



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, June 20, 2024**

SUMMARIZED REGULAR MEETING MINUTES

PRESENT: Kathy Littlefield, Councilwoman / Chair
Renee Higgs, Planning Commissioner
David Mason, Development Member
Ed Peaser, Design Member

ABSENT: Ali Fakh, Design Member
Jeff Brand, Design Member

STAFF: Brad Carr
Shane Morrison
Karissa Rodorigo
Caitlin Clark
Jeff Barnes
Taylor Reynolds
Katie Posler
Jason McWilliams

CALL TO ORDER

Councilwoman Littlefield called the meeting of the Development Review Board to order at 1:00 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 20, 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 June 6, 2024 Development Review Board Regular Meeting Minutes.
COMMISSIONER HIGGS MOVED TO APPROVE THE JUNE 6, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER HIGGS, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF FOUR (4) TO ZERO (0).

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
BOARD MEMBER MASON MOVED 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. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER HIGGS, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF FOUR (4) TO ZERO (0).

WRITTEN PUBLIC COMMENT (30-DR-2023): **PAMELA CARTER**

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
BOARD MEMBER PEASER MOVED TO RECOMMEND APPROVAL OF CASE 1-ZN-2024 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY COMMISSIONER HIGGS. THE MOTION PASSED IN FAVOR BY COMMISSIONER HIGGS, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF THREE (3) TO ONE (1), WITH COUNCILWOMAN LITTLEFIELD DISSENTING.

SPOKEN PUBLIC COMMENT:

VAL TEICH

BOB LETTIERI

PETER PETRINOVIC

DENISE McCUE

ROSE PETRINOVIC

JOEL BRODER

MATT METZ

WRITTEN PUBLIC COMMENT:

PAMELA CARTER

MARA COLLAZZO

DENISE McCUE

STANLEY PELCHES

PETER PETRINOVIC

ROSE PETRINOVIC

NON-ACTION AGENDA

6. 475-PA-2024 (Old Town Scottsdale urban Design & Architectural Guidelines Update)
Staff update to the Old Town Scottsdale Urban Design & Architectural Guidelines.
Staff Contact is Taylor Reynolds, 480-312-7924

**DEVELOPMENT REVIEW BOARD DISCUSSION AND FEEDBACK TO STAFF. NO ACTION
TAKEN BY THE BOARD.**

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:30 PM.