

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Betty Janik, Councilwoman/Chair
Barney Gonzales, Planning Commissioner
Ali Fakih, Design Member
Jeff Brand, Design Member

Michal Ann Joyner, Vice Chair,
Development Member
David Mason, Development Member
Ed Peaser, Design Member

Thursday, March 7, 2024

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 – 1:00 PM

Roll Call – All members present; Board Member Fakih 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 for non-agendized items.

Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the March 7, 2024 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the February 1, 2024 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Brand to approve, 2nd by Vice Chair 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. [5-DR-2018 \(Taco Bell\)](#)
Request for approval of the site plan, landscape plan, and building elevations for a new one-story restaurant with drive-through on a +/- 0.74-acre site located at 7901 E. McDowell Road, with Highway Commercial (C-3) zoning.
Staff Contact is Meredith Tessier 480-312-4211
Applicant Contact is Joshua Graber, PE, (330) 572-3521
4. [8-DR-2022 \(Desert Foothills Lutheran Church\)](#)
Request for approval of the site plan, landscape plan, and building elevations for a campus expansion, including a new family life activity center with 13,396 square feet of building area, a new worship center with 9,351 square feet of building area, a 3,489 square foot addition to the existing sanctuary, and 116 new parking spaces, at an existing Place of Worship on a +/-15.2-acre site located at 29305 N. Scottsdale Road, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning.
Staff Contact is Meredith Tessier, 480-312-4211
Applicant Contact is Steven Barduson, (480) 233-7777
Item moved to Regular Agenda. Motion by Board Member Brand to approve case 8-DR-2022, 2nd by Vice Chair Joyner. Motion passed 7-0.
5. [2-PP-2023 \(Ames Ranch\)](#)
Request for approval of a new 4-lot residential subdivision on a +/- 3.93-acre site located at 10805 and 10825 N. 85th Place, with Single-family Residential (R1-35) zoning.
Staff Contact is Jason Katz, 480-312-2542
Applicant Contact is Jason Laumeyer, (480) 619-1010
6. [35-DR-2023 \(PXPXH00334C Dish Co-Location\)](#)
Request for approval of new Type 3 Wireless Communications Facility (WCF) to be co-located on the top of an existing APS utility pole, with associated ground mounted equipment.
Staff Contact is Sandra Childers, 480-312-4214
Applicant Contact is Krystal Nelmes, (480) 599-1852
7. [2-DR-2024 \(AT&T AZL05904 WCF relocation and temporary WCF site\)](#)
Request for approval to relocate an existing wireless communication facility (WCF) from a traffic signal pole to a roundabout streetlight pole at the southwest corner of N. Scottsdale Road and E. Dynamite Boulevard. Additionally, request for approval to install a temporary WCF to provide coverage during the duration of the Scottsdale Road street improvement project until a new roundabout streetlight pole is installed.
Staff Contact is Keith Niederer, 480-312-2953
Applicant Contact is Andrew Silvernail, (251) 604-0404

Motion by Board Member Brand to approve cases 5-DR-2018, 2-PP-2023, 35-DR-2023, and 2-DR-2024 on the Consent Agenda, 2nd by Vice Chair Joyner. Motion passed 7-0.

REGULAR AGENDA

8. [1-DR-2024 \(Scottsdale Road Improvements – Jomax Road to Dixileta Drive\)](#)
Request for approval of the landscaping improvements associated with the overall Scottsdale Road project that includes improvements to streets and intersections (including a roundabout at Dynamite Boulevard).
Staff Contact is Keith Niederer, 480-312-2953
Applicant Contact is Derek Rogers, (480) 312-7637
Motion by Vice Chair Joyner to approve case 1-DR-2024, 2nd by Board Member Brand. Motion passed 7-0.

NON-ACTION ITEMS

9. [276-SA-2023 \(Marshall Way Plaza Renovations\)](#)
Request for discussion and feedback regarding a proposed renovation to an existing commercial building at 4151 N Marshall Way. Scope includes new columns, shade canopies, and sidewalk improvements.
Staff Contact is Katie Posler, 480-312-2703
Applicant Contact is Dorota Grodzinska, (480) 273-5241
Discussion on topic. No action taken by the Board.

Adjournment – 2:17 PM