

**SCOTTSDALE**

# **DEVELOPMENT REVIEW BOARD MEETING**

## **MEETING NOTICE AND MARKED AGENDA**



**Thursday, February 16, 2023**

### **DEVELOPMENT REVIEW BOARD**

Kathy Littlefield, Vice Mayor/Chair

Renee Higgs, Planning Commissioner

Shakir Gushgari, Design Member

Doug Craig, Design Member

Jeff Brand, Vice Chair, Design Member

Michal Ann Joyner, Development Member

Ali Fakih, Development Member

*One or more members of the Development Review Board may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).*

*The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings. 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](https://www.scottsdaleaz.gov) (search "live stream") to allow the public to 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 – 1:01pm**

**Roll Call – all members present**

### **Public Comment – Non-Agendized Items**

Citizens may address the members of the Development Review Board during 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. Arizona State law prohibits the Development Review Board from discussing or taking any action on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting. Public testimony is limited to three (3) minutes per speaker.

Written comment is also being accepted for non-agendized items and may be submitted in-person at the hearing or electronically [at the Development Review Board website](https://www.scottsdaleaz.gov). Written comments submitted electronically will be emailed to the Development Review Board Members.


**No spoken or written public comment received at hearing regarding non-agendized items.**

### **Administrative Report – Brad Carr, AICP, LEED-AP**

1. Identify supplemental information, if any, related to the February 16, 2023 Development Review Board agenda items, and other correspondence.

### **Minutes**

2. Approval of the February 2, 2023 Development Review Board [Regular Meeting Minutes](#).  
**Motion by Board Member Craig to approve, 2<sup>nd</sup> by Board Member Joyner. Motion passed 7-0.**

 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/or 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.** 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. [21-DR-2022 \(Jimmy John's\)](#)  
Request for approval of project plans for a new drive-through restaurant with approximately 1,253 square feet of building area on a +/- 0.69-acre site located at 10687 N. 116<sup>th</sup> Street, with Highway Commercial (C-3) zoning.  
Staff Contact is Katie Posler, 480-312-2703  
**Applicant Contact is Chad Fairbanks, (314) 270-5203**  
**Motion by Commissioner Higgs to approve case 21-DR-2022 on the Consent Agenda, 2<sup>nd</sup> by Vice Chair Brand. Motion passed 7-0.**
4. [61-DR-2015 #5 \(One Scottsdale PU III, Medical Office Building and Residential Healthcare Facility\)](#)  
Request for approval of project plans for a new two-story medical office and residential healthcare facility with approximately 105,000 square feet of building area on a +/- 6.52-acre site located at 7245 E. Thompson Peak Parkway, with Planned Regional Center, Planned Community District (PRC PCD) zoning, along with a revision to the previously approved conceptual master site plan of case 61-DR-2015#2 for the larger +/- 21.6-acre site.  
Staff Contact is Chris Zimmer, 480-312-2347  
**Applicant Contact is Jaime L. Northam, (602) 322-6229**  
**Motion by Board Member Craig to approve case 61-DR-2015#5 on the Consent Agenda, 2<sup>nd</sup> by Board Member Joyner. Motion passed 6-0, with Board Member Fakih recusing.**
5. [36-DR-2020 \(North Pima Road Improvements\)](#)  
Request for approval of project plans to improve portions of N. Pima Road, located between E. Pinnacle Peak Road and E. Happy Valley Road, to provide drainage improvements and a sound wall.  
Staff Contact is Jesus Murillo, 480-312-7849  
**Applicant Contact is Elaine Mercado, (480) 312-7985**  
**Item moved to the Regular Agenda. Motion by Board Member Gushgari to approve 36-DR-2020, 2<sup>nd</sup> by Vice Chair Brand. Motion passed 7-0.**

## NON-ACTION ITEMS

6. Updates to Chapter 4 and other related sections of the Design Standards & Policies Manual  
City staff will provide a summary of upcoming efforts related to the update of Chapter 4 of the Design Standards & Policies Manual (DSPM), and other related sections pertaining to stormwater management.  
Staff Contact is Hasan Mushtaq, 480-312-4317  
**Presentation by Richard Anderson, Stormwater Engineering Manager. No action taken by the Board on this item.**

## **REGULAR AGENDA**

7. [1-DR-2022 \(Bella Alba \(AKA Continental\)\)](#)  
Request for approval of project plans for a new mixed-use development consisting of 281 multi-family residential units, 10,125 square feet of commercial floor area, and a 463-space parking garage on a +/- 5-acre site located at 1000 N. Scottsdale Road, with Planned Unit Development (PUD) zoning.  
Staff Contact is Greg Bloemberg, 480-312-4306  
**Applicant Contact is George Pasquel, (602) 230-0600**  
**Motion by Vice Chair Brand to approve case 1-DR-2022, 2<sup>nd</sup> by Board Member Joyner. Motion passed 6-1, with Vice Mayor Littlefield dissenting.**
  
8. [10-PP-2022 \(Replat Tract D Sweetwater Ranch Manor\)](#)  
Request for approval for a replat of Tract D of Sweetwater Ranch Manor, and associated improvements, to create two new residential lots within a portion of the existing +/- 1.84-acre Tract, for a property located at 13099 N. 94th Place, with Townhouse Residential, Planned Community district (R-4 PCD) zoning.  
Staff Contact is Jeff Barnes, 480-312-2376  
**Applicant Contact is Hight Flexman, (480) 451-8054**  
**Motion by Board Member Gushgari to approve case 10-PP-2022, 2<sup>nd</sup> by Board Member Craig. Motion passed 7-0.**
  
9. [45-DR-2022 \(Evans Corporate Park Color Branding\)](#)  
Request for approval of project plans for an exterior repaint of a collection of six existing buildings in the Greater Airpark area for a property located at 8350 E. Evans Road, with Industrial Park (I-1) zoning.  
Staff Contact is Casey Steinke, 480-312-2611  
**Applicant Contact is Pamela Collins, (480) 894-1286**  
**Motion by Vice Chair Brand to continue case 45-DR-2022 to a date to be determined, 2<sup>nd</sup> by Vice Mayor Littlefield. Motion passed 7-0.**

**Adjournment – 2:43pm**