SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

Thursday, September 20, 2018

*SUMMARIZED MEETING MINUTES*

PRESENT:
Kathy Littlefield, Councilwoman/Chair
Joe Young, Vice Chair
Christian Serena, Planning Commissioner
Doug Craig, Design Member
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:
All Present

STAFF:
Steve Venker
Joe Padilla
Greg Bloemberg
Jeff Barnes
Katie Posler
Brad Carr
Bryan Cluff
Steve Perone

* 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
CALL TO ORDER
Councilwoman Littlefield called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

ROLL CALL
A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT
1. Identify supplemental information, if any, related to September 6, 2018 Development Review Board agenda items, and other correspondence.

MINUTES
2. Approval of the September 6, 2018 Development Review Board Meeting Minutes:
   
   BOARD MEMBER CAPUTI MOVED TO APPROVE THE SEPTEMBER 6, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBOUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

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.

   BOARD MEMBER SCARBROUGH MOVED TO APPROVE 20-DR-2018 SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SERENA, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBOUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).
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.

BOARD MEMBER SCARBROUGHB MOVED TO APPROVE 11-DR-2018 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SERENA, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, AND SCARBROUGHB WITH AN AYE VOTE OF SIX (6) TO ONE (1) WITH BOARD MEMBER GUSHGARI DISSENTING WITH A NAY VOTE.

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.

VICE CHAIR YOUNG MOVED TO RECOMMEND APPROVAL OF 16-ZN-2017 SECONDED BY BOARD MEMBER CAPUTI THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SERENA, BOARD MEMBERS, CRAIG, GUSHGARI, AND SCARBROUGHB WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

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.

COMMISSIONER SERENA MOVED TO RECOMMEND APPROVAL OF 21-ZN-2017#2 SECONDED BY BOARD MEMBER GUSHGARI THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SERENA, BOARD MEMBERS, CAPUTI, AND SCARBROUGHB WITH AN AYE VOTE OF SIX (6) TO ZERO (0) WITH BOARD MEMBER CRAIG RECUSING HIMSELF.
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.

COMMISSIONER SERENA MOVED TO RECOMMEND APPROVAL OF 13-ZN-2018 SECONDED BY BOARD MEMBER CRAIG THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SERENA, BOARD MEMBERS, CAPUTI, GUSHGARI, AND SCARBOUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

Mary Turner, Maureen Watson, and Holly Bohling spoke in favor of the project. Tim Grein spoke of concerns about the project.

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.

THE BOARD HEARD PRESENTATIONS FROM STAFF AND THE APPLICANT AND PROVIDED COMMENTS REGARDING THE PROJECT.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 3:16 P.M.