

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



Thursday, October 21, 2021

DEVELOPMENT REVIEW BOARD

Betty Janik, Council Member/Chair
Joe Young, Planning Commissioner
Doug Craig, Design Member
Michal Ann Joyner, Development Member

Shakir Gushgari, Vice Chair
Ali Fakhri, Development Member
Jeff Brand, Design Member

The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings at a reduced capacity. Seating in the Kiva will be available on a first come, first served basis. Development Review Board meetings are also televised on Cox Cable Channel 11 and streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to virtually attend, participate telephonically, and listen/view the meeting in progress.

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 1:00pm

Roll Call – Board Member Joyner absent

Public Comment

Public Comment time is reserved at the beginning of the meeting for citizens to comment on *non-agendized* items that are within the Development Review Board's jurisdiction and is limited to a total of 15 minutes. Those wishing to speak are customarily given three minutes to speak. No official Development Review Board action can be taken on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting, or may submit to speak telephonically [at the Development Review Board website](http://the Development Review Board website) no later than 90 minutes prior to the meeting.

Written comment is also being accepted for *non-agendized* items and should be submitted electronically [at the Development Review Board website](http://the Development Review Board website) no later than 90 minutes before the meeting. Written comments will be emailed to the Development Review Board Members.

– No spoken or written public comment received at hearing for non-agendized items.

Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the October 21, 2021 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the September 16, 2021 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Brand to approve, 2nd by Board Member Young. Motion passed 6-0.

- AGENDA CONTINUED ON THE NEXT PAGE -



Persons with a disability may request a reasonable accommodation by contacting staff at 480-312-7767. Requests should be made 24 hours in advance, or as early as possible to allow time to arrange accommodation. For TTY users, the Arizona Relay Service (1-800-367-8939) may contact staff.

ACTION ITEMS

How the Action Agenda Works: The Development Review Board may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda or may remove individual items for further discussion as appropriate. The Development Review Board takes separate action on each item on the Regular Agenda.

Persons interested in speaking on any agenda item may **submit a blue “Request to Speak” card in person prior to the beginning of public testimony or may sign up to speak telephonically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.** Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). Persons interested in submitting a written comment on any item may **submit a yellow “Written Comments” card in person prior to the beginning of public testimony or may submit electronically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.**

CONSENT AGENDA

3. [2-DR-2021 \(Water Resources North/Keep Scottsdale Beautiful Public Art Project\)](#)
Request for approval of the proposed location of public art enhancements, including structural monoliths, pavers, sandblasted pavement, metal attachments to bridge railing, and a mural on the face of the Water Resources building, for a site located on the north side of the intersection of E. Frank Lloyd Wright Boulevard and N. Greenway-Hayden Loop.
Staff contact person is Casey Steinke, 480-312-2611.
Applicant contact is Kim Boganey, 480-874-4670.
4. [5-PP-2021 \(Scottsdale & Dixileta\)](#)
Request for approval of a Preliminary Plat for a 14-lot residential subdivision with amended development standards for a +/-17.52-acre site located at the northwest corner of N. Scottsdale Road and E. Dixileta Drive having Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) zoning.
Staff contact person is Jeff Barnes, 380-312-2376.
Applicant contact is Keith Nichter, 602-313-7206.
Motion by Vice Chair Gushgari to approve 5-PP-2021, 2nd by Board Member Craig. Motion passed 5-0, with Board Member Fakh recusing.
5. [21-DR-2021 \(IYA Medical ASC/Imaging Center\)](#)
Request for approval of exterior modifications to a portion of an existing multi-tenant building to account for a new 9,917 square foot medical office use, at a +/- 1.6-acre site located at 11107 N. Scottsdale Road with Central Business (C-2) zoning.
Staff contact person is Jeff Barnes, 380-312-2376.
Applicant contact is Rick McGee, 602-796-7700.
Motion by Board Member Craig to approve Consent Agenda Items #3 (2-DR-2021) and #5 (21-DR-2021), 2nd by Brand. Motion passed 6-0.

6. [36-DR-2021 \(WestWorld Sports Complex\)](#)

Request for approval of the site plan, landscape plan, building elevations, lighting plan, cuts and fills plans for excavation over 8 feet in depth, and 1,760 square feet of building area for a +/- 29-acre site located at the east side of WestWorld (15514 & 15522 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road, 15939 N. 98th Street, and Parcel APN 217-14-038), with Western Theme Park (WP) and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) zoning.

Staff contact person is Meredith Tessier, 480-312-4211.

Applicant contacts are Joe Phillips, 480-312-2522 and Kroy Ekblaw, 480-312-7064.

Item #6 moved to the Regular Agenda. Motion by Commissioner Young to approve case 36-DR-2021, 2nd by Vice Chair Gushgari. Motion passed 6-0.

Adjournment – 1:36pm