

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Solange Whitehead, Councilwoman/Chair
Renee Higgs, Planning Commissioner
Ali Fakih, Design Member
Jeff Brand, Design Member

David Mason, Development Member
Ed Peaser, Design Member

Thursday, June 6, 2024

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. 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 listen/view the meeting in progress.

1:00 P.M.

DEVELOPMENT REVIEW BOARD REGULAR MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 1:03 PM

Roll Call – All members present. Board Members Fakih and Mason attended remotely.

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](#). Written comments submitted electronically 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 June 6, 2024 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the May 2, 2024 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Brand to approve, 2nd by Board Member Peaser. Motion passed 6-0.

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. [61-DR-2015#6 \(One Scottsdale PU III, QuikTrip and Conceptual Master Site Plan update\)](#)
Request for approval of the site plan, landscape plan, and building elevations for a new gas station with 16 fuel pumps and convenience store with approximately 12,657 square feet of building area on a +/- 2-acre site, along with a revision to the previously approved conceptual master site plan of case 61-DR-2015#5 for the larger 21.6-acre site located at the northeast corner of N. Scottsdale Road and E. Legacy Boulevard, with Planned Regional Center and Planned Community District (PRC PCD) zoning.
Staff Contact is Meredith Tessier, 480-312-4211
Applicant Contact is Daniel Chambers, (480) 446-6321
Motion by Board Member Brand to approve case 61-DR-2015#6 on the Consent Agenda, 2nd by Commissioner Higgs. Motion passed 6-0.

REGULAR AGENDA

4. [475-PA-2024 \(Old Town Scottsdale Urban Design & Architectural Guidelines Update Initiation\)](#)
Request by staff for the initiation of an update to the Old Town Scottsdale Urban Design & Architectural Guidelines.
Staff Contact is Taylor Reynolds, 480-312-7924
Motion by Board Member Brand to initiate an update to the Old Town Scottsdale Urban Design & Architectural Guidelines, 2nd by Councilwoman Whitehead. Motion passed 6-0.
5. [35-DR-2022 \(Storage 365 - Alma School & Jomax\)](#)
Request for approval of a site plan, landscape plan, and building elevations for a new internalized community storage facility on a +/- 6.45-acre site located at 27000 and 26725 N. Alma School Parkway, with Planned Community Center, Environmentally Sensitive Lands, Hillside District (PCC ESL (HD)) zoning.
Staff Contact is Jeff Barnes, 480-312-2376
Applicant Contact is Neil Feaser, (602) 955-3900
Motion by Board Member Brand to continue case 35-DR-2022 to a date to be determined to allow the applicant additional time to refine the building design, 2nd by Board Member Peaser. Motion passed 5-0, with Board Member Fakih recusing.

6. [39-DR-2022 \(IL Bracco\)](#)

Request by owner for approval of a site plan, landscape plan, and building elevations for a new restaurant, Il Bracco, with approximately +/- 6,000 sf of building area, with Neighborhood Commercial (C-1) zoning, located at 6160 N. Scottsdale Road.

Staff Contact is Chris Zimmer, 480-312-2347

Applicant Contact is Michael Rumpeltn, (602) 455-1982

Motion by Board Member Brand to approve case 39-DR-2022, 2nd by Commissioner Higgs.

Motion passed 6-0.

NON-ACTION ITEMS

7. [276-SA-2023 \(Marshall Way Plaza Renovations\)](#)

Request for discussion and feedback regarding a proposed renovation to an existing commercial building at 4151 N Marshall Way. Scope includes new columns, shade canopies, and sidewalk improvements.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Dorota Grodzinska, (480) 273-5241

Discussion on topic. No action taken by the Board.

Adjournment – 2:36 PM