

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Betty Janik, Council Member/Chair
Joe Young, Planning Commissioner
Doug Craig, Design Member
Michal Ann Joyner, Development Member

Shakir Gushgari, Vice Chair
Ali Fakih, Development Member
Jeff Brand, Design Member

Thursday, September 16, 2021

The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings at a reduced capacity. 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 virtually attend, participate telephonically, and 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 – Board Member Fakih absent

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. Those wishing to speak are customarily given three minutes to speak. No official Development Review Board action can be taken on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting, or may submit to speak telephonically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.

Written comment is also being accepted for *non-agendized* items and should be submitted electronically [at the Development Review Board website](#) no later than 90 minutes before the meeting. Written comments will be emailed to the Development Review Board Members.

– No spoken or written public comment received at hearing for non-agendized items.

Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the September 16, 2021 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the September 2, 2021 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Craig to approve, 2nd by Board Member Joyner. Motion passed 6-0.

- AGENDA CONTINUED ON THE NEXT PAGE -

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 one vote on all items on the 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 or may sign up to speak telephonically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.** 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. [35-DR-2020 \(AutoNation Subaru Scottsdale\)](#)
Request for approval of the site plan, landscape plan, and building elevations for an addition and remodel to an existing automotive dealership, including a sales showroom and vehicle service bays, on a +/- 6.7-acre site with General Commercial (C-4) zoning, located at 15678 N. Northsight Boulevard. Staff Contact person is Bryan Cluff, 480-312-2258.
Applicant contact is Scott Ody, 602-490-0535.
4. [5-DR-2021 \(Peoples Hangar\)](#)
Request for approval of the site plan, building elevations, landscape plan, and lighting plan for a new aircraft hangar building with approximately 10,620 square feet of building area including 3,820 square feet of office area, all on a 1.2-acre site with Industrial Park (I-1) zoning, located at 15902 N. 80th Street. Staff Contact person is Meredith Tessier, 480-312-4211.
Applicant contact is Scott Wahtola 602-375-3430.
5. [17-DR-2021 \(Southdale\)](#)
Request for approval of the site plan, landscape plan and building elevations for a new mixed-use project, consisting of a 293,900 square foot building with 267 dwelling units, 6,100 square feet of commercial floor area, and a 105,528 square foot above-grade parking garage, all on a +/- 3.8-acre site with Planned Unit Development (PUD) zoning, located at 7000 E. McDowell Road. Staff Contact person is Greg Bloemberg, 480-312-4306.
Applicant contact is Chantel Kimmins, 480-621-4824.
Item #5 moved to the Regular Agenda.
Motion by Board Member Craig to approve 17-DR-2021, 2nd by Board Member Joyner. Motion passed 5-0.
6. [27-DR-2021 \(Scottsdale Pathways Wayfinding\)](#)
Request by the City for Development Review Board approval of wayfinding signage standards that will be implemented throughout the City along the public off-street pathway system. Staff Contact person is Jeff Barnes, 480-312-2376.
Applicant contact is Susan Conklu, 480-312-2308.
Motion by Board Member Brand to approve Items #3, 4, and #6 on the Consent Agenda, 2nd by Commissioner Young. Motion passed 6-0.



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.

REGULAR AGENDA

7. [42-DR-1993#3 \(Terravita Pickleball and Bocce Courts\)](#)

Request by owner to add two (2) pickleball courts and two (2) bocce courts to replace an existing croquet lawn at a property with Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning, located at 34036 N 69th Way.

Staff contact person is Desirae Mayo, 480-312-4218.

Applicant contact is Terravita Country Club, 480-437-9285.

Motion by Board Member Joyner to approve case 42-DR-1993#3 with an additional stipulation for a noise test to occur post construction, 2nd by Board Member Brand. Motion passed 6-0.

Adjournment – 2:46pm



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