

# SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## MEETING NOTICE AND **MARKED** AGENDA



### DEVELOPMENT REVIEW BOARD

Tom Durham, Council Member/Chair  
William Scarbrough, Planning Commissioner  
Shakir Gushgari, Design Member  
Michal Ann Joyner, Development Member

Doug Craig, Vice Chair  
Ali Fakih, Development Member  
Jeff Brand, Design Member

Thursday, April 7, 2022

*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. Seating in the Kiva will be available on a first come, first served basis. Development Review Board meetings are also televised on Cox Cable Channel 11 and streamed online at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) (search "live stream") to allow the public to listen/view the meeting in progress.*

**1:00 P.M.**

### DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order – 1:00pm**

**Roll Call – All members present**

### 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](http://the Development Review Board website). Written comments submitted electronically will be emailed to the Development Review Board Members.


**No spoken or written comment received at hearing on non-agendized items.**

### Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the April 7, 2022 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the March 17, 2022 Development Review Board [Regular Meeting Minutes](#).  
**Motion by Board Member Brand to approve, 2<sup>nd</sup> by Vice Chair Craig. Motion passed 7-0.**

 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. [31-DR-2020 \(Wild West Storage\)](#)  
Request for approval of a site plan, landscape plan, and building elevations for a walled storage facility enclosure with open yard storage, garage, and covered canopy on a +/- 1.5-acre site located at 11420 E. Shea Boulevard, with Highway Commercial, Planned Community District (C-3 PCD) zoning.  
Staff contact is Casey Steinke, 480-312-2611  
**Applicant contact is Kevin Evernham, 480-570-7651**  
**Motion by Board Member Brand to approve 31-DR-2020 on the Consent Agenda, 2<sup>nd</sup> by Board Member Joyner. Motion passed 7-0.**
4. [13-DR-2021 \(Falcon Nest Hanger\)](#)  
Request for approval of a site plan, landscape plan, and building elevations for an approximately 29,300 square foot hanger and office building on a +/- 1.5-acre site located at 15650 N. 83<sup>rd</sup> Way, with Industrial Park (I-1) zoning.  
Staff contact is Jeff Barnes, 480-312-2376  
**Applicant contact is James Larson, 602-955-9929**  
**Motion by Board Member Joyner to approve 13-DR-2021, 2<sup>nd</sup> by Board Member Gushgari. Motion passed 6-0, with Board Member Brand recusing.**
5. [22-DR-2021 \(Peeps\)](#)  
Request for approval of a site plan and building elevations for a new two-story restaurant that is approximately 3,588 square feet on a +/- 2,000 square foot site located at 4445 N. Buckboard Trail, with Downtown/Downtown Multiple Use – Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.  
Staff contact is Katie Posler, 480-312-2703  
**Applicant contact is Jason Rieke, 602-903-4822**  
**Motion by Vice Chair Craig to approve 22-DR-2021, 2<sup>nd</sup> by Commissioner Scarbrough. Motion passed 6-0, with Board Member Fakih recusing.**
6. [44-DR-2021 \(Christian Brothers Automotive\)](#)  
Request for approval of a site plan, landscape plan, and building elevations for a new, 4,900 square foot vehicle repair building and associated improvements on a +/- 1.05-acre site located at 8700 E. Thomas Road, with Central Business (C-2) zoning.  
Staff contact is Jeff Barnes, 480-312-2376  
**Applicant contact is Jeffrey Rybarczyk, 480-570-7651**  
**Item moved to the Regular Agenda for further review. Motion by Board Member Brand to continue 44-DR-2021 to a hearing date to be determined, 2<sup>nd</sup> by Board Member Joyner. Motion passed 7-0.**

7. [6-PP-2022 \(Axon\)](#)

Request for approval of a preliminary plat, consisting of two parcels and associated rights-of-way, tracts, and easements, on a +/- 60-acre site located at northeast corner of E. Mayo Boulevard and N. Hayden Road, with Industrial Park (I-1) zoning.

Staff contact is Greg Bloemberg, 480-312-4306

**Applicant contact is Charles Huellmantel, 480-921-2800**

**Motion by Board Member Brand to approve 6-PP-2022 on the Consent Agenda, 2<sup>nd</sup> by Board Member Joyner. Motion passed 7-0.**

**Adjournment – 1:24pm**