



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, November 7, 2019**

SUMMARIZED MEETING MINUTES

PRESENT:

Guy Phillips, Councilmember
Tammy Caputi, Vice Chair
Ali Fakhri, Planning Commissioner (**DEPARTED AT 2:59 PM**)
Joe Young, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member
Doug Craig, Design Member

ABSENT:

None

STAFF:

Steve Venker
Joe Padilla
Melissa Berry
Chris Zimmer
Bryan Cluff
Brad Carr
Greg Bloemberg
Katie Posler
Andrew Chi

CALL TO ORDER

Councilman Phillips called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

* 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

ADMINISTRATIVE REPORT

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

MINUTES

2. Approval of the October 17, 2019 Development Review Board Meeting Minutes.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE OCTOBER 17, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2nd BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. [25-DR-2019 \(75 on 2nd\)](#)
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

VICE CHAIR CAPUTI MOVED TO APPROVE 25-DR-2019, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

4. [38-DR-2019 \(Evans Classic Auto\)](#)
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

VICE CHAIR CAPUTI MOVED TO APPROVE 38-DR-2019, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. [21-ZN-2016#2 \(Scottsdale Residences\)](#)
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

BOARD MEMBER SCARBROUGH MOVED TO RECOMMEND APPROVAL OF 21-ZN-2016#2 TO PLANNING COMMISSION AND CITY COUNCIL, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH COMMISSONER FAKIH RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

6. [29-DR-2019 \(Alexan Scottsdale\)](#)

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

BOARD MEMBER CRAIG MOVED TO APPROVE 29-DR-2019, 2nd BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS GUSHGARI, CRAIG, AND SCARBROUGH WITH BOARD MEMBER YOUNG RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

7. [30-DR-2019 \(Boutique Hotel\)](#)

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

BOARD MEMBER SCARBROUGH MOVED TO APPROVE 30-DR-2019 WITH AMENDMENT TO STIPULATION #4, 2nd BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH COMMISSONER FAKIH RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

Jack Koehler, Jonathan Killmer, Bill Crawford (with time donated from Debbie Crawford), and Scott McPherson spoke.

8. [40-DR-2019 \(Galleria Street Entry Addition\)](#)

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

BOARD MEMBER YOUNG MOVED TO APPROVE 40-DR-2019 WITH REVISED STIPULATIONS, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

9. [20-DR-2019 \(Honor Health Osborn Phase One Medical Office Building\)](#)

- 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

BOARD MEMBER SCARBROUGH MOVED TO APPROVE 20-DR-2019 WITH EASTERN ELEVATION TO BE CONTINUED TO A HEARING TO BE DETERMINED, 2nd BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

10. [14-ZN-2018 \(South Scottsdale Mixed-Use\)](#)

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

BOARD MEMBER YOUNG MOVED TO RECOMMEND APPROVAL WITH DIRECTION TO APPLICANT OF 14-ZN-2018 TO PLANNING COMMISSION AND CITY COUNCIL, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

11. [41-DR-2019 \(Marquee\)](#)

- 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

BOARD MEMBER GUSHGARI MOVED TO APPROVE 41-DR-2019 WITH MODIFIED STIPULATION #4, 2nd BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS GUSHGARI AND SCARBROUGH WITH BOARD MEMBER CRAIG DISSENTING AND BOARD MEMBER YOUNG RECUSING WITH AN AYE VOTE OF FOUR (4) TO ONE (1).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 4:07 PM.