



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

**THURSDAY, FEBRUARY 5, 2009**

**STUDY SESSION MINUTES**

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

**STAFF:** Steve Venker  
Joe Padilla  
Don Hadder  
Greg Williams  
Edmond Lamperez  
Keith Niederer

**CALL TO ORDER**

Councilman Littlefield called the Development Review Board study session to order at 12:41 p.m.

**ROLL CALL**

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

**ADMINISTRATIVE REPORT**

Mr. Venker noted that City Council would be reviewing Development Review Board candidates on February 17th. He asked that any Board Member input be submitted to him.

Mr. Venker mentioned that the Palmariaie study session item would be continued.

## **Review of February 5, 2009 DRB meeting agenda items**

### **CONSENT AGENDA**

102-DR-2008                      The Promenade Storage Facility

In response to a question by Board Member Jones, Mr. Venker explained that there are no other examples in Scottsdale of the effects of building over a retention area. Staff has some concerns about how the development will affect the drainage basin; however, maintenance requirements are imposed to ensure the function of the drainage basin is not impeded.

### **REGULAR AGENDA**

107-DR-2008                      Verizon PHO Sluggo

#### **Study Session Item**

1.      Palmariaie

Continued.

2.      Overlook

Mr. Williams reviewed the site plan, noting that the Applicant is requesting to do a master plan of three existing subdivisions which were approved in 1996. Amended development standards are requested as a tool for internalizing lots based on design constraints and special features; the density will not be increased. Input is sought on design and entry features. City Council will review the application, including Development Review Board comments.

In response to comments by Board Member Jones, Mr. Williams explained that the developers are creating a cluster effect which will enhance the NAOS and maintain the natural desert character. He explained that the amended development standards would put the setbacks at 20 feet; the Applicant has requested 15 feet in order to obtain the cluster effect.

Board Member Gerster expressed concern about the effects of the development on the adjacent property owners. Mr. Williams explained that neighborhood outreach was in the beginning stages. He noted that the Planning Commission and City Council hearings had yet to be scheduled.

Mr. David Gulino noted that the lots along the boundary would conform to the existing recorded plat. The primary reason for changing the layout of the original plat is to pull the lots together, creating a sense of community. Providing a variety of lot sizes will allow for a broader spectrum of product.

Board Member Ortega commented that the site is trisected by washes. He noted that he would be interested in an evaluation of the impacts to the building envelope and net pad.

In response to questions by Board Member Brantner, Mr. Gulino reviewed the lot size study and each of the three categories. Three sets of standards will be applied to the property, which will be tied either to the lot size or to specific lot numbers.

Board Member Gerster suggested incorporating the NAOS in the washes into the lot line to provide a more accurate depiction of setbacks for adjacent property owners.

### **ADJOURNMENT**

With no further business to discuss, the study session of the Development Review Board adjourned at 1:08 p.m.

Respectfully submitted,  
AV-Tronics, Inc