



## MINUTES

2. Approval of the February 1, 2024 Development Review Board Regular Meeting Minutes.  
**BOARD MEMBER BRAND MOVED TO APPROVE THE FEBRUARY 1, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY VICE CHAIR JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER GONZALES, VICE CHAIR JOYNER, BOARD MEMBERS FAKIH, BRAND, MASON, AND PEASER, WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## CONSENT AGENDA

3. 5-DR-2018 (Taco Bell)  
Request for approval of the site plan, landscape plan, and building elevations for a new one-story restaurant with drive-through on a +/- 0.74-acre site located at 7901 E. McDowell Road, with Highway Commercial (C-3) zoning.  
Staff Contact is Meredith Tessier 480-312-4211  
Applicant Contact is Joshua Graber, PE, (330) 572-3521
4. 8-DR-2022 (Desert Foothills Lutheran Church)  
Request for approval of the site plan, landscape plan, and building elevations for a campus expansion, including a new family life activity center with 13,396 square feet of building area, a new worship center with 9,351 square feet of building area, a 3,489 square foot addition to the existing sanctuary, and 116 new parking spaces, at an existing Place of Worship on a +/-15.2-acre site located at 29305 N. Scottsdale Road, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning.  
Staff Contact is Meredith Tessier, 480-312-4211  
Applicant Contact is Steven Barduson, (480) 233-7777  
**ITEM MOVED TO THE REGULAR AGENDA FOR FULL PRESENTATION AND DISCUSSION. BOARD MEMBER BRAND MOVED TO APPROVE CASE 8-DR-2022, 2ND BY VICE CHAIR JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER GONZALES, VICE CHAIR JOYNER, BOARD MEMBERS FAKIH, BRAND, MASON, AND PEASER WITH A VOTE OF SEVEN (7) TO ZERO (0).**
5. 2-PP-2023 (Ames Ranch)  
Request for approval of a new 4-lot residential subdivision on a +/- 3.93-acre site located at 10805 and 10825 N. 85th Place, with Single-family Residential (R1-35) zoning.  
Staff Contact is Jason Katz, 480-312-2542  
Applicant Contact is Jason Laumeyer, (480) 619-1010
6. 35-DR-2023 (PXPXH00334C Dish Co-Location)  
Request for approval of new Type 3 Wireless Communications Facility (WCF) to be co-located on the top of an existing APS utility pole, with associated ground mounted equipment.  
Staff Contact is Sandra Childers, 480-312-4214  
Applicant Contact is Krystul Nelmes, (480) 599-1852
7. 2-DR-2024 (AT&T AZL05904 WCF relocation and temporary WCF site)  
Request for approval to relocate an existing wireless communication facility (WCF) from a traffic signal pole to a roundabout streetlight pole at the southwest corner of N. Scottsdale Road and E. Dynamite Boulevard. Additionally, request for approval to install a temporary WCF to provide coverage during the duration of the Scottsdale Road street improvement project until a new roundabout streetlight pole is installed.  
Staff Contact is Keith Niederer, 480-312-2953  
Applicant Contact is Andrew Silvernail, (251) 604-0404

**BOARD MEMBER BRAND MOVED TO APPROVE CASES 5-DR-2018, 2-PP-2023, 35-DR-2023, AND 2-DR-2024 ON THE CONSENT AGENDA, 2ND BY VICE CHAIR JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER GONZALES, VICE CHAIR JOYNER, BOARD MEMBERS FAKIH, BRAND, MASON, AND PEASER WITH A VOTE OF SEVEN (7) TO ZERO (0).**

### **REGULAR AGENDA**

8. 1-DR-2024 (Scottsdale Road Improvements – Jomax Road to Dixileta Drive)  
Request for approval of the landscaping improvements associated with the overall Scottsdale Road project that includes improvements to streets and intersections (including a roundabout at Dynamite Boulevard).

Staff Contact is Keith Niederer, 480-312-2953

Applicant Contact is Derek Rogers, (480) 312-7637

**VICE CHAIR JOYNER MOVED TO APPROVE CASE 1-DR-2024, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER GONZALES, VICE CHAIR JOYNER, BOARD MEMBERS FAKIH, BRAND, MASON AND PEASER, WITH A VOTE OF SEVEN (7) TO ZERO (0).**

### **NON-ACTION AGENDA**

9. 276-SA-2023 (Marshall Way Plaza Renovations)  
Request for approval of a renovation to an existing commercial facade at 4151 N Marshall Way. Scope includes new columns, shade canopies, and sidewalk improvements.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Dorota Grodzinska, (480) 273-5241

**DEVELOPMENT REVIEW BOARD DISCUSSION AND FEEDBACK ON TOPIC. NO ACTION TAKEN BY THE BOARD.**

### **ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:17 PM.