



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, December 7, 2023**

SUMMARIZED REGULAR MEETING MINUTES

PRESENT: Barry Graham, Councilmember / Chair
Diana Kaminski, Planning Commissioner
Jeff Brand, Vice Chair, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakh, Design Member – attended remotely
David Mason, Development Member

ABSENT: None

STAFF:

Brad Carr	Greg Bloemberg
Eric Anderson	Jeff Barnes
Karissa Rodorigo	Jesús Murillo
Jason McWilliams	Wayland Barton
Caitlin Clark	Casey Steinke
Jack Kelly	Chris Zimmer
Phil Kercher	

CALL TO ORDER

Councilmember Graham called the meeting of the Development Review Board to order at 1:01 PM.

ROLL CALL

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

PUBLIC COMMENT – NON-AGENDIZED ITEMS

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.

* Note: These are summary minutes only. An audio/video recording of the meeting 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 December 7, 2023 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the November 16, 2023 Development Review Board Regular Meeting Minutes.
VICE CHAIR BRAND MOVED TO APPROVE THE NOVEMBER 16, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, VICE CHAIR BRAND, BOARD MEMBERS CRAIG, JOYNER, FAKIH, AND MASON, WITH A VOTE OF SIX (6) TO ZERO (0), WITH COMMISSIONER KAMINSKI ABSTAINING.

CONSENT AGENDA

3. Approval of the Development Review Board 2024 Calendar.
4. 43-DR-2020#2 (Legacy Building "A" Modification)
Request for approval of modifications to the previously approved site plan, landscape plan, and building elevations for Building "A" of the 9100 Legacy commercial development, with approximately 19,600 square feet of commercial floor area, on a +/- 2.35-acre site located at 9100 E. Legacy Boulevard, with Planned Neighborhood Center, Planned Community Development (PNC PCD) zoning.
Staff Contact is Jesús Murillo, 480-312-7849
Applicant Contact is Clint Bailey, (602) 696-6500
5. 4-DR-2023 (Fire Station 612 and Well 160)
Request for approval of a site plan, landscape plan, building elevations, and associated site improvements for a new fire station and well site on a +/- 4.6-acre site located at 18455 N. Hayden Road, with Planned Community District, Industrial Park (P-C I-1) zoning.
Staff Contact is Greg Bloemberg, 480-312-4306
Applicant Contact is Roger Berna, (480) 312-7845
ITEM MOVED TO THE REGULAR AGENDA. COMMISSIONER KAMINSKI MOVED TO APPROVE CASE 4-DR-2023 WITH ADDITIONAL STIPULATIONS FOR THE APPLICANT TO WORK WITH STAFF ON REVISED BUILDING COLORS AND LANDSCAPING ALONG THE DRAINAGE CHANNEL, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS CRAIG, JOYNER, FAKIH, AND MASON, WITH A VOTE OF SEVEN (7) TO ZERO (0).
6. 10-DR-2023 (DC Ranch Corporate Center – Lot 4)
Request for approval of a site plan, landscape plan, and building elevations for two (2) new 2-story office buildings comprised approximately 11,400 square feet of total building area on a +/-1.49-acre site located at 9256 E Verde Grove View, with Industrial Park, Planned Community District (I-1 PCD) zoning.
Staff Contact is Wayland Barton, 480-312-2817
Applicant Contact is Drew Tryon, (480) 334-1166
ITEM MOVED TO THE REGULAR AGENDA. VICE CHAIR BRAND MOVED TO APPROVE CASE 10-DR-2023 SUBJECT TO THE REVISED STIPULATIONS PRESENTED AT THE HEARING, 2ND BY COMMISSIONER KAMINSKI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND,

BOARD MEMBERS CRAIG, JOYNER, FAKIH, AND MASON, WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 17-DR-2023 (Floor & Décor)

Request by for approval of a site plan, landscape plan, building elevations, and associated site improvements for a proposed renovation and expansion of an existing commercial building on a +/- 6.13-acre site located at 15515 N. Hayden Road, with Highway Commercial (C-3) zoning.

Staff Contact is Casey Steinke, 480-312-2611

Applicant Contact is Philip Cochran, (770) 617-4262

COMMISSIONER KAMINSKI MOVED TO APPROVE CASE 17-DR-2023 WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT PROVIDE ADDITIONAL LANDSCAPING ALONG THE SITE'S HAYDEN ROAD FRONTAGE, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS CRAIG, JOYNER, AND MASON, WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

8. 20-DR-2023 (Jack in the Box #115 Reimage)

Request by for approval of a site plan, landscape plan, and building elevations for the remodel of an existing restaurant on a +/- 0.84-acre site located at 7412 E. McDowell Road, with Highway Commercial (C-3) zoning.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Jeff Looker, (480) 730-1776

BOARD MEMBER CRAIG MOVED TO APPROVE THE DEVELOPMENT REVIEW BOARD 2024 CALENDAR AS PRESENTED, CASE 43-DR-2020#2 SUBJECT TO THE REVISED BUILDING ELEVATIONS PRESENTED AT THE HEARING, AND 20-DR-2023 SUBJECT TO THE REVISED STIPULATIONS PRESENTED AT THE HEARING, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS CRAIG, JOYNER, FAKIH, AND MASON, WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

9. 49-DR-2022#2 (Mack Innovation Park Scottsdale - North Phase)

Request for approval of a site plan, landscape plan, building elevations, and Public Art locations for a new mixed-use development with 81 dwelling units and +/- 5,000 square feet of commercial floor in +/- 100,000 square feet of total building area on a +/- 40,440 square foot site located at the southwest corner of E. Indian School Road and N. Marshall Way, with Downtown/Downtown Multiple Use, Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) and Downtown/Downtown Core, Type-1, Planned Block Development, Downtown Overlay (D/DC-1 PBD DO) zoning.

Staff Contact is Wayland Barton, 480-312-2817

Applicant Contact is Josh Stroot, (217) 418-4884

BOARD MEMBER FAKIH LEFT THE MEETING PRIOR TO DECISION ON THE APPLICATION. VICE CHAIR BRAND MOVED TO CONTINUE CASE 49-DR-2022#2 TO THE JANUARY 4, 2023 DEVELOPMENT REVIEW BOARD HEARING WITH DIRECTION TO THE APPLICANT TO ADDRESS SPECIFIC ISSUES NOTED BY THE MOTION, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS CRAIG, JOYNER, AND MASON, WITH A VOTE OF SIX (6) TO ZERO (0).

SPOKEN PUBLIC COMMENT:

CHRIS IRISH

ELIZABETH DANKERT – DONATED TIME TO CHRIS IRISH

ALEXANDRA DUEMER – DONATED TIME TO CHRIS IRISH

BUD KERN – DONATED TIME TO CHRIS IRISH

CHUCK WELLS

ROBERT ULLMAN

JOHN COLBY

GLENN STITH

ETHAN KNOWLTEN

ROBERTA HENRICKSON

SHEERY SHARMBAIKA

JEANETTE OURADA

CHRIS MULLEN

PATRICK CROSBY

CHAD MANDELBUAM

JACK BAIER

PAUL GETTY

DAVID GRAMZA

WRITTEN PUBLIC COMMENT:

JOHN COLBY

DAVID GRAMZA

ROBERTA HENRICKSON

ELIZABETH KEPURAITIS

BUD KERN

10. 11-DR-2023 (The Artisan)

Request for approval of a site plan, landscape plan, building elevations, and site improvements, including cuts and fills greater than eight (8) feet in depth/height, for a new industrial development comprised of four (4), one-story buildings with +/- 608,170 square feet of building area for a +/- 61.5-acre portion of the overall +/- 124.7-acre site located at 9100 E. Bell Road, APN 215-07-022E, and APN 215-07-021A, with Industrial Park, Planned Community District, Environmentally Sensitive Lands (I-1 PCD ESL), Planned Regional Center, Planned Community District (PRC PCD), and Industrial Park, Planned Community District (I-1 PCD) zoning.

Staff Contact is Chris Zimmer, 480-312-2347

Applicant Contact is George Pasquel III, (602) 230-0600

COMMISSIONER KAMINSKI MOVED TO APPROVE CASE 11-DR-2023 WITH AN ADDITIONAL STIPULATION REGARDING BUILDING MATERIAL AT THE SOUTHWEST CORNER OF THE SITE, 2ND BY BOARD MEMBER CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS CRAIG, JOYNER, AND MASON, WITH A VOTE OF SIX (6) TO ZERO (0).

SPOKEN PUBLIC COMMENT:

BOB PEJMAN

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 4:46 PM.