

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Kathy Littlefield, Councilwoman/Chair
William Scarbrough, Planning Commissioner
Ali Fakh, Design Member
David Mason, Development Member

Jeff Brand, Vice Chair, Design Member
Ed Peaser, Development Member
Donna Robinson, Design Member

Thursday, October 3, 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 Mason 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.

Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the October 3, 2024 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the September 19, 2024 Development Review Board [Regular Meeting Minutes](#).
Motion by Vice Chair Brand to approve, 2nd by Board Member Fakh. 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. [10-PP-2019#2 \(Estates on Hayden\)](#)
Request for re-approval of a Preliminary Plat for a 5-lot single-family residential subdivision, with Amended Development Standards, on a +/- 10-acre site located at 34303 N. Hayden Road, with Single-family Residential District, Environmentally Sensitive Land (R1-43/ESL) zoning.
Staff Contact is Jesús Murillo, 480-312-7849
Applicant Contact is Alex Stedman, 480-994-0994
Item moved to Regular Agenda. Motion by Vice Chair Brand to approve case 10-PP-2019#2, 2nd by Board Member Fakh. Motion passed 6-0.
4. [30-DR-2021#5 \(One Scottsdale PU II Atavia\)](#)
Request approval of the site plan, landscape plan, and building elevations for a new 4-story, 88-unit multifamily residential development on a +/- 4.57-acre site located at 19601 N. Scottsdale Road, with Planned Community Development (P-C), Planned Regional Center (PRC) comparable zoning, along with a revision to the previously approved conceptual master site plan for case 30-DR-2021#3.
Staff Contact is Meredith Tessier, 480-312-4211
Applicant Contact is Kurt Jones, 602-452-2729
5. [14-DR-2023 \(Paseo Village Gas Station\)](#)
Request for approval of the site plan, landscape plan, and building elevations for a new +/- 1,800 square foot convenience store and fuel canopy modifications on a +/- 22,500 square foot site located at 8233 E. Via Paseo Del Norte, with Neighborhood Commercial, Planned Neighborhood Community, Planned Community Development (C-1 PNC PCD) zoning.
Staff Contact is Chris Zimmer, 480-312-2347
Applicant Contact is Imad Potres, 586-707-0080
6. [7-DR-2024 \(Skyport Hangars at Redfield\)](#)
Request for approval of a site plan, landscape plan, and building elevations for two new aircraft hanger/office buildings at two stories in height totaling +/- 59,800 square feet of overall building area on a +/- 3.69-acres site located at 7600 E. Redfield Road, with Industrial Park (I-1) zoning.
Staff Contact is Wayland Barton, 480-312-2817
Applicant Contact is Jeff LeFrance, 623-200-3269
Motion by Commissioner Scarbrough to approve cases 30-DR-2021#5, 14-DR-2023, and 7-DR-2024 on the Consent Agenda 2nd by Vice Chair Brand. Motion passed 6-0.

REGULAR AGENDA

7. [24-DR-2024 \(ReBath Exterior Repaint\)](#)

Request for approval of an exterior repaint of an existing tenant suite located at 7321 E. Shea Boulevard with Highway Commercial (C-3) zoning.

Staff Contact is Brontë Ibsen, 480-312-7321

Applicant Contact is Danielle Brinkman, 480-352-7356

Motion by Vice Chair Brand to continue case 24-DR-2024, with direction that the applicant work with staff to provide a color scheme that meets City design guidelines, 2nd by Commissioner Scarbrough. Motion passed 5-1, with Board Member Fakh dissenting.

8. [3-DR-2024 \(ASM Scottsdale\)](#)

Request for approval of a site plan, landscape plan, and building elevations for an office building, research and product development lab, and above grade parking garage on a +/- 21-acre parcel located at the northwest corner of the E. Mayo Boulevard alignment and the N. 76th Street alignment, with Planned Community District, comparable Industrial Park (I-1 PCD) zoning.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Yoomi Taylor, 602-470-6328

Motion by Vice Chair Brand to approve case 3-DR-2024, with an additional stipulation that the applicant work with staff regarding architectural and lighting elements of the parking structure, the reflectivity and transparency for the glazed recessed openings on the northern elevation, and to reduce and minimize lighting for the rooftop of the parking garage, 2nd by Board Member Peaser. Motion passed 6-0.

Adjournment – 3:04 PM