



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
THURSDAY, SEPTEMBER 16, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT: Betty Janik, Councilwoman
Joe Young, Commissioner
Shakir Gushgari, Vice Chair
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Jeff Brand, Design Member

ABSENT: Ali Fakih, Development Member

STAFF:

Brad Carr	Bronte Ibsen
Joe Padilla	Karen Hemby
Meredith Tessier	Nicole Garcia
Bryan Cluff	Lorraine Castro
Desirae Mayo	Ryan Garofalo
Greg Bloemberg	Jeff Barnes

CALL TO ORDER

Councilwoman Janik 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.

PUBLIC COMMENT

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.

- AGENDA CONTINUED ON THE NEXT PAGE -

* 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 September 16, 2021 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the September 2, 2021 Development Review Board Regular Meeting Minutes.
BOARD MEMBER CRAIG MOVED TO APPROVE THE SEPTEMBER 2, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 35-DR-2020 (AutoNation Subaru Scottsdale)
Request for approval of the site plan, landscape plan, and building elevations for an addition and remodel to an existing automotive dealership, including a sales showroom and vehicle service bays, on a +/- 6.7-acre site with General Commercial (C-4) zoning, located at 15678 N. Northsight Boulevard.
Staff Contact person is Bryan Cluff, 480-312-2258.
Applicant contact is Scott Ody, 602-490-0535.
4. 5-DR-2021 (Peoples Hangar)
Request for approval of the site plan, building elevations, landscape plan, and lighting plan for a new aircraft hangar building with approximately 10,620 square feet of building area including 3,820 square feet of office area, all on a 1.2-acre site with Industrial Park (I-1) zoning, located at 15902 N. 80th Street.
Staff Contact person is Meredith Tessier, 480-312-4211.
Applicant contact is Scott Wahtola 602-375-3430.
5. 17-DR-2021 (Southdale)
Request for approval of the site plan, landscape plan and building elevations for a new mixed-use project, consisting of a 293,900 square foot building with 267 dwelling units, 6,100 square feet of commercial floor area, and a 105,528 square foot above-grade parking garage, all on a +/- 3.8-acre site with Planned Unit Development (PUD) zoning, located at 7000 E. McDowell Road.
Staff Contact person is Greg Bloemberg, 480-312-4306.
Applicant contact is Chantel Kimmins, 480-621-4824.
ITEM #5 MOVED TO THE REGULAR AGENDA.
BOARD MEMBER CRAIG MOVED TO APPROVE 17-DR-2021, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG AND JOYNER WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER BRAND ABSTAINING.

- MINUTES CONTINUED ON THE NEXT PAGE -

6. 27-DR-2021 (Scottsdale Pathways Wayfinding)
Request by the City for Development Review Board approval of wayfinding signage standards that will be implemented throughout the City along the public off-street pathway system.

Staff Contact person is Jeff Barnes, 480-312-2376.

Applicant contact is Susan Conklu, 480-312-2308.

BOARD MEMBER BRAND MOVED TO APPROVE ITEMS #3, 4 AND #6 ON THE CONSENT AGENDA, 2ND BY COMMISSIONER YOUNG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

7. 42-DR-1993#3 (Terravita Pickleball and Bocce Courts)

Request by owner to add two (2) pickleball courts and two (2) bocce courts to replace an existing croquet lawn at a property with Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning, located at 34036 N 69th Way.

Staff contact person is Desirae Mayo, 480-312-4218.

Applicant contact is Terravita Country Club, 480-437-9285.

BOARD MEMBER JOYNER MOVED TO APPROVE CASE 42-DR-1993#3 WITH AN ADDITIONAL STIPULATION FOR A NOISE TEST TO OCCUR POST CONSTRUCTION UNDER SIMILAR CONDITIONS AS THE PRE-CONSTRUCTION TESTING THAT OCCURRED AT THE SITE, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

Request to Speak Cards from: Marshall & Lee Antonio, Gil Knutson, Mark Levine, Kay Krueger, Michael A. Gregory, Deborah Lewis, Ray Tennison, Joe Verderame, Carl & Darlene Kueltzo.

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:46 PM.