

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



Meeting held electronically

Thursday, May 6, 2021

DEVELOPMENT REVIEW BOARD

Solange Whitehead, Council Member/Chair
Renee Higgs, Planning Commissioner
Doug Craig, Design Member
Michal Ann Joyner, Development Member

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

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

Call to Order – 1:02pm

Roll Call – Board Member Craig absent, Board Member Fakh attending electronically and remotely. Board Member Fakh left the meeting at 3:45pm

Until further notice, Development Review Board meetings are being held electronically. While physical facilities are not open to the public, Development Review Board meetings are televised on Cox Cable Channel 11 or streamed online at Scottsdaleaz.gov (search "live stream") to allow the public to virtually attend and listen/view the meeting in progress.

Public Comment

Spoken comment is being accepted on both agendized and non-agendized items. Request to speak forms must be submitted no later than 90 minutes before the start of the meeting. To sign up to speak on these items, please [click here](#).

Written comment is being accepted for both agendized and non-agendized items and should be submitted electronically at least 90 minutes before the meeting. These comments will be emailed to the Development Review Board Members. To submit a written public comment electronically, please [click here](#).

Administrative Report – Brad Carr, AICP, LEED-AP

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

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 these items. – **No public comment received.**

Minutes

3. Approval of the April 15, 2021 Development Review Board [Regular Meeting Minutes](#). **Motion by Board Member Brand, 2nd by Board Member Joyner. Motion passed 6-0.**

CONSENT AGENDA

4. [50-DR-2011#2 \(QuikTrip #1418\)](#) Jeff Barnes
Request for approval of the 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 \(3413 N Paiute Apartments\)](#) Katie Posler
Request 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 \(Comfort Suites - Addition\)](#) Jeff Barnes
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, 2nd by Commissioner Higgs. Motion passed 6-0.
7. [43-DR-2020 \(9100 Legacy\)](#) Jesus Murillo
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 \(Raintree Drive Residential\)](#) Jeff Barnes
Request 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, 2nd by Commissioner Higgs. Motion passed 6-0.



REGULAR AGENDA

9. [42-DR-2020 \(7220 Retail / Office Redevelopment\)](#) Katie Posler
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, 2nd by Councilwoman Whitehead. Motion passed 4-2. With Board Member Fakih and Board Member Brand dissenting.
10. [25-DR-2020 \(Maya Hotel\)](#) Greg Bloemberg
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. Motion passed 4-0 with Board Member Fakih and Board Member Brand recusing.
11. [16-ZN-2019 & 6-GP-2019 \(District at 9400 Shea\)](#) Doris McClay
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. Motion passed 5-0.



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-2020 to the Planning Commission and City Council, 2nd by Board Member Joyner.

Motion passed 4-0, with Board Member Brand recusing.

Adjournment – 5:05pm



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.