



Approved 11/7/2024 (CC)

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, October 3, 2024**

SUMMARIZED MEETING MINUTES

PRESENT: Kathy Littlefield, Councilwoman / Chair
Williams Scarbrough, Planning Commissioner
Jeff Brand, Vice Chair, Design Member
Ali Fakh, Design Member
Ed Peaser, Development Member
Donna Robinson, Design Member

ABSENT: David Mason, Development Member

STAFF:

Brad Carr	Jesús Murillo
Shane Morrison	Meredith Tessier
Caitlin Clark	Katie Posler
Jason McWilliams	Wayland Barton
John Kelly	Chris Zimmer
Clayton Hults	Brontë Ibsen

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.

* 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

ADMINISTRATIVE REPORT

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

MINUTES

2. Approval of the September 19, 2024 Development Review Board Meeting Minutes.
VICE CHAIR BRAND MOVED TO APPROVE THE SEPTEMBER 19, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER FAKIH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

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. VICE CHAIR BRAND MOVED TO APPROVE CASE 10-PP-2019#2, 2ND BY BOARD MEMBER FAKIH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

SPOKEN PUBLIC COMMENT:

DANIEL KING
BETH WARRING

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 on 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
COMMISSIONER SCARBROUGH MOVED TO APPROVE CASES 30-DR-2021#5, 14-DR-2023, AND 7-DR-2024 ON THE CONSENT AGENDA, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (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
VICE CHAIR BRAND MOVED 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. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS PEASER AND ROBINSON WITH A VOTE OF FIVE (5) TO ONE (1), WITH BOARD MEMBER FAKIH 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
VICE CHAIR BRAND MOVED TO APPROVE CASE 3-DR-2024, WITH ADDITIONAL STIPULATIONS 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 ELEVATIONS, AND TO REDUCE AND MINIMIZE LIGHTING FOR THE ROOFTOP OF THE PARKING GARAGE, WITH ANY CHANGES SUBJECT TO APPROVAL BY CITY STAFF CONSISTENT WITH APPLICABLE ZONING ORDINANCE REQUIREMENTS, DESIGN GUIDELINES, AND DEVELOPMENT STANDARDS, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

SPOKEN PUBLIC COMMENT:
DAVID HOVEY, JR.
MARK RIEHLE

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:04 PM.