



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

**THURSDAY, AUGUST 20, 2009**

**STUDY SESSION MINUTES**

**PRESENT:** Michael Edwards, Vice Chairman  
Jason Ottman, Planning Commission Member  
David Brantner, Development Member  
Chris Jones, Design Member  
David Ortega, Design Member  
Eric Gerster, Development Member

**ABSENT:** Lisa Borowsky, Council Member

**STAFF:** Steve Venker  
Joe Padilla  
Don Hadder  
Louisa Garbo  
Hank Epstein  
Doris McClay  
Keith Niederer  
Adam Yaron  
Meredith Tessier  
Bryan Cluff  
Brad Carr  
Greg Bloemberg

**CALL TO ORDER**

Vice-Chairman Edwards called the Development Review Board study session to order at 12:32 p.m.

## **ROLL CALL**

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

## **ADMINISTRATIVE REPORT**

### **Review of August 20, 2009 DRB meeting agenda items**

Mr. Venker reviewed additional materials related to several agenda items.

The Scottsdale Pump Station 179 located on Indian School and Marshall Way and the Scottsdale Fire Station No. 2 will be receiving awards for excellence in masonry on October 2, 2009.

Mr. Venker highlighted the number of NewPath cases on the agenda noting that the Board should expect to see many NewPath cases over the next several months.

## **CONSENT AGENDA**

6-DR-2009#2 Fire Station 8

Board Member Ortega suggested that some materials such as above the rolling door be properly identified on the elevations. Mr. Venker confirmed that the materials would be the same as the note 401.

17-DR-2008 Comerica Bank

Vice-Chairman Edwards noted that the revision to the site plan addressed his previous concerns.

In response to a question by Board Member Gerster, Mr. Epstein noted that the retaining wall would be removed and the grade will be adjusted and sloped.

96-DR-2009 Kim Courtney's Swim School

In response to a question by Board Member Jones, Ms. Kim Courtney explained that the bottom two-thirds of the sign was left blank in an effort to elevate the sign and make the lettering more visible from Dynamite.

82-DR-2009 Cricket PHX-335 (PHX-999)

19-DR-2007#2 Woodmere Fairways

Mr. Yaron explained that the request was for a reapproval for a previously approved case that was about to expire. In response to a concern by Board Member Jones, he explained that the landscape plan was not included as part of the packet because it was not originally stipulated. Board Member Jones requested to review the landscape plan over the break before the regular meeting.

14-DR-2007#2 Starbucks at Scottsdale Fiesta

10-DR-2007#6

Scottsdale Quarter – Building G1

Board Member Jones inquired about the wraparound patio seating. Mr. George Melara explained that the wraparound patio was replaced by an area designated for a true-food concept garden. The landscaping will return at a later date as a separate application.

102-DR-2009

Bloom Restaurant

In response to a question by Board Member Gerster, Mr. Venker explained that any changes to the window graphics would require separate Development Review Board approval.

22-DR-2009

NewPath Networks, LLC (H179-01) E. Cholla St & N. Miller Rd. (N. 76<sup>th</sup> St.)

Mr. Scott Calev, 7540 Eastern End Drive, spoke in opposition to the location of the installation. He suggested moving it to the corner of 76<sup>th</sup> Place and Cortez, which offers several more appropriate alternatives.

Mr. Niederer explained that the Wireless Ordinance allows wireless facilities to be located anywhere in the right of way; the DRB's authority rests strictly with design. Mr. Padilla added that the Board would be permitted to discuss location only if it presented safety concerns.

In response to a question by Board Member Gerster, Mr. Niederer explained that the City does not have an RF engineer on staff.

Mr. Tudaro noted that the installation could not be moved to an alternate location because it would cause a break in the seamless coverage. He reviewed the new designs that will allow for equipment to be within the structure and/or vaulted below grade, reducing NewPath's footprint. As technology advances, NewPath will upgrade existing systems.

62-DR-2008

NewPath Networks, LLC (H309-03) NEC of 100<sup>th</sup> St. & 102<sup>nd</sup> St.

Mr. Venker noted that the item would need to be continued due to a posting error.

63-DR-2008

NewPath Networks, LLC (H190-02) 10593 E. Lakeview Dr.

75-DR-2009

NewPath Networks, LLC (K702-02) E. Gelding Dr. & N. 92<sup>nd</sup> St.

84-DR-2009

NewPath Networks, LLC (K695-02) N. 102<sup>nd</sup> St. and E. Charter Oak Dr.

Mr. Venker noted that 84-DR-2009 should have been on the regular agenda. 59-DR-2009#2 was intended to be on the consent agenda. Board Member Ortega requested that 59-DR-2009#2 stay on the regular agenda.

**REGULAR AGENDA**

59-DR-2009#2

Convenience Store

89-DR-2009

NewPath Networks, LLC (H598-01) N. 104<sup>th</sup> St.  
& E. Sunnyside Dr.

69-DR-2009

NewPath Networks, LLC (H343-02 east side of  
100<sup>th</sup> St. north of 100<sup>th</sup> Pl.

**ADJOURNMENT**

With no further business to discuss, the study session of the Development Review Board adjourned at 1:05 p.m.

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