



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, January 16, 2020**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Solange Whitehead, Councilmember  
Prescott Smith, Planning Commissioner  
Joe Young, Design Member  
Shakir Gushgari, Design Member  
William Scarbrough, Development Member  
Doug Craig, Design Member

**ABSENT:**

None

**STAFF:**

Brad Carr  
Mike Hamblin  
Melissa Berry  
Karen Hemby  
Alex Acevedo  
Katie Posler  
Jeff Barnes  
Keith Neiderer

**CALL TO ORDER**

Councilwoman Whitehead 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](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

### **ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to January 16, 2020 Development Review Board agenda items, and other correspondence.

### **MINUTES**

2. Approval of the December 19, 2019 Development Review Board Meeting Minutes.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE DECEMBER 19, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2<sup>ND</sup> BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).**

### **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

**BOARD MEMBER CRAIG MOVED TO APPROVE 68-SW-2019, 2<sup>ND</sup> BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).**

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 Horn, Architect/Designer

**BOARD MEMBER YOUNG MOVED TO APPROVE 7-PP-2019 WITH REVISED STIPULATION, 2<sup>ND</sup> BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, BOARD MEMBERS YOUNG, GUSHGARI, AND SCARBROUGH WITH COMMISSONER SMITH AND BOARD MEMBER CRAIG RECUSING WITH AN AYE VOTE OF FOUR (4) TO ZERO (0).**

**REGULAR 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

**BOARD MEMBER YOUNG MOVED TO APPROVE 2-DR-1994#3, 2<sup>ND</sup> BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED IN FAVOR BY COUNCILWOMAN WHITEHEAD, BOARD MEMBERS YOUNG, CRAIG, AND SCARBROUGH WITH COMMISSONER SMITH AND BOARD MEMBER GUSHGARI DISSENTING WITH AN AYE VOTE OF FOUR (4) TO TWO (2).**

Will Luzader, Tracy Heinze, Chip Semray, Ladd Biscotti, and Christian Serena spoke.

Robert Church provided written comments.

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

**BOARD MEMBER YOUNG MOVED TO APPROVE 35-DR-2019 WITH STIPULATIONS, 2<sup>ND</sup> BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).**

7. [2020 Election of Vice Chair](#)

Staff requests that the Board nominate and elect the Vice Chair for 2020.

**BOARD MEMBER GUSHGARI NOMINATED WILLIAM SCARBROUGH AS VICE CHAIR. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).**

8. [2019 Development Review Board Annual Report](#)

Review and possible approval of the 2019 Development Review Board Annual Report.

**BOARD MEMBER CRAIG MOVED TO APPROVE THE 2019 DEVELOPMENT REVIEW BOARD ANNUAL REPORT, 2<sup>ND</sup> BY COMMISSIONER SMITH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:31 PM.