

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Linda Milhaven, Councilmember/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, July 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](https://www.scottsdaleaz.gov) (search "live stream") to allow the public to listen/view the meeting in progress.

9:00 A.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 9:00am

Roll Call – Board Members Fakh and 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](https://www.scottsdaleaz.gov). 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 July 7, 2022 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the June 16, 2022 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Joyner to approve, 2nd by Vice Chair Craig. 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. [1-PP-2022 \(Sereno Canyon Phase 4E\)](#)

Request for approval of a preliminary plat to replat Sereno Canyon Plat Phase 4E, to establish 10 resort units on +/- 21 acres of a 350-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, for a site located generally between E. Alameda Road and the E. Pinnacle Peak Road alignment, at the intersection of N. 124th Street and N. 125th Street, with Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning.

Staff contact is Jesús Murillo, 480-312-7849

Applicant contact is Jorge Garre, 480-596-1131

4. [37-DR-2020 & 8-PP-2020 \(Hawkins - CSOK\)](#)

Request for approval of the site plan, landscape plan, building elevations and a preliminary plat for a major subdivision to allow for a new office & retail development with 3 new buildings totaling approximately 15,300 square feet of commercial floor area and 3 commercial lots and 1 residential lot, all on a +/- 3.7-acre site located at the southwest corner of E. Shea Boulevard and N. 114th Street, with Central Business (C-2), Service Residential (S-R), and Single-family Residential, Planned Residential Development (R1-18 PRD) zoning.

Staff contact is Bryan Cluff, 480-312-2258

Applicant contact is Brittnee Elliott, 480-777-1078

5. [31-DR-2021 \(New Corporate Hangar for Set Jet\)](#)

Request for approval of a site plan, landscape plan, and building elevations for an approximately 16,270 square foot hangar and office building located at 15208 N. 75th Street, with Industrial Park (I-1) zoning.

Staff Contact is Katie Posler, 480-312-2703

Applicant contact is James Elson, 602-903-5311

Motion by Vice Chair Craig to approve Items 3, 4, and 5 on the Consent Agenda, 2nd by Board Member Joyner. Motion passed 5-0.

REGULAR AGENDA

6. **18-UP-2021 (Ashler Hills Park)**

Request for a recommendation from the Development Review Board to the Planning Commission and City Council regarding a Municipal Use Master Site Plan for a new park on a +/- 15-acre site located at the northwest corner of E. Ashler Hills Drive and N. 74th Way, with Multiple-family Residential, Environmentally Sensitive Lands (R-5 ESL) zoning.

Staff contact is Katie Posler, 480-312-2703

Applicant contact is Brad Walldorf, 602-312-7790

Motion by Vice Chair Craig to recommend approval 18-UP-2021 with recommendations regarding park hours and lighting, 2nd by Board Member Joyner. Motion passed 4-1, with Commissioner Gonzales dissenting.

Adjournment – 10:20am