DEVELOPMENT REVIEW BOARD MEETING
MEETING NOTICE AND AGENDA

Thursday, September 20, 2018

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- SERENA ARRIVED AT 1:02 P.M.

Administrative Report – Steve Venker
1. Identify supplemental information, if any, related to the September 20, 2018 Development Review Board agenda items, and other correspondence.

Minutes
2. Approval of the September 6, 2018 Development Review Board Meeting Minutes.
APPROVED 6-0; MOTION BY CAPUTI, 2ND BY SCARBROUGH

CONSENT AGENDA

3. 20-DR-2018 (Pima Crossing Shopping Center Renovation)
Request approval of the renovation of the existing Pima Crossing Shopping Center with new paint, architectural features, lighting, and signage, all on a 27-acre site.
8740 East Shea Boulevard
Catherine Hayes, Applicant
APPROVED 7-0; MOTION BY SCARBROUGH, 2ND BY YOUNG

Katie Posler
### Regular Agenda

4. **11-DR-2018 (O'Reilly Auto Parts)**
   - Request approval of the site plan, landscape plan, and building elevations for a new commercial building with approximately 8,320 square feet of building area, on a 0.75-acre site.
   - 2414 North Scottsdale Road
   - Larson Engineering, Inc., Applicant
   - **APPROVED 6-1, MOTION BY SCARBROUGH, 2ND BY CAPUTI WITH GUSHGARI DISSenting AND AN ADDITIONAL STIPULATION**

5. **16-ZN-2017 (Country Inn Hotel)**
   - Pursuant to Zoning Ordinance Section 5.5003.C, the applicant is requesting the Development Review Board make a recommendation to the Planning Commission and City Council regarding a request for a Zoning District Map Amendment to amend a previously-approved Planned Unit Development (PUD) Development Plan to allow for a hotel on a 0.84-acre site.
   - 7312 East Thomas Road
   - GKI Architecture, Applicant
   - **RECOMMEND APPROVAL 7-0, MOTION BY YOUNG, 2ND BY CAPUTI**

6. **21-ZN-2017#2 (Canopy by Hilton-Oldtown)**
   - Pursuant to Zoning Ordinance Section 6.1304.A of the Planned Block Development (PBD) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding a proposed amendment to the Development Plan, approved as part of Case 21-ZN-2017, that is being requested as part of a proposed zoning district map amendment, to increase the maximum building height from 72 feet (inclusive of rooftop appurtenances) to 75 feet (inclusive of rooftop appurtenances) on a 1.29-acre site.
   - 7142 East 1st Street
   - Berry Riddell, Applicant
   - **RECOMMEND APPROVAL 6-0; MOTION BY SERENA, 2ND BY GUSHGARI WITH CRAIG RECUSING HIMSELF**

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**Persons with a disability may request a reasonable accommodation by contacting Steve Perone 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 Steve Perone at (480-312-7767).
7. **13-ZN-2018 (Museum Square)**
Pursuant to Zoning Ordinance Section 6.1304, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan for a Zoning District Map Amendment from Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) and Downtown/ Office Commercial Type-2 Planned Block Development Downtown Overlay (D/OC-2 PBD DO) to Downtown/ Downtown Multiple Use Type-3 Planned Block Development Downtown Overlay (D/DMU-3 PBD DO) zoning, to allow for development of Museum Square, a mixed-use project with height up to 150 feet and including hotel, residential, and a public park space, all on a 7.34-acre site. Northwest, Southwest, and Northeast Corners of East 2nd Street and North Marshall Way
Berry Riddell, Applicant
RECOMMEND APPROVAL 7-0; MOTION BY SERENA, 2ND BY CRAIG

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**Non-Action Agenda**

8. **208-PA-2018 (Southbridge Two)**
The project team for Southbridge Two Mixed-use Development will provide preliminary concept information and illustrations for the proposed Development. Staff is requesting that the Development Review Board provide comments regarding the preliminary concept information and illustrations.

**AFTER A PRESENTATION BY STAFF AND THE APPLICANT, THE BOARD PROVIDED COMMENTS.**

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**Adjournment- 3:16 P.M.**

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