

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND MARKED AGENDA



DEVELOPMENT REVIEW BOARD

Tom Durham, Vice Mayor/Chair
Renee Higgs, Planning Commissioner
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member

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

Thursday, January 19, 2023

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.

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; Board Member Gushgari attended remotely

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 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 January 19, 2023 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the December 15, 2022 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Brand to approve, 2nd by Board Member Joyner. 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. [10-PP-2022 \(Replat Tract D Sweetwater Ranch Manor\)](#)
Request for approval of a replat of Tract D of Sweetwater Ranch Manor, and associated improvements, to create two new residential lots within a portion of the existing +/- 1.84-acre Tract, for a property located at 13099 N. 94th Place, with Townhouse Residential, Planned Community district (R-4 PCD) zoning.
Staff Contact is Jeff Barnes, 480-312-2376
Applicant Contact is Hight Flexman, (480) 451-8054
Item moved to Regular Agenda. Motion by Board Member Brand to continue case 10-PP-2022 to a date to be determined, 2nd by Board Member Joyner. Motion passed 7-0.

REGULAR AGENDA

4. [14-DR-2022 \(Seventh Day Adventist Warehouse Building\)](#)
Request for approval of project plans for a new 1-story warehouse building comprised of approximately 243,360 square feet of building area on a +/- 18-acre site located at 7501, 7509, and 7511 E. Redfield Road, with Planned Airpark Core Development, Aviation (PCP AV) and Planned Airpark Core Development, Employment (PCP EMP) zoning.
Staff Contact is Wayland Barton, 480-312-2817
Applicant Contact is Kurt Jones, (602) 452-2729
Motion by Board Member Joyner to approve case 14-DR-2022, 2nd by Vice Chair Craig. Motion passed 7-0.
5. [51-DR-2022 \(Norde Exterior Paint\)](#)
Request for approval of project plans for an exterior repaint of a portion of an existing building in the Historic Old Town area for a property located at 7238 E. Main Street, with Central Business, Downtown Overlay (C-2 DO) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is Mandy Ballor, (480) 268-6354
Motion by Board Member Fakh to approve case 51-DR-2022 with an additional stipulation, 2nd by Board Member Joyner. Motion passed 6-1, with Board Member Gushgari dissenting.
6. 2023 Election of Vice Chair
The five (5) Public Members of the Development Review Board will nominate and elect a Vice Chair.
Nomination by Vice Chair Craig of Board Member Brand as Vice Chair, 2nd by Board Member Joyner. Motion passed 4-0, with Board Member Brand, Vice Mayor Durham, and Commissioner Higgs abstaining.

7. [2022 Development Review Board Annual Report](#)

The Development Review Board will review, discuss, and possibly approve the Development Review Board Annual Report for 2022.

Motion by Board Member Joyner to approve the 2022 Development Review Board Annual Report, 2nd by Vice Chair Craig. Motion passed 7-0.

NON-ACTION ITEMS

8. [Update to Sec. 4-1.103 of the Design Standards & Policies Manual](#)

Presentation by staff regarding an update to Sec. 4-1.103 of the DSPM related to stormwater management.

Staff Contact is Hasan Mushtaq, 480-312-4317

9. [Rules of Procedures for the Development Review Board](#)

The Development Review Board will review, and possibly give direction to staff, regarding the Rules of Procedure.

Adjournment – 3:08pm