

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED AMENDED** AGENDA

*CASE 20-DR-2019 & 21-ZN-2016#2 MOVED TO REGULAR AGENDA



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, November 7, 2019

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 1:00 PM

Roll Call - ALL PRESENT, COMMISSIONER FAKIH DEPARTED AT 2:59 PM.

Administrative Report – Steve Venker

1. Identify supplemental information, if any, related to the November 7, 2019 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the October 17, 2019 Development Review Board [Meeting Minutes](#).
APPROVED 7-0; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY VICE CHAIR CAPUTI.

CONSENT AGENDA

3. [25-DR-2019 \(75 on 2nd\)](#) Bryan Cluff
Request approval of the site plan, landscape plan, and building elevations for a multi-family residential development comprised of a three- and four-story building with 39 dwelling units in approximately 70,800 square feet of building area, all on a 1.1-acre site.
7502 East 2nd Street
K&I Homes, LLC, Architect/Designer
APPROVED 7-0; MOTION BY VICE CHAIR CAPUTI, 2ND BY BOARD MEMBER GUSHGARI.

4. [38-DR-2019 \(Evans Classic Auto\)](#) Katie Posler
Request approval of site plan, landscape plan, and building elevations for a 1-story office/warehouse building with approximately 15,700 square feet of building area, including approximately 2,500 square feet of office space, on a 1-acre site.
15882 North 77th Street
LGE Design Group, Architect/Designer
APPROVED 7-0; MOTION BY VICE CHAIR CAPUTI, 2ND BY BOARD MEMBER GUSHGARI.

REGULAR AGENDA

- *5. [21-ZN-2016#2 \(Scottsdale Residences\)](#) Bryan Cluff
Pursuant to Zoning Ordinance Section 6.1304, request a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed request for a Zoning District Map Amendment from Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2 DO) zoning to Downtown/Downtown Multiple Use - Type 2 Planned Block Development Downtown Overlay (D/DMU-2-PBD DO), amending the development plan from 21-ZN-2016 proposing an increase in dwelling units on the site from 53 to approximately 130, on a 2.60-acre site.
6903 East Main Street
Gould Evans, Architect/Designer
RECOMMENDATION OF APPROVAL TO PLANNING COMMISSION AND CITY COUNCIL 6-0; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY BOARD MEMBER CRAIG WITH COMMISSIONER FAKIH RECUSING.
6. [29-DR-2019 \(Alexan Scottsdale\)](#) Brad Carr, AICP
Request approval of the site plan, landscape plan and building elevations for a multi-family residential development comprised of three 4-story-tall buildings, one 3-story-tall building and four 2- and 3-story-tall carriage house buildings with 281 dwelling units in approximately 315,325 square feet of building area and approximately 10,800 square feet of non-residential building area, all on an approximately 8.26-acre site.
7242 East Palm Lane
Davis, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY BOARD MEMBER SCARBROUGH WITH BOARD MEMBER YOUNG RECUSING.



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).

7. [30-DR-2019 \(Boutique Hotel\)](#) Bryan Cluff
Request approval of the site plan, landscape plan, and building elevations for a new 11-story boutique hotel with 245,175 square feet of building area comprised of 233 guest rooms, restaurant, bar, ballrooms, and meeting rooms, on approximately 1.6-acre pad site within a 7-acre parcel at the northern edge of Scottsdale Fashion Square.
4700 North Scottsdale Road
HCW, LLC, Architect/Designer
APPROVED 6-0 WITH AMENDMENT TO STIPULATION #4; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY BOARD MEMBER YOUNG WITH COMMISSIONER FAKIH RECUSING.
8. [40-DR-2019 \(Galleria Street Entry Addition\)](#) Andrew Chi
Request approval of a new freestanding street entry structure in the right-of-way on the north side of North Drinkwater Boulevard, east of North Scottsdale Road for the Galleria Corporate Centre to access the subterranean concourse level, on a 0.03-acre site.
4343 North Scottsdale Road
Pinnacle Design Inc., Architect/Designer
APPROVED 7-0 WITH REVISED STIPULATIONS; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER CRAIG.
- *9. [20-DR-2019 \(Honor Health Osborn Phase One Medical Office Building\)](#) Bryan Cluff
a. Request approval of the site plan, landscape plan, and building elevations for a new 5-story-tall medical office building with approximately 116,000 square feet of building area; and
b. Request approval for the location of Public Art in accordance with the Cultural Improvement Program, all on a 2.63-acre site.
7242 East Osborn Road
Devenney Group, Architect/Designer
APPROVED 7-0 WITH EASTERN ELEVATION TO BE CONTINUED TO A HEARING TO BE DETERMINED; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY VICE CHAIR CAPUTI.



10. [14-ZN-2018 \(South Scottsdale Mixed-Use\)](#) Greg Bloemberg
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 components related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standard to the building envelope requirement, and to make a recommendation to the Planning Commission and the City Council for a proposed Planned Unit Development comprised of one 4-story-tall building, with up to 12,500 square feet of commercial floor area and up to 282 dwelling units within approximately 210,560 square feet of building area, all as part of a zoning district map amendment from Highway Commercial (C-3) zoning district to Planned Unit Development (PUD) zoning district on a 4.4-acre site.
1000 North Scottsdale Road
Synectic Design, Architect/Designer
RECOMMENDATION OF APPROVAL WITH DIRECTION TO APPLICANT TO PLANNING COMMISSION AND CITY COUNCIL 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER CRAIG.
11. [41-DR-2019 \(Marquee\)](#) Bryan Cluff
a. Request approval of the site plan, landscape plan, and building elevations for a commercial development with approximately 272,000 square feet of building area in a 150-foot-tall building comprised of street level retail space, six floors of parking structure, and five floors of office space, all on a 2.63-acre site; and
b. Request approval for the location of Public Art in accordance with the Cultural Improvement Program.
4419 North Scottsdale Road
Smith Group, Architect/Designer
APPROVED 4-1 WITH MODIFIED STIPULATION; MOTION BY BOARD MEMBER GUSHGARI, 2ND BY BOARD MEMBER SCARBROUGH WITH BOARD MEMBER CRAIG DISSENTING AND BOARD MEMBER YOUNG RECUSING.

Adjournment - 4:07 PM



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