

## SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## MEETING NOTICE AND **MARKED** AGENDA



### DEVELOPMENT REVIEW BOARD

Solange Whitehead, Council Member/Chair  
**William Scarbrough**, Planning Commissioner  
Shakir Gushgari, Design Member  
Michal Ann Joyner, Development Member

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

Thursday, November 3, 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 – 1:01pm**

**Roll Call – All present; Board Members Fakh and Brand attended electronically**

### 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 public comment received at hearing regarding non-agendized items.**

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

1. Identify supplemental information, if any, related to the November 3, 2022 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the October 20, 2022 Development Review Board [Regular Meeting Minutes](#).  
**Motion by Board Member Joyner to approve, 2<sup>nd</sup> by Board Member Gushgari. 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. [5-PP-2016 #14 \(Storyrock Phase 3A Expansion\)](#)  
Request for reapproval and expansion of the Preliminary Plat for Storyrock Phase 3A (previously approved under case 5-PP-2016#5) for an 81-lot residential subdivision with amended development standards on a +/- 100- acre site located at the northeast corner of the E. Pinnacle Peak Road alignment and N. 128th Street, with Planned Community District, Environmentally Sensitive Lands (R1-18 PCD ESL, R1-35 PCD ESL, and R1-43 PCD ESL) and Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-43 PRD ESL) zoning.  
Staff Contact is Katie Posler, 480-312-2703  
**Applicant Contact is Zach Hill, 480-207-2666**
  
4. [5-PP-2016 #15 \(Rosewood 10\)](#)  
Request for approval of a preliminary plat for a 10-lot residential subdivision with amended development standards on a +/- 9.02-acre site located at 13020 E. Ranch Gate Road, with Planned Community District, Environmentally Sensitive Lands (PCD ESL) zoning with comparable zoning of Single-family Residential (R1-35).  
Staff Contact is Katie Posler, 480-312-2703  
**Applicant Contact is Zach Hill, 480-207-2666**
  
5. [45-DR-2021 \(Minnezona Lofts\)](#)  
Request for approval of a new 2-building, 3-story-tall, 9-unit condominium development, with approximately 22,354 square feet of building area, with a proposed amendment to reduce the required setback by 10 percent, on a +/- 0.29-acre site located at 7314 E. Minnezona Avenue, with Multiple-family Residential, Downtown Overlay (R-5 DO) zoning.  
Staff Contact is Meredith Tessier, 480-312-4211  
**Applicant Contact is Daniel Istrate, (602) 875-6221**  
**Motion by Board Member Gushgari to approve 5-PP-2016#14, 5-PP-2016#15, and 45-DR-2021 on the Consent Agenda with an additional stipulation for cases 5-PP-2016#4 and 5-PP-2016#5, 2<sup>nd</sup> by Councilwoman Whitehead. Motion passed 7-0.**

## **REGULAR AGENDA**

6. [8-ZN-2022 \(94 Hundred Shea - The Village\)](#)

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 for a zoning district map amendment from Commercial Office, Planned Community District (C-O PCD) and Highway Commercial, Planned Community District (C-3 PCD) zoning to Planned Unit Development (PUD) zoning for a proposed mixed-use development with 219 new multi-family dwelling units on a +/- 11-acre site located on the south side of E. Shea Boulevard, east of N. 92<sup>nd</sup> Street.

Staff Contact is Jeff Barnes, 480-312-2376

**Applicant Contact is Andy Jochums, (480) 429-3063**

**Motion by Board Member Joyner to recommend approval of case 8-ZN-2022, 2<sup>nd</sup> by Vice Chair Craig. Motion passed 5-1, with Councilwoman Whitehead dissenting and Board Member Fakh recusing.**

7. [12-ZN-2022 \(Mercado Courtyards\)](#)

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 for a zoning district map amendment from Highway Commercial, Planned Community District (C-3 PCD) and Commercial Office, Planned Community District (C-O PCD) zoning to Planned Unit Development, Planned Community Development District (PUD PCD) zoning for a proposed mixed-use development including 273 new multi-family dwelling units on a +/- 8.52-acre site located at 10301 N. 92<sup>nd</sup> Street, 10299 N. 92<sup>nd</sup> Street and 9301 E. Shea Boulevard.

Staff Contact is Jeff Barnes, 480-312-2376

**Applicant Contact is Jennifer Hall, 480-505-3939**

**Motion by Vice Chair Craig to recommend approval of case 12-ZN-2022, 2<sup>nd</sup> by Councilwoman Whitehead. Motion passed 6-0, with Board Member Fakh recusing.**

**Adjournment – 3:24pm**