

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Linda Milhaven, Councilmember, Chair
Barney Gonzales, Planning Commissioner
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member

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

Thursday, June 16, 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](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 – 1:01pm

Roll Call – All members present; Board Members Brand and Fakh attending 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](https://www.scottsdaleaz.gov). Written comments submitted electronically will be emailed to the Development Review Board Members.

Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the June 16, 2022 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the June 2, 2022 Development Review Board [Regular Meeting Minutes](#).
Motion by Vice Chair Craig to approve, 2nd 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. [3-PP-2006#3 \(Sonoran Sky Replat\)](#)

Request for re-approval of a preliminary plat to establish a 13-lot residential subdivision, including amended standards, on a +/- 40-acre site, located between the N. 122nd Street and N. 124th Street alignments, and between E. Paraiso Dive and E. Pinnacle Peak Road, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning.

Staff Contact: Jesus Murillo, 480-312-7849

Applicant Contact: Zach Hill, 602-313-7206

Item moved to the Regular Agenda for full presentation. Motion by Vice Chair Craig to approve case 3-PP-2006#3, 2nd by Board Member Joyner. Motion passed 6-1, with Commissioner Gonzales dissenting.

REGULAR AGENDA

4. [40-DR-2021 \(Dual Drive-Thru Restaurants Pima Road\)](#)

Request for approval of a site plan, landscape plan, and building elevations for two new drive-through restaurants on a +/- 1.5-acre-site located at 15236 N. Pima Road, with Highway Commercial (C-3) zoning.

Staff Contact: Katie Posler, 480-312-2703

Applicant Contact: Neil Feaser (602) 955-3900

Motion by Vice Chair Craig to approve case 40-DR-2021, 2nd by Board Member Brand. Motion passed 5-1, with Board Member Joyner dissenting and Board Member Fakh recusing.

5. [49-DR-2021 \(Craft Mixed Use Development\)](#)

Request for approval of a site plan, landscape plan and building elevations for an addition to an existing 13,996 square foot office/retail building, consisting of 9 new residential units and 822 square feet of commercial floor area, on a +/- 0.58-acre parcel located at 4237 N. Craftsman Court, with Downtown, Retail Specialty, Type 1, Downtown Overlay (D/RS-1 DO) zoning.

Staff contact is Greg Bloemberg, 480-312-4306

Applicant contact is Mark Tomcak, 602-619-7751

Motion by Board Member Brand to approve case 49-DR-2021, with additional stipulations for incorporating the newest elevations as presented at the hearing, an additional reveal on the building, and extending the covered walkway on the north building, 2nd by Vice Chair Craig. Motion passed 7-0.

6. [1-ZN-2014#2 \(The Osborn Residential Health Care Facility\)](#)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the Development Review Board shall provide a recommendation to the Planning Commission regarding the proposed Development Plan, including proposed site development standards, for a zoning district map amendment to amend an existing development plan and zoning stipulations (1-ZN-2014) to allow for development of a residential healthcare facility with +/- 247 units/beds, including both minimal and specialized care, and approximately 9,000 square feet of commercial space on a +/- 3.59 gross acre site located at 3380 N. Scottsdale Road, with Downtown/ Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning.

Staff Contact: Bryan Cluff, 480-312-2258

Applicant Contact: Michele Hammond, 480-385-2753

Motion by Board Member Joyner to forward a recommendation of approval to the Planning Commission for case 1-ZN-2014#2, 2nd by Vice Chair Craig. Motion passed 6-0, with Board Member Fakh recusing.

7. [30-DR-2021#2 \(Portico aka Belgravia One Scottsdale PUII\)](#)

Request for approval of the site plan, landscape plan, building elevations, and proposed locations of Public Art for eight (8) new, 5-story multi-family residential buildings with 112 units in 97,000 square feet of building area, on a +/- 5.4-acre site located at 19701 N. Scottsdale Road, with Planned Regional Center, Planned Community Development (PRC PCD) zoning.

Staff Contact: Chris Zimmer, 480-312-2347

Applicant Contact: Kurt Jones, 602-452-2729

Motion by Board Member Gushgari to approve case 30-DR-2021#2 with revised stipulations requested by the applicant at the hearing and an additional stipulation for delineation of drive aisles at the entry, 2nd by Board Member Joyner. Motion passed 5-2, with Board Member Brand and Commissioner Gonzales dissenting.

8. [33-DR-2021 \(Gentry on the Green\)](#)

Request for approval of the site plan, landscape plan, and building elevations for Phases 1A and 1B of Gentry on the Green, which includes two new, 4-story buildings totaling 582 dwelling units and approximately 7,300 square feet of commercial space on a +/- 14.7-acre site located at 7979 E. Camelback Road, with Planned Unit Development, Planned Shared Development (PUP PSD) zoning.

Staff Contact: Bryan Cluff, 480-312-2258

Applicant contact: Jessica Damschen, 858-490-2344

Motion by Board Member Gushgari to approve case 33-DR-2021 for approval of Phase 1A only with amended stipulations and Phase 1B design to return at a later date for further review, 2nd by Board Member Joyner. Motion passed 5-1, with Commissioner Gonzales dissenting and Board Member Fakh recusing.

Adjournment – 3:58pm