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

Thursday, December 20, 2018

*SUMMARIZED MEETING MINUTES*

PRESENT:
Virginia Korte, Councilmember/Chair
Joe Young, Vice Chair
Ali Fakih, Planning Commissioner (Substituting for Bollinger)
Tammy Caputi, Development Member
Doug Craig, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:
All Present

STAFF:
Steve Venker
Joe Padilla
Brad Carr
Andrew Chi
Jesus Murillo
Bryan Cluff
Keith Niederer
Jeff Barnes
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
Councilmember Korte called the meeting of the Scottsdale Development Review Board to order at 1:01 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 December 20, 2018 Development Review Board agenda items, and other correspondence.

MINUTES
2. Reapproval of the December 6, 2018 Development Review Board Meeting Minutes;
   VICE CHAIR YOUNG MOVED TO APPROVE THE DECEMBER 6, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA
3. 15-DR-2018 Winfield Hotel & Residences
   Request approval of the site plan, landscape plan, and building elevations for a new nine-story-tall hotel development with 256 guest rooms in approximately 160,000 square feet of building area, including a restaurant, on a 1.2-acre site.
   BOARD MEMBER CAPUTI MOVED TO APPROVE 15-DR-2018 SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, GUSHGARI AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ONE (0) WITH COMMISSIONER FAKIH RECUSING HIMSELF.
4. 36-DR-2018  

**CC Patio Addition**

Request approval of the site plan, landscape plan, and building elevations for a second story addition, with 10,282 square feet of building area, to an existing commercial building on a 0.86-acre site.

**BOARD MEMBER GUSHGARI MOVED TO APPROVE 36-DR-2018 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

5. 46-DR-2018  

**Verizon PHO Aragon**

Request approval of a new Type 3 Wireless Communication Facility to be co-located at the top of a replacement SRP utility pole located on the north side of the Arizona Canal approximately 110 feet west of North 68th Street.

**BOARD MEMBER GUSHGARI MOVED TO APPROVE 46-DR-2018 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

6. 58-DR-2018  

**The Maverick Mural**

Request approval of a mural on the north elevation of an existing building in Old Town Scottsdale.

**VICE CHAIR YOUNG MOVED TO APPROVE 58-DR-2018 SECONDED BY COMMISSIONER CRAIG. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, BOARD MEMBERS, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ONE (1) WITH BOARD MEMBER CAPUTI DISSenting.**

David Ortega spoke in opposition of the project with John Rao, Miles Ewbank, and Tony Sandoval donating time. John Vatistas spoke in favor of the project.

Mark Nelson, Michael Gomlicker, Corey Hague, Matt Winquist, Mike Alexander, Shane Barker, Kenneth Nagel, Erica Cartwright, Patricia Suchart, and Barbara Gladney provided written comments.
7. 26-DR-2018 Christian Brothers Automotive

Request approval for the site plan, landscape plan, and building elevations for a new auto repair facility, with approximately 9,750 square feet of building area, on a 1.2-acre site.

BOARD MEMBER CAPUTI MOVED TO APPROVE 26-DR-2018 SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

8. 65-ZN-1992#10 Safari-Phase II

Pursuant to Zoning Ordinance Section 6.1304 Planned Block Development (PBD) Overlay District Criteria, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan and Proposed Property Development Standards that are being requested as part of the zoning district map amendment application from Downtown/Regional Commercial Office – Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) zoning to Downtown/Downtown Regional Use – Type 3, Planned Block Development, Downtown Overlay (D/DRU-3 PBD DO) zoning for a 2-acre site.

MOVED TO CONSENT. BOARD MEMBER SCARBROUGH MOVED TO RECOMMEND APPROVAL OF 65-ZN-1992#10 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).
9. 22-ZN-2018 Southbridge Two

Pursuant to Zoning Ordinance Section 6.1304 Planned Block Development (PBD) Overlay District Criteria, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan and Proposed Property Development Standards that are being requested as part of the zoning district map amendment application from Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty – Type 1, Downtown Overlay (D/RS-1 DO) zoning to Downtown/Downtown Core – Type 1, Planned Block Development, Downtown Overlay (D/DC-1 PBD DO), Downtown/Downtown Multiple Use – Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO), and Downtown/Downtown Multiple Use – Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning for a 9.94-acre site.

COUNCIL MEMBER KORTE MOVED TO RECOMMEND APPROVAL OF 22-ZN-2018 SECONDED BY BOARD MEMBER CAPUTI WITH DIRECTION TO THE APPLICANT TO WORK WITH STAFF REGARDING SETBACK AND STEPBACK FOR BUILDINGS ON SCOTTSDALE ROAD. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

Don Edwards spoke of concerns regarding the project.


The Board will review and approve the hearing dates for 2019.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE 2019 DEVELOPMENT REVIEW BOARD HEARING DATES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER FAKIH, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

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