

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **SECOND MARKED AMENDED** AGENDA



*ITEM #11 MOVED TO REGULAR AGENDA & LANGUAGE EDITED

**ITEM #14 LANGUAGE EDITED

***ITEM #11 & #14 LANGUAGE EDITED

DEVELOPMENT REVIEW BOARD

Guy Phillips, Council Member/Chair
Tammy Caputi, Vice Chair
Ali Fakih, Planning Commissioner
Doug Craig, Design Member

Shakir Gushgari, Design Member
Joe Young, Design Member
William Scarbrough, Development Member

Thursday, October 17, 2019

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 1:03 PM

- RECESS AT 1:10 PM, CONCLUDED AT 1:14 PM

Roll Call - COUNCILMAN PHILLIPS ARRIVED AT 1:10 PM

Administrative Report – Steve Venker

1. Identify supplemental information, if any, related to the October 17, 2019 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the October 3, 2019 Development Review Board [Meeting Minutes](#).
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER GUSHGARI.

CONSENT AGENDA

3. [14-PP-2014#2 \(88th Place Subdivision\)](#)
Request approval of a preliminary plat for a residential subdivision with eight lots on a 2.5-acre site.
13681 North 88th Place
G2 Consulting Engineers, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.

Katie Posler

4. [51-DR-2017#2 \(Sereno Canyon Phase 4 - Mountain House Lodge, Villas and Cottages\)](#) Jesus Murillo
Request approval for a landscape plan and building elevations for the Sereno Canyon Resort Lodge building, townhouse dwelling units, and cottage resort units, as a part of the Phase 4 development of the Sereno Canyon Community, all on a 129-acre site.
NWC of East Pinnacle Peak and North 128th Street
Swaback, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY VICE CHAIR CAPUTI WITH FAKIH RECUSING.
5. [7-DR-2019 \(The Ivy\)](#) Ben Moriarity
Request approval of the site plan, landscape plan, and building elevations for renovations to an existing building with approximately 14,650 square feet of building area, all on a 0.5-acre site located within Paradise Valley Plaza (Windmill Plaza).
10345 North Scottsdale Road
Aline Architecture Concepts, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.
6. [31-DR-2019 \(Professional Offices\)](#) Ben Moriarity
Request approval of the site plan, landscape plan, and building elevations for a new single-story office building, with approximately 3,720 square feet of building area, on a 0.21-acre site.
7539 East 1st Street
Architects & Planners International, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.
7. [34-DR-2019 \(Scottsdale Jet Center FBO\)](#) Bryan Cluff
Request approval of the site plan, landscape plan, and building elevations for a new hangar and fixed base operator (FBO) terminal space with approximately 37,400 square feet of total building area, all on a 2.87-acre site.
14605 North Airport Drive
Mead & Hunt, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.



8. [37-DR-2019 \(McClain Hangar\)](#) Katie Posler
Request approval of the site plan, building elevations, and landscape plan for an airplane hangar building with approximately 15,750 square feet of building area including approximately 2,000 square feet of office area, all on a 1.4-acre site.
7974 East McClain Drive
Smith Group, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.
9. [5-PP-2019 \(Anderson Residence\)](#) Bryan Cluff
Request approval of a preliminary plat for a residential subdivision with two lots on a 3-acre site.
9845 East Cactus Road
Hubbard Engineering, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.
10. [8-PP-2019 \(Taco Bell\)](#) Brad Carr, AICP
Request approval of a preliminary plat to subdivide three existing lots into two lots and one tract on a combined 3.08-acre site.
7901 East McDowell Road
Survey Innovation Group, Inc., Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.

REGULAR AGENDA

- * [7-UP-2019 \(Site 42 2.5MG Reservoir Site Expansion\)](#) Jesus Murillo
*** 11. Request a recommendation to City Council regarding a request by City Staff for approval of a Municipal Use Master Site Plan (MUMSP) to expand an existing City water facility, on a 3.62-acre site.
26602 North Pima Road
Joe Phillips, City of Scottsdale
RECOMMENDATION OF APPROVAL TO PLANNING COMMISSION 7-0; MOTION BY VICE CHAIR CAPUTI, 2ND BY BOARD MEMBER SCARBROUGH.



12. [32-DR-2019 \(Renaissance Facade Renovations\)](#) Bryan Cluff
Request approval of the site plan, landscape plan, and building elevations for exterior renovation of an existing shopping center, all on a 2.52-acre site.
4545 North Scottsdale Road
Brick & West Design, Architect/Designer
- APPROVED 6-0 WITH DELETION OF STIPULATION #3; MOTION BY BOARD MEMBER GUSHGARI, 2ND BY BOARD MEMBER CRAIG WITH BOARD MEMBER YOUNG RECUSING.**
13. [22-DR-2017#2 \(WaterView Residential\)](#) Brad Carr, AICP
Request approval of the site plan, landscape plan, and building elevations for a residential development comprised of two, four-story-tall buildings, with 260 dwelling units in approximately 295,000 square feet of building area, and one level of below-grade parking for 425 vehicles, all on a 5.4-acre site.
4624 North 73rd Street
GMP Architects LA, Architect/Designer
- APPROVED 5-0; MOTION BY VICE CHAIR CAPUTI, 2ND BY BOARD MEMBER GUSHGARI WITH BOARD MEMBERS YOUNG AND CRAIG RECUSING.**
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*** 14. [11-ZN-2019 \(Gentry on the Green\)](#) Bryan Cluff
Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a review by the Development Review Board regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standard to the average setback requirement, and to make a recommendation to the Planning Commission and the City Council for a proposed Planned Unit Development comprised of five (5) buildings in Phase One and additional buildings in Phase Two, with up to 156,000 square feet of commercial floor area and up to 1,864 dwelling units as part of a zoning district map amendment from Multiple-family Residential (R-5) district to Planned Unit Development Planned Shared Development (PUD PSD) district on a 42-acre site.
7979 East Camelback Road
Davis Architecture and Design, Architect/Designer
- RECOMMENDATION OF APPROVAL TO PLANNING COMMISSION 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH WITH BOARD MEMBER CRAIG RECUSING.**

Adjournment - 3:03 PM



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF 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 STAFF AT (480-312-7767).