



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

**THURSDAY, JANUARY 22, 2009**

**STUDY SESSION MINUTES**

**PRESENT:** Robert Littlefield, Council Member  
Michael Edwards, Vice Chairman  
David Brantner, Development Member  
Eric Gerster, Development Member  
Eric Hess, Planning Commission Member (arrived 12:40)  
Jeremy Jones, Design Member  
David Ortega, Design Member

**STAFF:** Greg Bloemberg  
Brad Carr  
Bryan Cluff  
Joe Collins  
Don Hadder  
Jesus Murillo  
Keith Niederer  
Joe Padilla  
David Reichert  
Dan Symer  
Meredith Tessier  
Steve Venker

**CALL TO ORDER**

Councilman Littlefield called the Development Review Board study session to order at 12:28 p.m.

**ROLL CALL**

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

## **ADMINISTRATIVE REPORT**

Mr. Venker noted that the agenda had been amended, correcting the case number for item 11. Item four, Summit Vistas, had an error on page six of the stipulations, which will be corrected when the final letter of approval is issued.

Because public speakers were interested in speaking on the Summit Vistas case, staff recommended moving the item to the regular agenda.

A draft agenda for the February 26, 2008 special meeting was provided.

### **Staff Approvals**

1. Verizon PHO Monterra Generator, 109-DR-2008
2. Verizon PHO Cosmo Generator, 112-DR-2008

### **Review of January 22, 2009 DRB meeting agenda items**

#### **CONSENT AGENDA**

4-PP-2008	<u>Hawk Nest Desert Estates</u>
10-PP-2008	<u>Summit Vistas</u>
66-DR-2008	<u>Newpath Networks Antenna Site #H193-01</u>
72-DR-2008	<u>Discount Tire</u>

Board Member Jones inquired about the intent of the term "mature colors," noting his hesitation in using that verbiage.

78-DR-2008	<u>Newpath Networks, LLC - WCF H145-02</u>
91-DR-2008	<u>Perimeter Center Office</u>

In response to a question by Board Member Brantner, Mr. Cluff confirmed additional lighting throughout the parking lot, located in landscape islands on the south side of the site.

104-DR-1981#2	<u>Scottsdale Financial Center</u>
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In response to questions by Board Member Brantner, Mr. Symer clarified that changes to the elevations primarily affected the glass on the façade. The current atriums will be removed and replaced with vertical glass planes; front and rear entries will be a structural glass system. The screen walls will be replaced.

101-DR-2008	<u>Club Troon Residences</u>
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Board Member Jones noted that the approval would be for two different designs which will be subject to the direction of the economy. He felt that setting a precedent of

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approving alternative designs would be a helpful tool for developers, given the current economy.

29-DR-2005#4                      Rancho Reata Parcel B-1

## **REGULAR AGENDA**

22-DR-2008                      Studio Bravo

### **Study Session Item**

3.        Palmariaie, 108-DR-2008

Mr. Hadder reviewed the case and reminded Board Members that the focus of the discussion was on the site plan; the design will be reviewed in during an upcoming study session.

Mr. Mike Rumpeltin reviewed the Board's concerns pertaining to the site plan, including setbacks along Scottsdale Road, the addition of pedestrian access on Indian Bend, pedestrian connectivity to the Ritz Carleton, and the presence and layout of the palm trees along Scottsdale Road.

Setbacks along Scottsdale Road have been adjusted to 22 feet and include consideration of a bus shelter. Because of complications created by the grade difference from the corner of Indian Bend and Scottsdale Road, it is being proposed to have the pedestrian entrance from the center of the project facing Scottsdale Road, which is approximately 40 feet from the bus stop. Pedestrian connectivity to the Ritz Carleton occurs throughout the site. An open feeling will be created for pedestrians by the transparency created with windows at the corners and outdoor dining.

Ms. Kim Kleski reviewed the layout and design of the palm trees along Scottsdale Road and along the primary pedestrian entry and interior courtyard. The layout takes into consideration the position of existing overhead power lines and transformers and the need to maintain open views for storefronts and retail businesses. Date palms will be used along Scottsdale Road as encouraged by the Ordinance for the corridor.

Vice-Chairman Edwards requested that particular attention be given during the upcoming design review to the interim pedestrian connection between phases one and two that will be in place until phase two is completed in the future.

Board Member Brantner reiterated his question regarding setbacks from the Spectrum located to the south and the Plaza to the north in relationship to the project. Mr. Shepard assured the Board that they will provide the setback information during the design presentation.

## **ADJOURNMENT**

With no further business to discuss, the study session of the Development Review Board adjourned at 12:58 p.m.

***Approved 02-05-2009/cb***

Respectfully submitted,  
AV-Tronics, Inc

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