

# SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## MEETING NOTICE AND **MARKED** AGENDA



Meeting to be held electronically and remotely

### DEVELOPMENT REVIEW BOARD

Linda Milhaven, Council Member/Chair  
Prescott Smith, Planning Commissioner  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member

Shakir Gushgari, Vice Chair  
Ali Fakih, Development Member  
Jeff Brand, Design Member

Thursday, January 21, 2021

**1:00 P.M.**

### DEVELOPMENT REVIEW BOARD MEETING

**Call to Order – 1:00 PM**

**Roll Call – All Members Present – Commissioner Scarbrough attending for Commissioner Smith**

Until further notice, Development Review Board meetings are being held electronically. While physical facilities are not open to the public, Development Review Board meetings are televised on Cox Cable Channel 11/streamed online at [Scottsdaleaz.gov](http://Scottsdaleaz.gov) (search “live stream”) to allow the public to virtually attend and listen/view the meeting in progress.

### Public Comment

Spoken comment is being accepted on agenda action items. To sign up to speak on these items, please [click here](#). Request to speak forms must be submitted no later than 90 minutes before the start of the meeting.

Written comment is being accepted for both agendized and non-agendized items and should be submitted electronically at least 90 minutes before the meeting. These comments will be emailed to the Development Review Board Members. To submit a written public comment electronically, please [click here](#).

### Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the January 21, 2021 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the January 7, 2021 Development Review Board [Meeting Minutes](#).  
**MOTION BY BOARD MEMBER JOYNER, 2<sup>ND</sup> BY BOARD MEMBER CRAIG, APPROVED 7-0.**

### CONSENT AGENDA

3. [6-PP-2020 \(Estates on 128th\)](#)  
Request by owner for approval of a preliminary plat for a 12-lot single-family subdivision with Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-18 PRD ESL) zoning on +/- 5.05 acres and R1-35 PRD ESL zoning on +/- 4.96 acres.  
Southeast corner of E. Shea Boulevard and N. 128<sup>th</sup> Street  
RVI Planning + Landscape Architecture  
**MOTION BY BOARD MEMBER BRAND, 2<sup>ND</sup> BY BOARD MEMBER JOYNER, APPROVED 6-0 WITH BOARD MEMBER CRAIG ABSTAINING.**

Doris McClay

## REGULAR AGENDA

4. [39-DR-2020 \(DC Ranch Neighborhood Park Phase I\)](#) Meredith Tessier  
Request for approval of a site plan, landscape plan, and building elevations for a new park with lake and walking path on +/- 14.67 acres located at the southwest corner of E. Trailside View and N. 91st Street with Open Space, Planned Community District (OS PCD) zoning.  
17492 N. 91<sup>st</sup> Street Gavan & Barker, Architect/Designer  
**MOTION BY BOARD MEMBER CRAIG, 2ND BY BOARD MEMBER JOYNER, APPROVED 7-0 WITH STIPULATIONS TO IMPROVE PEDESTRIAN CONNECTIVITY ON EAST SIDE OF LAKE TO 91<sup>ST</sup> STREET AND ALONG 91<sup>ST</sup> STREET, AND EVALUATE TRAIL AND SERVICE ROAD ON WEST SIDE TO ALLOW FOR GREATER WIDTH OF THE TURF AREA.**
5. [54-DR-2019 \(Winfield\)](#) Ben Moriarity  
Request by owner for approval of a site plan and building elevations for a new two-story, 2,790 sq. ft. restaurant and bar development on a +/- 1,340 sq. ft. site with Central Business, Parking District Overlay, Downtown Overlay (C-2/P-3 DO) zoning.  
4440 N. Saddlebag Trail AV3 Design Studio, Architect/Designer  
**MOTION BY VICE CHAIR GUSHGARI, 2ND BY BOARD MEMBER JOYNER, CONTINUED 7-0 TO A DATE TO BE DETERMINED. DIRECTION TO THE APPLICANT AND STAFF FOR TO MODIFY THE PROPOSAL WITH REGARDS TO THE PARKING ALONG SADDLEBAG TRAIL TO ADD TRANSITION BETWEEN PARALLEL AND ANGLED PARKING, AND TO ADDRESS THE WEST, NORTH AND EAST SIDES OF THE BUILDING TO ENSURE THOSE SIDES MEET THE OLD TOWN URBAN DESIGN AND ARCHITECTURAL GUIDELINES.**
6. [10-ZN-2020 \(The Kimsey \(Triangle\)\)](#) Bryan Cluff  
Request by owner for a recommendation from the Development Review Board to the Planning Commission and City Council regarding a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) district to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) district on +/- 3.4 acres, and Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay, Historic Property (D/DMU-2 PBD DO HP) district on +/- 0.40 acres, of an overall +/- 3.87 acre site, with a Development Plan for a mixed-use development including a 168-room hotel, 230 dwelling units, restaurant, and support commercial uses, and a historic preservation plan.  
7110/7120 E. Indian School Road and 7117 E. 3<sup>rd</sup> Avenue  
Gensler, Architect/Designer  
**MOTION BY VICE CHAIR GUSHGARI, 2ND BY BOARD MEMBER BRAND TO RECOMMEND APPROVAL OF THE PROPOSED REZONING INCLUDING THE PROPOSED DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS. APPROVED 6-0 WITH BOARD MEMBER FAKIH ABSTAINING.**



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.

7. [Revised Development Review Board Rules of Procedure](#)  
Review and possible adoption of the revised Development Review Board Rules of Procedure.

Brad Carr

**MOTION BY COMMISSION SCARBROUGH, 2<sup>ND</sup> BY BOARD MEMBER JOYNER, APPROVED 6-0 WITH BOARD MEMBER FAKIH ABSTAINING.**

**Adjournment – 3:40 PM**



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