



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

THURSDAY, MAY 21, 2009

MEETING MINUTES

PRESENT: Ron McCullagh, Vice Mayor
Michael Edwards, Vice Chairman
David Brantner, Development Member
Eric Gerster, Development Member
Chris Jones, Design Member
David Ortega, Design Member
Michael Schmitt, Planning Commission Member

STAFF: Steve Venker
Sherry Scott
Keith Niederer
Dan Symer

CALL TO ORDER

Vice Mayor McCullagh called the meeting of the Scottsdale Development Review Board to order at 1:02 p.m.

ROLL CALL

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

OPENING STATEMENT

Vice Mayor McCullagh read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting. He made special note of the focus on quality building and design.

MINUTES

1. Approval of May 7, 2009 Development Review Board Study Session Minutes
2. Approval of May 7, 2009 Development Review Board Meeting Minutes

Vice Chairman Edwards noted that in his comment on page four regarding the north wall, the lower wall height should be indicated as 12 feet, not 3 feet.

VICE CHAIRMAN EDWARDS MOVED TO APPROVE THE MAY 7, 2009 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS AMENDED, INCLUDING THE STUDY SESSION. SECONDED BY COMMISSIONER SCHMITT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 30-DR-2009 NewPath Networks, LLC

VICE CHAIRMAN EDWARDS MOVED TO APPROVE 30-DR-2009, NEWPATH NETWORKS, LLC. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

4. 70-DR-2007 Summertree Condominiums

Mr. Symer reviewed concerns previously expressed by Board Members, including an extended approval time frame and suggested site plan modifications.

Mr. Stan Lusardi noted that he met with former Board Member Jeremy Jones to review site plan changes that were made based on the sketch that he had provided. He indicated that former Board Member Jones was in favor of the amended site plan. A comparison of the original site plan and the amended site plan showed changes in building orientation, landscaping, and circulation; building elevations retained the same character.

Board Member Gerster inquired whether the buildings on the south side along 70th Street could be moved further away from the curb. Mr. Lusardi explained that the area to the rear is an abandonment with utilities in the driveway that cannot be built upon. The area will be used to provide the required guest parking.

In response to a question by Board Member Ortega, Mr. Ed McCoy (phonetic) explained that a phasing plan has not been completed; current resident leases will have an impact on the phasing plan. Board Member Ortega analyzed the site plan and recommended that if possible the north portion be phased first because of its shaded orientation and the relationship to amenities such as the pool and main drives. He commented that he liked the relationship of the front of

the units to the street and he felt that the landscaping addressed shading, especially on the western exposures.

In response to a question by Board Member Brantner, Mr. Lusardi explained that each unit has its own two-car garage; smaller units have tandem garages. The garage door design was varied by alternating colors. All elevations are stepped back from the street frontage so there are no three-story elements facing the street.

Board Member Jones suggested providing private garden spaces to residents in addition to the balconies and patios. Mr. Lusardi highlighted exterior living areas, noting that the ground level seat walls provide sitting space facing the open space areas.

Vice Chairman Edwards commented that the elevations had a lack of substantial textural materials. He suggested that integrating mesa stone into the vertical elements would be one step towards bringing interest up to the third level. Mr. Lusardi argued that the mesa stone and wainscoting were selected and used on the lower level because it related to the materials used in the nearby neighborhoods; metal screen elements were added to awnings and balconies as accents. Vice Chairman Edwards noted that the City is discouraging design similar to the area context and encouraging a higher standard of design in the south Scottsdale area.

In response to a question by Vice Chairman Edwards, Mr. Symer confirmed that the hearing was reposted for the public and three comments were received.

Commissioner Schmitt suggested that a rich color similar to the terra cotta be integrated into the alternate color palette. He agreed that the design would benefit from the addition of interesting materials.

Board Member Ortega noted that because of the economic conditions and the size of the project, he would be in favor of the requested 24-month approval with an opportunity for an additional 12-month staff approval.

Vice Mayor McCullagh commented about the density of the project and the architecture. He noted that the City has high expectations and is working hard to make south Scottsdale the very best it can be, particularly near the McDowell Corridor. Urging continuance, he asked that the developer help in the City's efforts by creating a design that is better than the neighboring community. The City cannot compromise on design because of the economy because the economy will recover and the buildings will remain.

In response to a question by Board Member Gerster, Mr. Lusardi reviewed the site circulation and parking as it relates to the plan suggested by former Board Member Jeremy Jones.

Board Member Brantner reiterated the fact that the City is working towards improving south Scottsdale. He commented that improvements need to be made while allowing applicants to build profitable and affordable developments.

BOARD MEMBER BRANTNER MOVED TO APPROVE 70-DR-2007, SUMMERTREE CONDOMINIUMS, WITH THE TWO-YEAR APPROVAL AS OUTLINED IN THE STIPULATIONS AND WITH THE ADDED STIPULATION THAT THE ELEVATIONS BE MODIFIED AND RETURNED TO THE DEVELOPMENT REVIEW BOARD FOR SEPARATE APPROVAL. COMMISSIONER SCHMITT SECONDED THE MOTION.

Board Member Ortega commented that the project was meaningful for south Scottsdale. He approved of the site circulation with the additional landscaping. He agreed that added texture and materials would be an improvement to the elevations.

THE MOTION CARRIED WITH A VOTE OF FOUR (4) TO THREE (3). VICE MAYOR MCCULLAGH, VICE CHAIRMAN EDWARDS, AND BOARD MEMBER GERSTER DISSENTED.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 2:09 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz.