



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, MAY 6, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT:

Solange Whitehead Councilmember
Renee Higgs, Planning Commissioner
Shakir Gushgari, Vice Chair
Michal Ann Joyner, Development Member
Jeff Brand, Design Member
Ali Fakhri, Development Member, attended electronically and remotely.
Board Member Fakhri left meeting at 3:45 pm.

ABSENT:

Doug Craig, Design Member

STAFF:

Brad Carr	Jeff Barnes
Joe Padilla	Katie Posler
Bryan Cluff	Chad Sharrard
Greg Bloemberg	Bronte Ibsen
Jesus Murillo	Karen Hemby
Doris McClay	Lorraine Castro

CALL TO ORDER

Councilmember Whitehead called the meeting of the Development Review Board to order at 1:02 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to May 6, 2021 Development Review Board agenda items, and other correspondence.

**NOTE OF ADDITIONAL PUBLIC COMMENT FOR ITEM #12, GREENBELT 88;
JOINT MEETING OF THE DEVELOPMENT REVIEW BOARD AND PLANNING
COMMISSION WILL BE POSTPONED TO A LATER DATE.**

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

PUBLIC COMMENT

2. Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO PUBLIC COMMENT RECEIVED.

MINUTES

3. Approval of the April 15, 2021 Development Review Board Regular Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE APRIL 15, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

4. 50-DR-2011#2 (Quik Trip #1418I)
Request by applicant for approval of a site plan, landscape plan, and building elevations for a new 16-pump QuikTrip gasoline station and a 5,134 square feet convenience store on a +/-2.37-acre site with General Commercial (C-4) zoning.
8780 E. McDowell Road KDF Architectural Group, Architect
5. 10-DR-2020 (3413 N. Paiute Apartments)
Request by applicant for approval of the site plan, landscape plan, and building elevations for a new five-unit apartment development on a +/-0.24-acre site with Multiple-family Residential (R-5) zoning.
3413 N. Paiute Way Sundell Design, Architect/Designer
6. 19-DR-2020 (Comfort Suite – Addition)
Request for approval of the site plan, landscape plan, and building elevations for new a 9-room, 10,500 square foot addition to an existing 60-room hotel on a +/-1.32-acre site with Highway Commercial, Downtown Overlay (C-3 DO) zoning.
3275 N. Drinkwater Boulevard Valley Architecture, Inc., Architect
MOVED TO REGULAR AGENDA. MOTION BY BOARD MEMBER BRAND TO APPROVE 19-DR-2020 WITH A STIPULATION THAT THE APPLICANT WORK WITH THE ADJACENT PROPERTYT OWNER ADD SIGNAGE AND POSSIBLE COLORED PARKING STRIPING TO DESTINGUISH PARKING BETWEEN THE TWO PROPERTIES. 2ND BY COMMISSIONER HIGGS. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).
7. 43-DR-2020 (9100 Legacy)
Request for approval of the site plan, landscape plan, and building elevations for a new commercial development, with approximately 19,600 square feet of commercial floor area, on a +/- 2.35-acre site with Planned Neighborhood Center, Planned Community Development (PNC PCD) zoning.
9100 E. Legacy Boulevard Arc One Associates, Architect

8. 1-DR-2021 (Raintree Drive Residential)

Request by applicant for approval of the site plan, landscape plan, and building elevations for a new 5-story residential development with 192 units and 218,419 square feet of building area on a +/- 3.12-acre site with Planned Community, Planned Airpark Core Development – Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning.

8555 E. Raintree Drive

ESG Architecture & Design, Architect

MOTION BY BOARD MEMBER BRAND TO APPROVE THE ITEMS ON THE CONSENT AGENDA, EXCEPTING ITEM #6, WITH A STIPULATION ON ITEM #5 FOR THE APPLICANT TO WORK WITH STAFF TO ADD A SITE WALL IN CHARACTER WITH THE SURROUNDING NEIGHBORHOOD, 2ND BY COMMISSIONER HIGGS. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

9. 42-DR-2020 (7220 Retail/Office Redevelopment)

Request for approval of the site plan and building elevations for a new two-story retail and office development on a +/- 5575 sq. ft. site with Highway Commercial, Downtown Overlay (C-3 DO) zoning.

7220 E. 2nd Street

LEA Architects, LLC, Architect

MOTION BY VICE CHAIR GUSHGARI TO CONTINUE 42-DR-2020 TO A DATE TO BE DETERMINED, WITH DIRECTION TO THE APPLICANT TO WORK ON HOW THE BUILDING CAN TRANSITION TO THE HISTORICAL OLD TOWN BUILDINGS NORTH OF THE SITE, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, AND BOARD MEMBER JOYNER WITH A VOTE OF FOUR (4) TO ZERO (2), WITH BOARD MEMBER FAKIH AND BOARD MEMBER BRAND DISSENTING.

10. 25-DR-2020 (Maya Hotel)

Request for approval of the site plan, landscape plan and building elevations for a new, 163-room, 148,000 square foot hotel, and a temporary parking lot on the south side of Shoeman Lane across from the hotel site, on a +/- 0.29-acre site with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development. Downtown Overlay (D/DMU-3 PBD DO) zoning.

7301 E. Indian Plaza

RSP Architects, Architect/Designer

MOTION BY BOARD MEMBER JOYNER TO APPROVE 25-DR-2020, 2ND BY VICE CHAIR GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI AND BOARD MEMBER JOYNER WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER FAKIH AND BOARD MEMBER BRAND RECUSING.

11. 16-ZN-2019 & 6-GP-2019 (District at 9200 Shea)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Commercial Office, Planned Community District (C-O PCD) and Highway Commercial, Planned Community District (C-3 PCD) to Planned Unit Development (PUD) to allow for a new, 219-unit multi-family residential development within a mixed use center on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street.

9375 E. Shea Boulevard

Biltform Architecture Group, Architect

MOTION BY BOARD MEMBER BRAND TO RECOMMEND APPROVAL OF 16-ZN-2019 & 6-GP-2019 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMIOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER AND BRAND WITH A VOTE OF FOUR (5) TO ZERO (0).

12. 15-ZN-2020 (Greenbelt 88)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Planned Neighborhood Center, Planned Community District (PNC PCD) to Planned Unit Development (PUD) to allow a mixed use center including 288 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on a 7-acre site.

3308-3370, 3388 N. Hayden Road

Nelson Partners, Inc., Architect

MOTION BY COMMISSIONER HIGGS TO RECOMMEND APPROVAL OF 15-ZN-2019 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI AND BOARD MEMBER JOYNER, WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER BRAND RECUSING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 5:05 PM.