

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Tammy Caputi, Councilwoman/Chair
Joe Young, Planning Commissioner
Shakir Gushgari, Design Member
Doug Craig, Design Member

Jeff Brand, Vice Chair, Design Member
Michal Ann Joyner, Development Member
Ali Fakih, Development Member

Thursday, August 17, 2023

One or more members of the Development Review Board may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).

The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings. Seating in the Kiva will be available on a first come, first served basis. Development Review Board meetings are also televised on Cox Cable Channel 11 and streamed online at [ScottsdaleAZ.gov](https://www.scottsdaleaz.gov) (search "live stream") to allow the public to listen/view the meeting in progress.

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 1:02 PM

Roll Call – Board Member Craig absent; Board Member Fakih attending telephonically

Public Comment – Non-Agendized Items

Citizens may address the members of the Development Review Board during Public Comment. Public Comment time is reserved at the beginning of the meeting for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction and is limited to a total of 15 minutes. Arizona State law prohibits the Development Review Board from discussing or taking any action on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting. Public testimony is limited to three (3) minutes per speaker.

Written comment is also being accepted for non-agendized items and may be submitted in-person at the hearing or electronically [at the Development Review Board website](https://www.scottsdaleaz.gov). Written comments submitted electronically will be emailed to the Development Review Board Members.

No spoken or written public comment received at hearing for non-agendized items.

Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the August 17, 2023 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the August 3, 2023 Development Review Board [Regular Meeting Minutes](#).
Motion by Vice Chair Brand to approve, 2nd by Board Member Joyner. Motion passed 6-0.



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.

ACTION ITEMS

How the Action Agenda Works: The Development Review Board may take one vote to act on all items on the Continuance Agenda and/or Consent Agenda or may remove individual items for further discussion as appropriate. The Development Review Board takes separate action on each item on the Regular Agenda.

Persons interested in speaking on any agenda item may **submit a blue “Request to Speak” card in person prior to the beginning of public testimony.** Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). Persons interested in submitting a written comment on any item may **submit a yellow “Written Comments” card in person prior to the beginning of public testimony or may submit electronically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.**

CONSENT AGENDA

3. [1-PP-2019#2 & 1-MP-2005#3 \(Wildcat Hill\)](#)
Request for re-approval of a preliminary plat and supporting Master Environmental Development Concept Plan (MEDCP) for a 122-lot residential subdivision, with amended development standards, on a +/- 353-acre site located southeast of Cave Creek Road and Bartlett Dam Road, with Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.
Staff Contact is Jesús Murillo, 480-312-7849
Applicant Contact is Krista Zinser, (602) 264-6831

4. [61-DR-2015#4 \(One Scottsdale PU III, Natural Results Plastic Surgery and Medical Spa\)](#)
Request for approval of the site plan, building elevations and landscape plans for a new two-story medical office with approximately 17,000 square feet of building area, on a +/- 1.45-acre site located at 19463 N. Scottsdale Road, with Planned Regional Center, Planned Community District (PRC PCD) zoning.
Staff Contact is Meredith Tessier, 480-312-4211
Applicant Contact is Mohsen Ghoreishi, (415) 987-9100
Motion by Vice Chair Brand to approve 61-DR-2015#4 on the Consent Agenda, 2nd by Board Member Gushgari. Motion passed 6-0.

5. [43-DR-2022 \(Avalon Mammoth \(Bank\)\)](#)
Request for approval of the site plan, building elevations, and landscape plans for the redevelopment of an existing property into a new 4,445 square foot, free-standing bank with drive-thru on a +/- 1.11-acre site located at 14900 N. Pima Road, with Central Business (C-2) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is William Whittington, (505) 401-3984

6. [21-DR-2023 \(Verizon PHO Indian Bend & Scottsdale\)](#)
Request for approval of a new Type 4 Wireless Communication Facility (WCF) to be located in a new 50-foot-tall faux water tower structure at the McCormick-Stillman Railroad Park, with associated ground-mounted equipment, for a site located at 7301 E. Indian Bend Road, with Open Space (OS) zoning.
Staff Contact is Keith Niederer, 480-312-2953
Applicant Contact is Reg Destree, (602) 349-6930
Motion by Vice Chair Brand to approve cases 1-PP-2019#2, 1-MP-2005#3, 43-DR-2022, and 21-DR-2023 on the Consent Agenda, 2nd by Councilwoman Caputi. Motion passed 6-0.

REGULAR AGENDA

7. [17-ZN-2020 \(Meridian Art Lofts\)](#)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the applicant is requesting a review by the Development Review Board, and subsequent recommendation to the Planning Commission, regarding the proposed Development Plan, including proposed development standards, related to a zoning district map amendment from Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown / Downtown Multiple Use Type-3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, for a proposed 16-unit residential development on a +/- 0.22-acre site located at 3600 N. Bishop Lane.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is John Berry, (480) 385-2753

Motion by Councilwoman Caputi to recommend approval of case 17-ZN-2020 to the Planning Commission, 2nd by Board Member Gushgari. Motion passed 5-0, with Board Member Fakh recusing.

Adjournment – 1:27 PM