

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

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

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

Thursday, April 21, 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 (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 – 1:01pm

Roll Call – Vice Chair Craig and Board Member Brand 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](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 regarding non-agendized items.

Administrative Report – Brad Carr, AICP, LEED-AP


1. Identify supplemental information, if any, related to the April 21, 2022 Development Review Board agenda items, and other correspondence.

Board Liaison Brad Carr noted the applicant's request for continuance for Item #6 on the agenda.

Minutes

2. Approval of the April 7, 2022 Development Review Board [Regular Meeting Minutes](#).

Motion by Board Member Joyner to approve, 2nd by Board Member Gushgari. Motion passed 5-0.

 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. 40-DR-2021 (Dual Drive-Thru Restaurants Pima Road)
Request for approval of a site plan, landscape plan, and building elevations for two new drive-through restaurants on a +/- 1.5-acre-site located at 15236 N. Pima Road, with Highway Commercial (C-3) zoning.
Staff Contact: Katie Posler, 480-312-2703
Applicant Contact: Neil Feaser (602) 955-3900
Item moved to Regular Agenda. Motion by Commissioner Gonzales to continue case 40-DR-2021 to a date to be determined, 2nd by Board Member Joyner. Motion passed 4-0, with Board Member Fakh recusing.

4. 4-DR-2022 (Tournament Players Club (TPC) Expansion)
Request for approval of a site plan, building elevations, and landscape plan for a new +/- 12,800 square foot restaurant/clubhouse building with a +/- 7,400 square foot patio for the existing golf course, on a +/- 2.5-acre site located at 8243 E. Bell Road, with Open Space (OS) zoning.
Staff Contact Meredith Tessier, 480-312-4211
Applicant Contact Jordan Rose 480-505-3938
Item moved to Regular Agenda. Motion by Board Member Joyner to approve case 4-DR-2022, 2nd by Board Member Gushgari. Motion passed 5-0.

5. 7-PP-2021 (Standing Stones Preliminary Plat)
Request for approval of an 8-lot subdivision and associated tracts and easements on a +/- 10-acre site generally located at southwest corner of E. Standing Stones Road and N. Lone Mountain Parkway, with Single-family Residential, Environmentally Sensitive Lands (R1-43/ESL) zoning.
Staff contact is Jesús Murillo, 480-312-7849
Applicant contact is Paul Sigston 480-488-4393
Motion by Board Member Joyner to approve case 7-PP-2021 on the Consent Agenda, 2nd by Board Member Gushgari. Motion passed 5-0.

– AGENDA CONTINUED ON THE NEXT PAGE –

REGULAR AGENDA

6. 11-DR-2020 (Museum Square)

Request approval of the site plan, landscape plan, and building elevations for a new apartment building with 92 units and proposed public art locations on a +/- 1.72-acre site located at the northeast corner of E. 2nd Street and N. Marshall Way, 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 John Berry, 480-385-2727

Motion by Board Member Joyner to continue case 11-DR-2020 to the May 5th, 2022 hearing, 2nd by Board Member Gushgari. Motion passed 4-0, with Board Member Fakh recusing.

Adjournment – 2:12pm