



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

THURSDAY, SEPTEMBER 3, 2009

STUDY SESSION MINUTES

PRESENT: Suzanne Klapp, Council Member
Michael Edwards, Vice Chairman
Steven Steinke, Planning Commission Member
David Brantner, Development Member
Chris Jones, Design Member
David Ortega, Design Member
Eric Gerster, Development Member

STAFF: Steve Venker
Joe Padilla
Keith Niederer
Jesus Murillo
Kim Chafin

CALL TO ORDER

Councilwoman Klapp called the Development Review Board study session to order at 12:19 p.m.

ROLL CALL

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

ADMINISTRATIVE REPORT

Mr. Venker noted that a continuance to the September 17, 2009 agenda was requested for items 10-DR-2009 and 19-DR-2009.

Mr. Venker highlighted citizen emails and comments related to various cases that were provided to the Board Members. He noted that the staff report for item 89-DR-2009 was provided on the dais.

STAFF APPROVAL

Verizon Wireless-PHO Bohr, 293-SA-2009

There were no comments.

Review of September 3, 2009 DRB meeting agenda items**CONSENT AGENDA**

92-DR-2009 APS Granite Reef Substation

In response to a question by Board Member Gerster, Mr. Niederer explained that the 12-foot wall was being installed as a result of concern for the condominiums to the west. The wall will mask the equipment while maintaining the southwestern view.

94-DR-2009 The Ivy Court – Mixed Use Building

The item was moved to the regular agenda in order to provide the opportunity for public comment.

8-DR-2009 NewPath Networks (H-2709-01) 7599 E. Grayhawk Dr.

10-DR-2009 NewPath Networks (H-280-01) 20317 N. Hayden Rd.

11-DR-2009 NewPath Networks (H-106-01) 20112 N. Hayden Rd.

12-DR-2009 NewPath Networks (H-111-01) 19720 N. 76th Street

13-DR-2009 NewPath Networks (H-069-01) 25807 N. Pima Rd.

18-DR-2009 NewPath Networks (H-264-02) 9207 E. Happy Valley Rd

Vice-Chairman Edwards requested that the item be moved to the regular agenda.

19-DR-2009 NewPath Networks (H099-01) 7235E. Grayhawk Dr.

34-DR-2009 NewPath Networks (H-105-01) N. Scottsdale Rd. & E. Thompson Peak Pkwy.

Mr. Venker noted that the Applicant submitted an additional stipulation for consideration.

42-DR-2009 NewPath Networks (H172-02) E. Via Linda & Lupine Avenue

The item was moved to the regular agenda for discussion because of a proposed relocation.

45-DR-2009 NewPath Networks (H274-02) E. Paraiso Dr. & N. 93rd St.

48-DR-2009 NewPath Networks (H-265-01) 9658 E. Happy Valley Rd.

55-DR-2009 NewPath Networks (H092-01) E. Adobe Dr. & E. Los Gatos Dr.

62-DR-2008 NewPath Networks, LLC (H309-03) northeast corner of 100th St. & 102nd St.

Board Member Gerster requested that the item be moved to the regular agenda.

76-DR-2009 NewPath Networks (H194-04) E. Mountain View Rd. & N. 118th Way Alignment

Board Member Gerster requested that the item be moved to the regular agenda.

97-DR-2009 NewPath networks, LLC (K644-01) N. 96th. St. E. Presidio Rd.

101-DR-2009 NewPath Networks, LLC (H585-02) East Sutton Dr. & N. 87th St.

REGULAR AGENDA

89-DR-2009 NewPath Networks, LLC (H598-01) N. 104th St. & E. Sunnyside Dr.

STUDY SESSION ITEMS

NWC of Pima Rd. & Dynamite Blvd., 7-ZN-2009

Mr. Murillo noted the intention of the rezoning application is to allow for uses that are not currently permitted. If the rezoning is granted, the Applicant will submit applications for General Plan amendment and a use permit for the fuel station. He reviewed the goals of the Desert Foothills overlay, the area context and site plan as well as elevations for the service station.

Mr. John Berry reviewed the circulation route and context, noting the unique nature of the site because of the confluence of two major regional roadways and a power line corridor at the intersection of Scottsdale Road and Dynamite.

Mr. Vern Swaback reviewed the elevations and specifics and challenges of developing a site plan to fit the area context and conform to the design guidelines. He noted that the building area is approximately 20,000 square feet and the fuel station would be located 400 feet away from Dynamite and connected to a general store, creating a ranch house appearance. Natural building materials will be used along with native landscaping, which will create an appearance befitting the Desert Foothills overlay.

In response to a question by Board Member Jones, Mr. Berry confirmed that because of the obscure building location appropriate signage will be placed in the scenic corridor.

In response to a question by Commissioner Steinke, Mr. Murillo noted that Fire and Transportation have approved the driveway placement. TEMA will be done once the information from the traffic impact study is completed. Mr. Berry clarified that the first right in right out on Pima road is 380 feet from the intersection and the full right in right out on Pima is 660 feet from the intersection. The active washes will remain in place on the site plan to allow the flow to remain natural.

Board Member Ortega suggested using hip endings on the fuel station canopy instead of gable to soften the edge. He felt that the overall context was favorable and would protect the corner from other, less desirable, types of development. Mr. Berry explained that the six fuel pumps would be accessible from the north off of Pima and parking access is made available for horse trailers and boats. The intention is to stipulate to the specific uses; every business on the site will be owned and operated by the current owner.

Board Member Brantner opined that the use is appropriate for the site. He liked the initial site plan and looks forward to reviewing the formal DRB application.

Board Member Gerster commented that the site plan is unselfish as far as building heights and setbacks. He felt that the use is appropriate for an area that was supposed to be residential and instead became industrialized. He liked the building design and felt the development would be an asset to the corner. He expressed concern about potential development of the surrounding corners. Mr. Murillo explained that the surrounding parcels are part of the McDowell Sonoran Preserve study boundary.

Vice-Chairman Edwards noted his approval of the site plan layout and felt it beneficial that the development would be owner-occupied. In response to a question by Vice-Chairman Edwards, Mr. Swaback clarified that permeable paving will be used in all areas except for areas surrounding the fuel pumps. Mr. Swaback noted that he hoped to have trail access from all directions and he plans to work with the community in identifying the most appropriate linkages.

6500 Camelback Rd., 8-ZN-2009

Ms. Chafin reviewed the preliminary elevations and site plan. The site consists of three parcels and 16 units will be contained within three buildings. Vehicular

access will be from Camelback Road. Approximately 43 percent of the parcel is golf course easement of the Phoenician.

Mr. Berry highlighted the unique aspects of the site, which is located on a minor arterial and is surrounded by golf course. Discussions are ongoing with neighbors regarding context and height of the elevations.

Mr. Richard Loope (phonetic), project architect, noted that he has been working closely with staff and the emergency services department on technical issues including queuing. The buildings are anticipated to be 28 feet and two stories; efforts are being made to minimize intrusion of the neighbors' privacy.

Board Member Ortega expressed concern about the driveway access and half-level garage location. He suggested that flattening the area would eliminate the choppiness. Mr. Loope noted that a study is underway to ensure FEMA requirements are met and the occupied floors are above the flood plain line.

ADJOURNMENT

With no further business to discuss, the study session of the Development Review Board adjourned at 1:10 p.m.

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