



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JUNE 28, 2007**

APPROVED

PRESENT: Wayne Ecton, Councilman
David Brantner, Development Member
Michael Edwards, Design Member
Michael Schmitt, Design Member
Michael D'Andrea, Development Member

ABSENT: Jeremy Jones, Vice Chairman
Eric Hess, Commissioner

STAFF: Steve Venker
Don Hadder
Greg Williams
Dave Meinhart

CALL TO ORDER

The meeting of the Scottsdale Development Review Board was called to order by Councilman Ecton at 1:02 p.m.

OPENING STATEMENT

Councilman Ecton read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

ROLL CALL

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

MINUTES APPROVAL

1. June 7, 2007 Development Review Board Study Session Minutes
2. June 7, 2007 Development Review Board Regular Meeting Minutes

VICE-CHAIRMAN JONES MOVED TO APPROVE THE JUNE 7, 2007 MINUTES OF THE DEVELOPMENT REVIEW BOARD INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

Board Member D'Andrea requested that item 95-DR-2002, the Stetson Canal, be moved to the regular agenda for a brief presentation.

5. 23-PP-2005 Bellezza De Stallone

Mr. Venker recommended continuing 23-PP-2005 in order to provide additional time to refine stipulations.

VICE-CHAIRMAN JONES MOVED TO CONTINUE 23-PP-2005. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).

3. 118-DR-1999#6 Safeway #1849
4. 135-DR-2006 Indian Bend Road Improvements

Vice-Chairman Jones expressed concern about the use of Muhlenbergia Capillaris 'Regal Mist' grass, which tends to spread uncontrollably and is in many areas not allowed. Mr. Epstein agreed that staff would review with the Applicant the appropriateness of the grass material for the area.

6. 91-DR-2005#2 Chase Bank

In response to a question by Vice-Chairman Jones, Mr. Williams clarified that the majority of the landscaping would be installed as part of the larger project; the application included minimal landscaping as part of the bank project.

VICE-CHAIRMAN JONES MOVED FOR APPROVAL OF CONSENT AGENDA ITEMS 118-DR-1999#6, 135-DR-2006, AND 91-DR-2005#2. BOARD MEMBER BRANTNER SECONDED THE MOTION.

Mr. Jeffery Mangers, resident of Camelview Greens located on the southwest corner of Indian Bend and Hayden, voiced opposition to the Indian Bend Road Improvements. He felt the project should be rejected because the City was spending money to improve an area that would strictly benefit people accessing the 101 and not the Scottsdale taxpayers. He inquired whether the project would increase the downstream flood levels.

Mr. Randall Beck with URS Corporation, consultant for the City on the Indian Bend Road project, indicated that there would be no significant increase in flood levels as a result of the project.

THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).



MARKED
***AMENDED**
NOTICE AND AGENDA
SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JUNE 28, 2007
1:00 P.M. 1:01P.M.-2:38P.M. Adjourn

ROLL CALL

ERIC HESS ABSENT

MINUTES APPROVAL

ITEMS 1 AND 2 APPROVED 6-0; MOTION BY JEREMY JONES

1. June 7, 2007 Development Review Board Study Session Minutes
2. June 7, 2007 Development Review Board Regular Meeting Minutes

CONSENT AGENDA - Any item may be requested to be removed for separate action by the Development Review Board.

CONSENT AGENDA

- | | | | |
|--|----|--|------------------------|
| Approved 6-0
Motion by
Jones | 3. | <u>118-DR-1999#6 (Safeway #1849)</u>
Request to install a monument sign within the scenic corridor
32551 N. Scottsdale Road
Young Electric Sign Co., Applicant | Greg Williams |
| Approved 6-0
Motion by
Jones | 4. | <u>135-DR-2006 (Indian Bend Road Improvements)</u>
The projects primary goal is to manage growth in traffic volumes by widening the existing roadway from two lanes to a four lane minor arterial.
Indian Bend Road between Scottsdale Road and Hayden Road
URS Corporation, Engineers | Henry Epstein,
AICP |
| Continued to
07/26/07
motion by
Jones | 5. | <u>23-PP-2005 (Bellezza Da Stallone)</u>
Request approval of a Preliminary Plat for a 11-lot Single-Family residential subdivision.
8709 E. Stagecoach Pass Road
R. J. Gullino, Engineer | Greg Williams |

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**Approved 6-0
Motion by
Jones**

6. 91-DR-2005#2 (Chase Bank)
Request approval of site plan and building elevations for a new bank on SEC Scottsdale Road & Lone Mountain Road
SEC E. Lone Mountain & N. Scottsdale Roads
Robert Kubicek Architects/Designer

Greg Williams

**Moved to
Regular
Agenda
Approved 6-0
Motion by
D'Andrea**

7. 95-DR-2004#2 (Stetson Canal Project)
Request approval for outdoor patios along the Arizona Canal bank.
7114-7154 E. Stetson Drive
Allen & Philp Architects/Designer

Mac Cummins,
AICP

REGULAR AGENDA

**Approved 6-0
Motion by
Brantner**

8. 110-DR-2005#2 (The 4020 Building)
Request approval of site plan and elevations.
4020 N. Scottsdale Road
Architekton, Architect/Designer

Mac Cummins,
AICP

**Approved 5-1
Motion by
Jones
D'Andrea
dissenting**

9. 72-DR-2005#2 (Pima Road Improvements-Deer Valley to Pinnacle Peak Rd.)
This project is being completed to widen existing Pima Road to six lanes (three southbound and three northbound) with a landscaped median from the Deer Valley Road alignment to Pinnacle Peak Road.
City of Scottsdale, Applicant

Don Hadder

ADJOURNMENT

DEVELOPMENT REVIEW BOARD CONSISTS OF:

Wayne Ecton, Council Member
Eric Hess, Planning Commission Member
Jeremy Jones, Vice Chairman
David Brantner, Development Member

Michael D'Andrea, Development Member
Michael Edwards, Design Member
Michael Schmitt, Design Member



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