



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, JANUARY 21, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT:

Linda Milhaven Councilmember
William Scarbrough, Planning Commissioner
Shakir Gushgari, Vice Chair
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakhri, Development Member
Jeff Brand, Design Member

STAFF:

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| Brad Carr | Ben Moriarity |
| Joe Padilla | Chad Sharrard |
| Doris McClay | Bronte Ibsen |
| Meredith Tessier | Lorraine Castro |
| Bryan Cluff | Brian Hancock |

CALL TO ORDER

Councilmember Milhaven called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

ADMINISTRATIVE REPORT

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

MINUTES

2. Approval of the January 7, 2021 Development Review Board Meeting Minutes.
BOARD MEMBER JOYNER MOVED TO APPROVE THE JANUARY 7, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, CRAIG, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

CONSENT AGENDA

3. 6-PP-2020 (Estates on 128th St.)

Request by owner for approval of a preliminary plat for a 12-lot single-family subdivision with Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-18 PRD ESL) zoning on +/- 5.05 acres and R1-35 PRD ESL zoning on +/- 4.96 acres.

Southeast corner of E. Shea Boulevard and N. 128th Street

RVI Planning + Landscape Architecture

BOARD MEMBER BRAND MOVED TO APPROVE 6-PP-2020, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI AND BOARD MEMBERS, JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER CRAIG ABSTAINING.

REGULAR AGENDA

4. 39-DR-2020 (DC Ranch Neighborhood Park Phase I)

Request for approval of a site plan, landscape plan, and building elevations for a new park with lake and walking path on +/- 14.67 acres located at the southwest corner of E. Trailside View and N. 91st Street with Open Space, Planned Community District (OS PCD) zoning.

17492 N. 91st Street

Gavan & Barker, Architect/Designer

BOARD MEMBER CRAIG MOVED TO APROVE 39-DR-2020, 2ND BY BOARD MEMBER JOYNER, WITH STIPULATIONS TO IMPROVE PEDESTRIAN CONNECTIVITY ON EAST SIDE OF LAKE TO 91ST STREET AND ALONG 91ST STREET, AND EVALUATE TRAIL AND SERVICE ROAD ON WEST SIDE TO ALLOW FOR GREATER WIDTH OF THE TURF AREA. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, CRAIG, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

Spoken Comments: Pamela Kacir and Jeanne Leckie

5. 54-DR-2019 (Winfield)

Request by owner for approval of a site plan and building elevations for a new two-story, 2,790 sq. ft. restaurant and bar development on a +/- 1,340 sq. ft. site with Central Business, Parking District Overlay, Downtown Overlay (C-2/P-3 DO) zoning.

4440 N. Saddlebag Trail

AV3 Design Studio, Architect/Designer

VICE CHAIR GUSHGARI MOVED TO CONTINUE CASE 54-DR-2019 TO A DATE TO BE DETERMINED, 2ND BY BOARD MEMBER JOYNER. DIRECTION PROVIDED TO THE APPLICANT AND STAFF TO MODIFY THE PROPOSAL WITH REGARDS TO THE PARKING ALONG SADDLEBAG TRAIL TO ADD TRANSITION BETWEEN PARALLEL AND ANGLED PARKING, AND TO ADDRESS THE WEST, NORTH AND EAST SIDES OF THE BUILDING TO ENSURE THOSE SIDES MEET THE OLD TOWN URBAN DESIGN AND ARCHITECTURAL GUIDELINES. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SMITH, VICE

CHAIR GUSHGARI, BOARD MEMBER JOYNER, CRAIG, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. 10-ZN-2020 The Kimsey)

Request by owner for a recommendation from the Development Review Board to the Planning Commission and City Council regarding a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) district to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) district on +/- 3.4 acres, and Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay, Historic Property (D/DMU-2 PBD DO HP) district on +/- 0.40 acres, of an overall +/- 3.87 acre site, with a Development Plan for a mixed-use development including a 168-room hotel, 230 dwelling units, restaurant, and support commercial uses, and a historic preservation plan.

7110/7120 E. Indian School Road and 7117 E. 3rd Avenue

Gensler, Architect/Designer

VICE CHAIR GUSHGARI MOVED TO FORWARD A RECOMMENDATION OF APPROVAL REGARDING THE PROPOSED DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR 10-ZN-2020, 2ND BY BOARD MEMBER BRAND. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI AND BOARD MEMBERS, JOYNER, CRAIG AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH ABSTAINING.

7. Revised Development Review Board Rules of Procedure

Review and possible adoption of the revised Development Review Board Rules of Procedure.

COMMISSIONER SCARBROUGH MOVED TO APPROVE THE REVISED DEVELOPMENT REVIEW BOARD RULES OF PROCEDURE, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI AND BOARD MEMBERS, JOYNER, CRAIG AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH ABSTAINING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:40 PM.