



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

**THURSDAY, OCTOBER 1, 2009**

**STUDY SESSION MINUTES**

**PRESENT:** Suzanne Klapp, Council Member  
Steven Steinke, Planning Commission Member  
David Brantner, Development Member (arrived 12:23 p.m.)  
Chris Jones, Design Member  
David Ortega, Design Member  
Eric Gerster, Development Member

**ABSENT:** Michael Edwards, Vice Chairman

**STAFF:** Steve Venker  
Joe Padilla  
Kim Chafin  
Keith Neiderer  
Bob Hults  
Meredith Tessier  
Bryan Cluff

**CALL TO ORDER**

Councilwoman Klapp called the Development Review Board study session to order at 12:20 p.m.

**ROLL CALL**

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

## **ADMINISTRATIVE REPORT**

Mr. Venker noted that Marilyn Atkinson sent an email message indicating that a meeting between the RnR development group and the Old Town merchants is scheduled for October 7<sup>th</sup>.

Mr. Venker reviewed emails regarding the Golden Gate Theological Seminary and several NewPath items.

### **Review of October 1, 2009 DRB meeting agenda items**

#### **CONSENT AGENDA**

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| 86-DR-2009   | <u>Golden Gate Theological Seminary</u>  |
| 47-DR-2007#2 | <u>DC Ranch Lots 13</u>  |
| 77-DR-2008   | <u>NewPath Networks (H146-02) E. Thunderbird Rd. and N. 84<sup>th</sup> St.</u>          |
| 53-DR-2009   | <u>NewPath Networks (K699-0) E. Jenan Dr. and N. Paradise Ln./N. 70<sup>th</sup> St.</u> |

Mr. Venker suggested moving the item to the regular agenda for discussion because of citizen opposition.

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| 57-DR-2009 | <u>NewPath Networks (H-087-01) 10032 E. Pinnacle Peak Rd.</u> |
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Board Member Jones expressed concern about multiple faux saguaros being installed on the same street. Mr. Niederer noted that three faux saguaros are proposed; the other two cases are tentatively scheduled for the October 15, 2009 DRB meeting. Board Member Jones requested that the item be moved to the regular agenda for further discussion.

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| 87-DR-2009 | <u>NewPath Networks (K688-01) E. Paraiso Dr. and N. Pima Rd.</u> |
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#### **REGULAR AGENDA**

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| 66-DR-2009 | <u>Schick Design Group</u> |
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#### **NON-ACTION AGENDA**

Greater Airpark Community Area Plan

#### **Study Session Items**

1. Design Strategies for Green Buildings

Ms. Chafin recalled the presentation given during the previous meeting and asked that Board Members comment on the information they were provided.

Board Member Ortega noted that architects are conscious of energy saving techniques, it is important to provide architects with informational tools that can be used to educate their clients on the cost benefits.

In response to a question by Board Member Gerster, Ms. Chafin explained that the program recommendations are not a requirement, but are intended to encourage green building strategies. Staff is currently working on developing incentives. Once the program is completed it will be available in hard copy, online, and as a condensed version in brochure format.

In response to a question by Board Member Brantner, Ms. Chafin noted that many staff members have been accredited through the LEED professional program; in addition, Anthony Floyd is always available to provide guidance.

Board Member Jones suggested providing a map showing the areas where City grey water reuse and reclaimed water would be available.

2. State Land Rezone, 5-ZN-2009

Mr. Niederer reviewed the case noting that the State Land department wished to rezone the parcel in order to allow a different tenant mix or to sell the property. The case will be going before the Planning Commission on October 28<sup>th</sup>.

Board Member Gerster expressed concern about the limited access available to the site and the detrimental effect this could potentially have on a business. Mr. Hadder explained that because the site is a remnant left between canal built by the Bureau of Reclamation and the freeway to the west, built by ADOT, limits exist on what access can be provided to the site. The pump station site is extremely narrow, which inhibits access. Because of the location of the freeway access ramp, ADOT does not recommend providing access from the frontage road. The proposed design includes reworking of medians to allow for additional left-turn access in and out, which is the safest access available to the parcel. Board Member Gerster recommended that alternate solutions continue to be considered.

In response to a question by Board Member Ortega, Mr. Hadder explained the median break configuration. He noted that the development to the south has been contacted regarding potential effects on the shopping center. The buildings are illustrated as one story but mixed-use retail up to 36 feet is anticipated.

Mr. Niederer noted that access to westbound Frank Lloyd Wright would be at 90<sup>th</sup> Street.

Commissioner Steinke commented that consideration must be given to the traffic flow and access because the location is a gateway off of the 101 and Frank Lloyd Wright as well as a gateway to the Airpark.

3. RnR Restaurant, 98-DR-2009

Mr. Cox presented alternative designs based on previous Board Member recommendations, including additional landscaping and trellis, signage, and canopy reconfiguration, as well as pedestrian access from the corner.

Board Member Gerster suggested cantilevering the RnR sign that was added to the south end of the building and reconfiguring the additional curved awning to better match the angular design. He noted a preference for the small scattered windows depicted in one of the alternate options.

Board Member Ortega suggested creating a faux window on the south side of the building in addition to the trellis and landscaping to provide articulation at the pedestrian level. He opined that the Old Town Group would not be in favor of the glazed brick material.

Board Member Jones recommended using a darker material for the mechanical equipment enclosure. Mr. Cox noted that a rusted metal material could be an alternate option.

**ADJOURNMENT**

With no further business to discuss, the study session of the Development Review Board adjourned at 1:07 p.m.

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