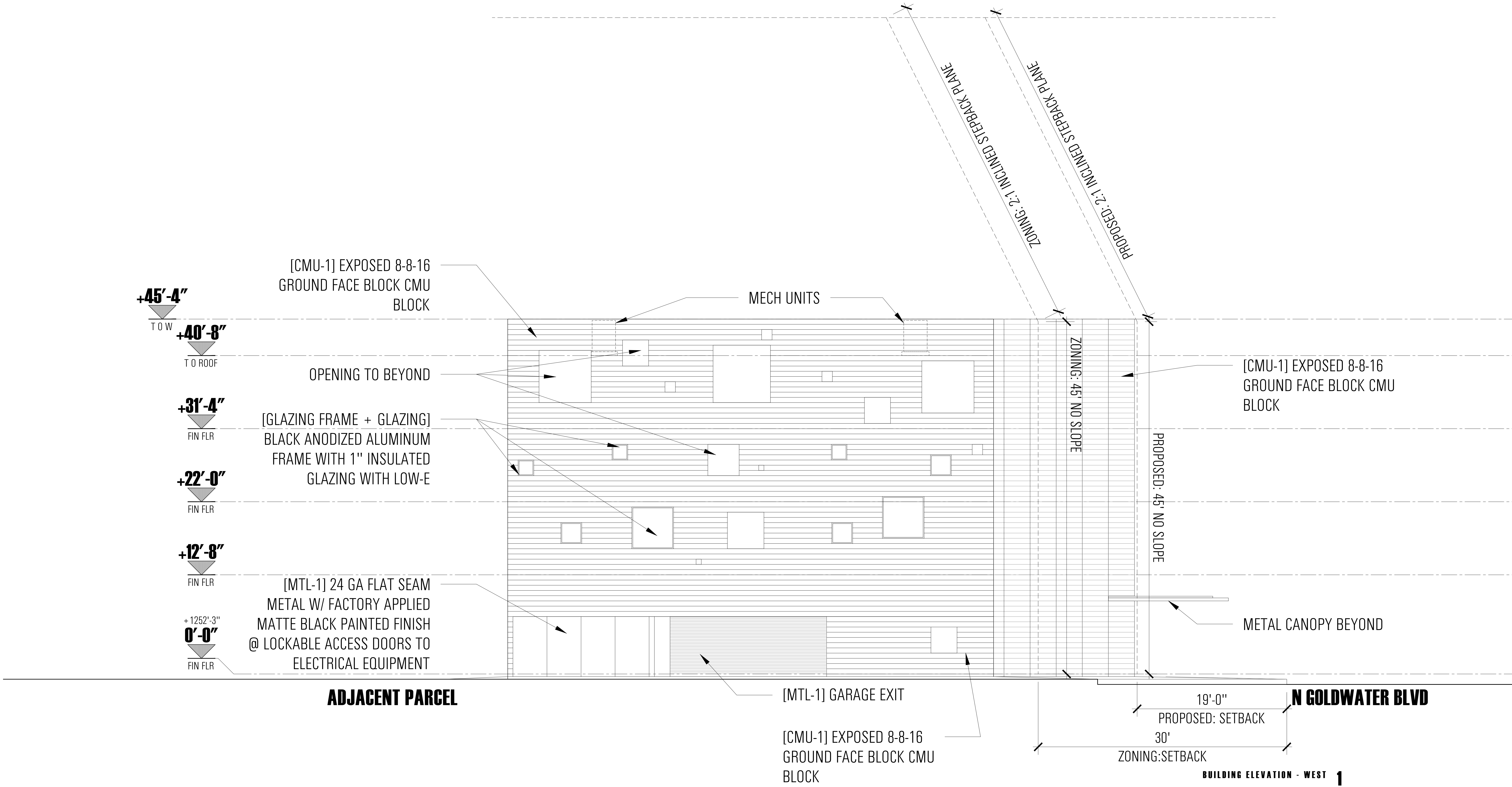
BUILDING ELEVATION - NORTH 2

building elevation worksheet
north
scale : 3/16" = 1'-0"

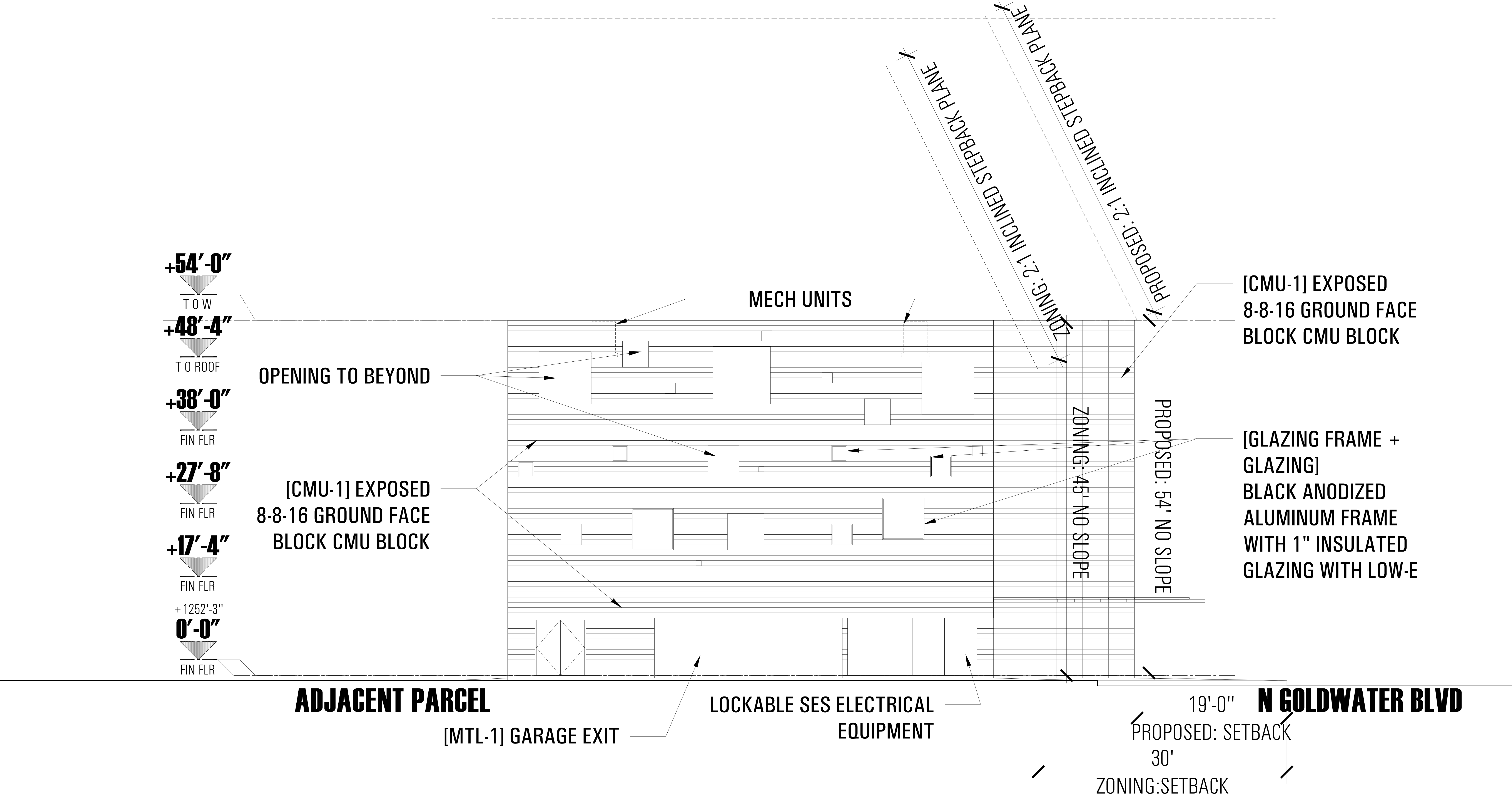
a5.4

16 december 2022

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3600 north bishop lane
scottsdale, AZ 85251



BUILDING ELEVATION - WEST

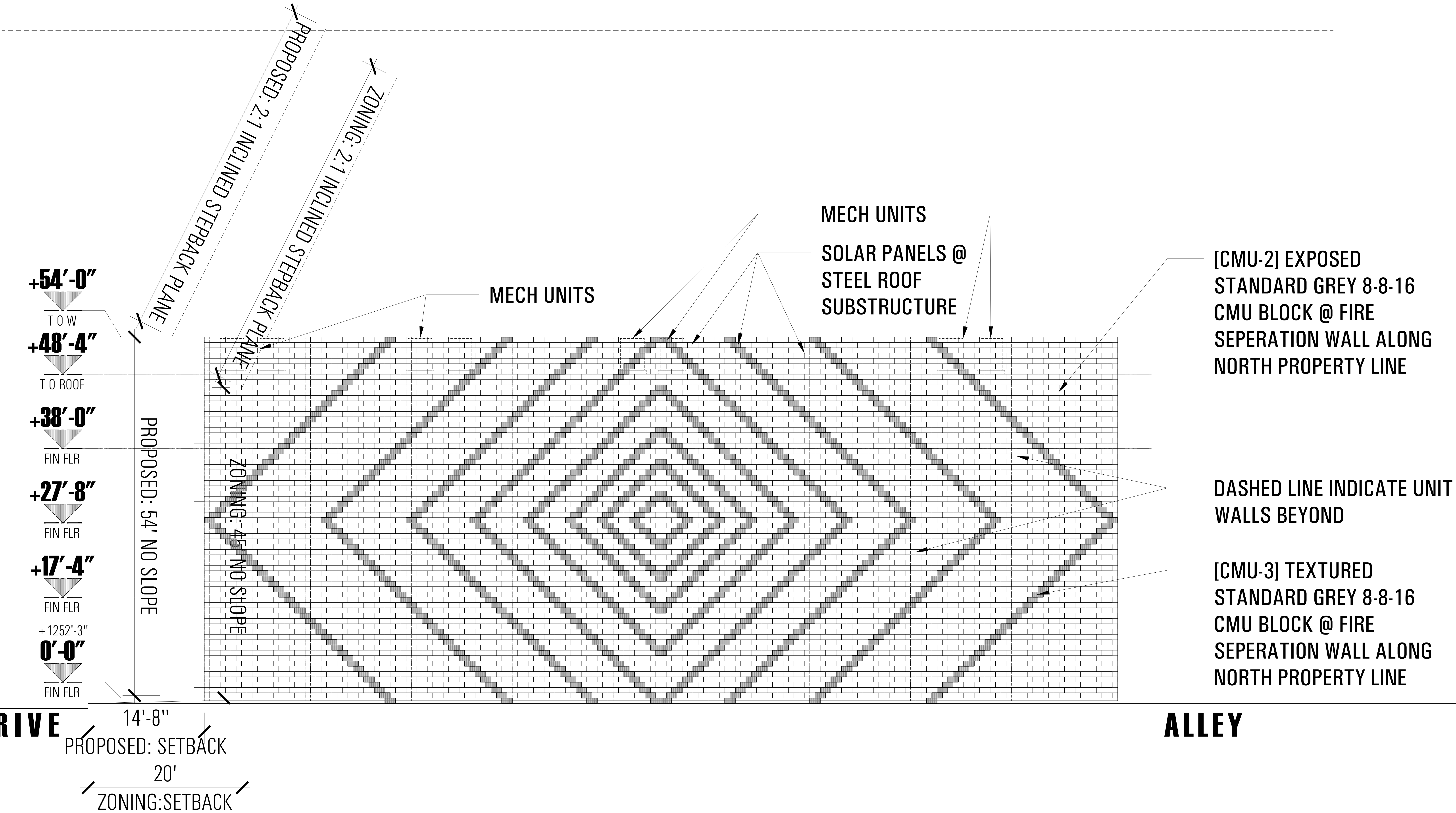
building elevation worksheet
west
scale : 3/16" = 1'-0"

a5.5

1 June 2023

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scottsdale, AZ 85251





MERIDIAN ART LOFTS

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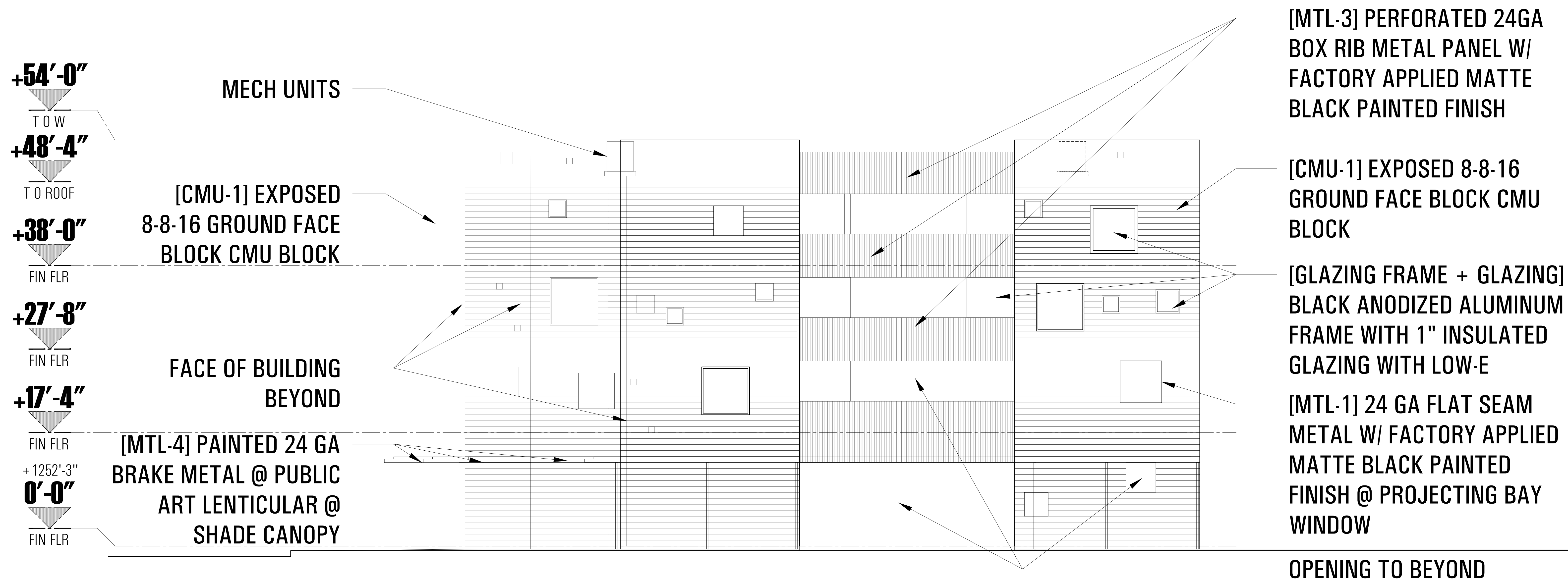
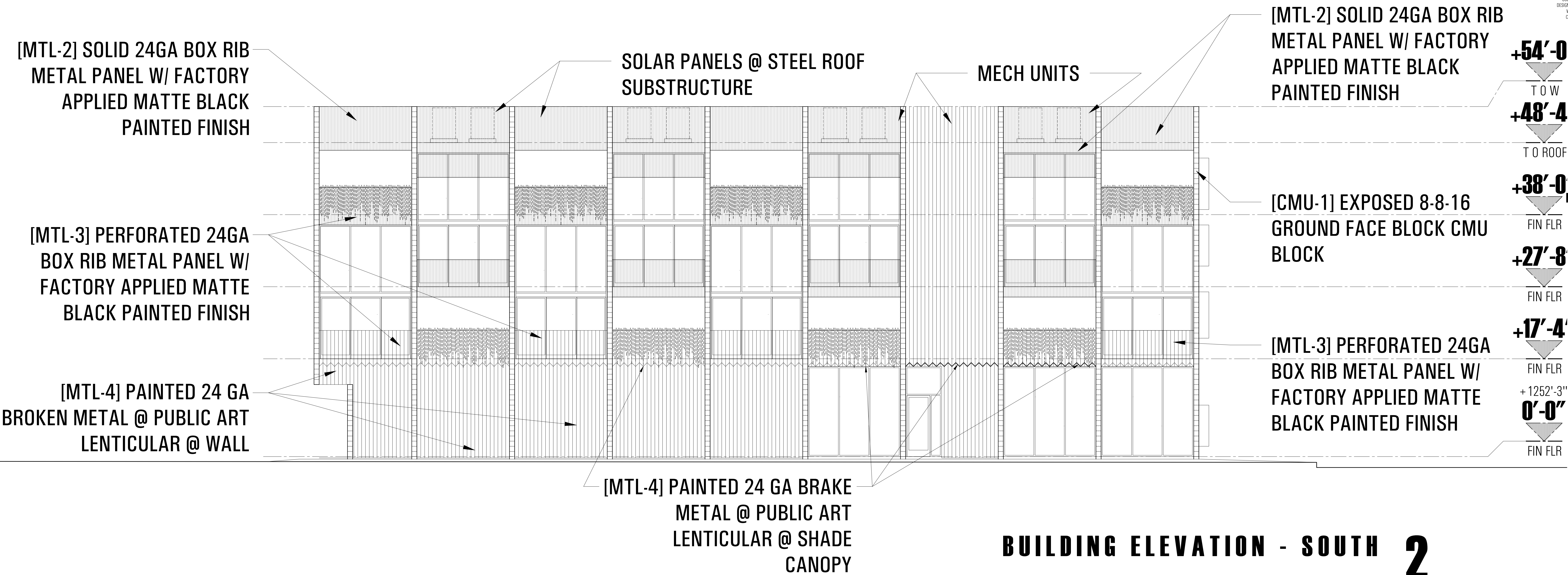


BUILDING ELEVATION - SOUTH

building elevation worksheet
south
scale : 3/16" = 1'-0"

a5.2

1 June 2023

















MERIDIAN ART LOFTS - PERSPECTIVES
Chen + Suchart Studio

ATTACHMENT #10

VIEW FROM GOLDWATER LOOKING NORTH



MERIDIAN ART LOFTS - PERSPECTIVES
Chen + Suchart Studio

VIEW FROM SOUTHEAST CORNER OF GOLDWATER





MERIDIAN ART LOFTS - PERSPECTIVES
Chen + Suchart Studio

VIEW ALONG GOLDWATER



