

# SCOTTSDALE DEVELOPMENT REVIEW BOARD KIVA-CITY HALL 3939 DRINKWATER BOULEVARD SCOTTSDALE, ARIZONA Thursday, June 6 2024

#### **\*SUMMARIZED REGULAR MEETING MINUTES\***

**PRESENT:** Solange Whitehead, Councilwoman / Chair

Renee Higgs, Planning Commissioner

Ali Fakih, Design Member – attended remotely

Jeff Brand, Design Member

David Mason, Development Member – attended remotely

Ed Peaser, Design Member

**ABSENT:** None

**STAFF:** Brad Carr Jeff Barnes

Shane Morrison Taylor Reynolds
Karissa Rodorigo Meredith Tessier
Caitlin Clark Katie Posler

Chris Zimmer

#### CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:03 PM.

# **ROLL CALL**

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

#### **PUBLIC COMMENT - NON-AGENDIZED ITEMS**

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

# NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.

#### **ADMINISTRATIVE REPORT**

- 1. Identify supplemental information, if any, related to June 6, 2024 Development Review Board agenda items, and other correspondence.
- \* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view\_id=36

## **MINUTES**

2. Approval of the May 2, 2024 Development Review Board Regular Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE MAY 2, 2024 DEVELOPMENT REVIEW

BOARD MEMBER BRAND MOVED TO APPROVE THE MAY 2, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER HIGGS, BOARD MEMBERS FAKIH, BRAND, MASON, AND PEASER WITH A VOTE OF SIX (6) TO ZERO (0).

# **CONSENT AGENDA**

3. 61-DR-2015#5 (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

BOARD MEMBER PEASER MOVED TO APPROVE CASE 61-DR-2015#5 ON THE CONSENT AGENDA, 2ND BY COMMISSIONER HIGGS. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER HIGGS, BOARD MEMBERS FAKIH, BRAND, MASON, AND PEASER WITH A VOTE OF SIX (6) TO ZERO (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

BOARD MEMBER BRAND MOVED TO INITIATE AN UPDATE TO THE OLD TOWN SCOTTSDALE URBAN DESIGN & ARCHITECTURAL GUIDELINES, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER HIGGS, BOARD MEMBERS FAKIH, BRAND, MASON, AND PEASER WITH A VOTE OF SIX (6) TO ZERO (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

BOARD MEMBER BRAND MOVED 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. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER HIGGS, BOARD MEMBERS BRAND, MASON, AND PEASER WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

PUBLIC COMMENT SPEAKER - JOHN SMALL

# 6. 39-DR-2022 (IL Bracco)

Request by owner for approval of a site plan, landscape plan, and building elevations for a new restaurant, II 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 Rumpeltin, (602) 455-1982

BOARD MEMBER BRAND MOVED TO APPROVE CASE 39-DR-2022, 2ND BY COMMISSIONER HIGGS. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER HIGGS, BOARD MEMBERS FAKIH, BRAND, MASON, AND PEASER WITH A VOTE OF SIX (6) TO ZERO (0).

#### NON-ACTION AGENDA

7. 276-SA-2023 (Marshall Way Plaza Renovations)

Request for approval of a renovation to an existing commercial facade 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

<u>DEVELOPMENT REVIEW BOARD DISCUSSION AND FEEDBACK TO ON TOPIC. NO ACTION TAKEN BY THE BOARD.</u>

## **ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:36 PM.