Call to Order- 1:00 P.M.

Roll Call -ALL PRESENT

Administrative Report – Steve Venker
1. Identify supplemental information, if any, related to the November 16, 2017 Development Review Board agenda items, and other correspondence.

Minutes
2. Approval of the October 19, 2017 Development review Board Meeting Minutes.
APPROVED 7-0; MOTION BY GUSHGARI, 2ND BY CAPUTI

Consent Agenda

3. 1-MP-2016 (Storyrock)
Request approval of the Master Environmental Design Concept Plan (MEDCP) for the Storyrock residential development on approximately 461.73-acre site.
East Ranch Gate Road and North 128th Street
Keith Nichter/ Applicant
APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG

4. 5-PP-2016 (Storyrock Phase 1A)
Request approval of the preliminary plat for Parcel 1 and a 66-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard, and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, walls, lighting, and entry plan, all on a 92.22-acre site.
East Ranch Gate Road and North 128th Street
Keith Nichter/ Applicant
APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG
5. 5-PP-2016#2 (Storyrock Phase 1B)
Request approval of the preliminary plat for a 96-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall, lighting and entry plan, all on an 81.88-acre site.
East Ranch Gate Road and North 128th Street
Keith Nichter/ Applicant
APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG

6. 5-PP-2016#3 (Storyrock Phase 1C)
Request approval of the preliminary plat for Tract O and a 96-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall and entry plan, all on a 77.06-acre site.
East Ranch Gate Road and North 128th Street
Keith Nichter/ Applicant
APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG

7. 5-PP-2016#4 (Storyrock Phase 2A & B)
Request approval of the preliminary plat for a 78-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall and entry plan on a 76.23-acre site.
East Ranch Gate Road and North 128th Street
Keith Nichter/ Applicant
APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG

8. 5-PP-2016#5 (Storyrock Phase 3A)
Request approval of the preliminary plat for a Tract S, Tract T, and 72-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall and entry plan on a 94.49-acre site.
East Ranch Gate Road and North 128th Street
Keith Nichter/ Applicant
APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG
9. **55-DR-2016 (Freddy's Steak Burgers)**  
Request approval of the site plan, landscape plan, and building elevations for a new restaurant with approximately 3,150 square feet of building area, outdoor dining, and drive through service, all on a 0.5-acre site within the Scottsdale Commons shopping center.  
7139 East Shea Boulevard  
Archicon/Architect  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**

10. **31-DR-2017 (Toy Barn)**  
Request approval of the site plan, landscape plan, and building elevations for a new vehicle storage facility, comprised of three buildings including a two-story clubhouse, with approximately 26,854 square feet of building area all on a 1.27-acre site. Additionally, the request includes approval of architecturally integrated downspouts.  
7800 East Greenway Road  
LGE Design Build, LLC/Applicant  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**

**REGULAR AGENDA**

11. **7-ZN-2017 (Winfield Hotel & Residences)**  
Request a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan for the Zoning District Map Amendment (7-ZN-2017) and Infill Incentive District application (1-II-2017) from Central Business, Downtown Overlay (C-2 DO), Central Business, Parking, Downtown Overlay (C-2/P-3/DO), and Passenger Vehicle Parking, Downtown Overlay (P-2 DO) to Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU - Type 2 PDB DO) zoning with amended Development Standards, pursuant to Zoning Ordinance Section 6.1304, on a 1.196-acre site.  
4221 North Scottsdale Road  
Davis/Architect  
**RECOMMEND APPROVAL TO THE PLANNING COMMISSION AND CITY COUNCIL 6-0; MOTION BY YOUNG, 2ND BY GUSHGARI WITH FAKIH RECUSING HIMSELF**
12. **11-UP-2017 (Fraesfield Mountain Trailhead)**  
Request by City Staff for a recommendation to City Council regarding a request by City Staff for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of constructing an access trailhead area for the McDowell Sonoran Preserve (Preserve) on 533 acres of City owned properties.
13400 East Rio Verde Drive  
Scott Mars/Applicant  
**RECOMMEND APPROVAL TO THE PLANNING COMMISSION AND CITY COUNCIL 7-0; MOTION BY CRAIG, 2ND BY SCARBROUGH**

13. **12-UP-2017 (Granite Mountain Trailhead)**  
Request by City Staff for a recommendation to City Council regarding a request by City Staff for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of constructing an access trailhead area for the McDowell Sonoran Preserve (Preserve) on 471 acres of City owned properties.
31402 North 136th Street  
Scott Mars/Applicant  
**RECOMMEND APPROVAL TO THE PLANNING COMMISSION AND CITY COUNCIL 7-0; MOTION BY CAPUTI, 2ND BY FAKIH**

Adjournment- 1:54 P.M.