

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Kathy Littlefield, Councilwoman/Chair
Renee Higgs, Planning Commissioner
Ali Fakih, Design Member
Jeff Brand, Design Member

David Mason, Development Member
Ed Peaser, Design Member

Thursday, June 20, 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 – 1:00 PM

Roll Call – Board Member Fakih and Board Member Brand absent

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 20, 2024 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the June 6, 2024 Development Review Board [Regular Meeting Minutes](#).
Motion by Commissioner Higgs to approve, 2nd by Board Member Peaser. Motion passed 4-0.

 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-2002#2 \(Vargo Quarter Horses \(VQHS\)\)](#)
Request for approval of an updated site plan and building elevations for an amendment to previous case 21-DR-2002 for an existing Ranch located at 29607 N. Hayden Road, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning.
Staff Contact is Jeff Barnes, 480-312-2376
Applicant Contact is Ryan Altenburg, (307) 215-7430

4. [30-DR-2023 \(Hawaiian Bros\)](#)
Request for approval of a site plan, landscape plan, and building elevations for a new drive-through restaurant located at 8970 E. Shea Boulevard, with Central Business (C-2) zoning.
Staff Contact is Katie Posler, 480-312-2703
Applicant Contact is Lisa Van Handel, (920) 322-1607
Motion by Board Member Mason to approve cases 21-DR-2002#2 and 30-DR-2023 on the Consent Agenda, with an additional stipulation for case 30-DR-2023 that the applicant work with staff to revise the location of the teal color on the building, 2nd by Board Member Peaser. Motion passed 4-0.

REGULAR AGENDA

5. [1-ZN-2024 \(Mercado Village\)](#)
Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Sec. 5.5003., the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity, and open space for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) zoning to Planned Unit Development, Planned Community District (PUD PCD) zoning for a mixed-use development including 255 multi-family units and +/- 13,142 square feet of co-work and live-work area on a +/- 6.64-acre site located at 10299 N. 92nd Street and 10301 N. 92nd Street.
Staff Contact is Jeff Barnes, 480-312-2376
Applicant Contact is Kurt Jones, (602) 452-2729
Motion by Board Member Peaser to recommend approval of case 1-ZN-2024 to the Planning Commission and City Council, 2nd by Commissioner Higgs. Motion passed 3-1, with Councilwoman Littlefield dissenting.

NON-ACTION ITEMS

6. [15-DR-2024 \(Old Town Scottsdale Urban Design & Architectural Guidelines Update\)](#)
Presentation and discussion regarding staff update to the Old Town Scottsdale Urban Design & Architectural Guidelines.
Staff Contact is Taylor Reynolds, 480-312-7924
Discussion on topic. No action taken by the Board.

Adjournment – 2:30 PM