

**SCOTTSDALE**

# **DEVELOPMENT REVIEW BOARD MEETING**

## **MEETING NOTICE AND AGENDA**



### **DEVELOPMENT REVIEW BOARD**

Virginia Korte, Vice Mayor/Chair  
Joe Young, Vice Chair  
Ali Fakhri, Planning Commissioner

Tammy Caputi, Development Member  
Doug Craig, Design Member  
Shakir Gushgari, Design Member  
William Scarbrough, Development Member

**Thursday,  
November 16, 2017**

**1:00 P.M.**

### **DEVELOPMENT REVIEW BOARD MEETING -MARKED**

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**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, 2<sup>ND</sup> BY CAPUTI**

## **CONSENT AGENDA**

3. [1-MP-2016 \(Storyrock\)](#) Doris McClay  
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 128<sup>th</sup> Street  
Keith Nichter/ Applicant  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**
4. [5-PP-2016 \(Storyrock Phase 1A\)](#) Doris McClay  
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 128<sup>th</sup> Street  
Keith Nichter/ Applicant  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**

5. [5-PP-2016#2 \(Storyrock Phase 1B\)](#) Doris McClay  
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 128<sup>th</sup> Street  
Keith Nichter/ Applicant  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**
6. [5-PP-2016#3 \(Storyrock Phase 1C\)](#) Doris McClay  
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 128<sup>th</sup> Street  
Keith Nichter/ Applicant  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**
7. [5-PP-2016#4 \(Storyrock Phase 2A & B\)](#) Doris McClay  
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 128<sup>th</sup> Street  
Keith Nichter/ Applicant  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**
8. [5-PP-2016#5 \(Storyrock Phase 3A\)](#) Doris McClay  
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 128<sup>th</sup> Street  
Keith Nichter/ Applicant  
**APPROVED 7-0; MOTION BY YOUNG, 2ND BY CRAIG**



9. [55-DR-2016 \(Freddy's Steak Burgers\)](#) Meredith Tessier  
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 \(Toy Barn\)](#) Meredith Tessier  
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 \(Winfield Hotel & Residences\)](#) Bryan Cluff, AICP  
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, 2<sup>ND</sup> BY GUSHGARI WITH FAKIH RECUSING HIMSELF**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STEVE PERONE AT (480-312-2307). 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 STEVE PERONE AT (480-312-2307).

12. [11-UP-2017 \(Fraesfield Mountain Trailhead\)](#) Jesus Murillo  
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, 2<sup>ND</sup> BY SCARBROUGH**
13. [12-UP-2017 \(Granite Mountain Trailhead\)](#) Jesus Murillo  
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 136<sup>th</sup> Street  
Scott Mars/Applicant  
**RECOMMEND APPROVAL TO THE PLANNING COMMISSION AND CITY COUNCIL 7-0; MOTION BY CAPUTI, 2<sup>ND</sup> BY FAKIH**

**Adjournment- 1:54 P.M.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STEVE PERONE AT (480-312-2307). 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 STEVE PERONE AT (480-312-2307).