CALL TO ORDER
Vice Mayor Korte called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36
ROLL CALL
A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT
1. Identify supplemental information, if any, related to November 16, 2017 Development Review Board agenda items, and other correspondence.

MINUTES
2. Approval of the October 19, 2017 Development Review Board Meeting Minutes

BOARD MEMBER GUSHGARI MOVED TO APPROVE THE OCTOBER 19, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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.

VICE CHAIR YOUNG MOVED TO APPROVE 23-DR-2017 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).
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.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#2 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#3 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#4 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#5 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).
9. 55-DR-2016  Freddy’s Steak Burgers

Request approval 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.

VICE CHAIR YOUNG MOVED TO APPROVE 55-DR-2016 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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.

VICE CHAIR YOUNG MOVED TO APPROVE 31-DR-2017 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

11. 7-ZN-2017  Winfield Hotel and 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.

VICE CHAIR YOUNG MOVED TO RECOMMEND 7-ZN-2017 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH COMMISSIONER 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.

BOARD MEMBER CRAIG MOVED TO RECOMMEND 11-UP-2017 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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.

BOARD MEMBER CAPUTI MOVED TO RECOMMEND 12-UP-2017 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY COMMISSIONER FAKIH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT
With no further business to discuss, the regular session of the Development Review Board adjourned at 1:54 P.M.