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

Administrative Report – Brad Carr, AICP
1. Identify supplemental information, if any, related to the January 16, 2020 Development Review Board agenda items, and other correspondence.

Minutes
2. Approval of the December 19, 2019 Development Review Board Meeting Minutes
   APPROVED 6-0; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY BOARD MEMBER YOUNG.

CONSENT AGENDA

3. 68-SW-2019 (AT&T PHX36-003D Small Wireless Facility (SWF))
   Request approval of a new Type 3 Wireless Communication Facility (WCF) to be placed within a new 30-foot tall artificial cactus, with associated ground mounted equipment.
   6602 East Chaparral Road
   Bechtel Infrastructure & Power Corp., Architect/Designer
   APPROVED 6-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY BOARD MEMBER SCARBROUGH.
4. **7-PP-2019 (118th & Ranch Gate)**
Request by owner for approval of the preliminary plat for a 42-lot residential subdivision with amended development standards, on a +/- 65.6-acre site with Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning and Open Space Environmentally Sensitive Lands (O-S ESL) zoning.
NEC of North 118th Street & East Ranch Gate Road
Kimley Holton, Architect/Designer
**APPROVED WITH REVISED STIPULATION 4-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH WITH BOARD MEMBER CRAIG AND COMMISSIONER SMITH RECUSING.**

**ReguAR Agenda**

5. **2-DR-1994#3 (Detroit Coney Grill Awnings and Canopy)**
Request approval of the site plan and building elevations for new awnings above doors and windows and a new canopy above an existing patio at a restaurant located on a 0.9-acre pad site in the Gateview Park shopping center.
6953 North Hayden Road
Ross Design Group, LLC, Architect/Designer
**APPROVED 4-2; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH WITH BOARD MEMBER GUSHGARI AND COMMISSIONER SMITH DISSENTING.**

6. **35-DR-2019 (Raintree Internalized Community Storage)**
Request approval of the site plan, landscape plan, and building elevations for an internalized community storage building, with approximately 110,844 square feet of building area in a two-story-tall building with a basement, all on a 2.5-acre site.
North Pima Road and East Raintree Drive
RKAA Architects, Inc., Architect/Designer
**APPROVED 6-0 WITH STIPULATIONS; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.**

7. **2020 Election of Vice Chair**
Staff requests that the Board nominate and elect the Vice Chair for 2020.
**APPROVED WILLIAM SCARBROUGH AS VICE CHAIR 6-0; NOMINATION BY BOARD MEMBER GUSHGARI.**


APPROVED 6-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY COMMISSIONER SMITH.

Adjournment - 2:31 PM