

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Tammy Caputi, Vice Mayor/Chair
George Ertel, Planning Commissioner
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member

Doug Craig, Vice Chair
Ali Fakih, Development Member
Jeff Brand, Design Member

Thursday, January 20, 2022

The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings at a reduced capacity. 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 (search "live stream") to allow the public to virtually attend, participate telephonically, and 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 – 1:00pm

Roll Call – Vice Chair Craig absent; Board Member Brand attending telephonically

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. Those wishing to speak are customarily given three minutes to speak. No official Development Review Board action can be taken on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting, or may submit to speak telephonically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.

Written comment is also being accepted for *non-agendized* items and should be submitted electronically [at the Development Review Board website](#) no later than 90 minutes before the meeting. Written comments 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 January 20, 2022 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the January 6, 2022 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Joyner to approve, 2nd by Board Member Gushgari. 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 one vote on all items on the 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 or may sign up to speak telephonically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.** 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.**

CONTINUANCES

3. [50-DR-2021 \(Discount Tire Exterior Repaint\)](#)
Request by applicant to continue application to a date to be determined.
Request for approval of a new color palette for the exterior of an existing vehicle repair business on a +/- 1.08-acre site located at 2301 N. Scottsdale Road, with Highway Commercial (C-3) zoning.
Staff contact is Omar Smailbegovic, 480-312-3087
Applicant contact is George Guilford, 480-606-6161
Motion by Board Member Joyner to continue 50-DR-2021 to a date to be determined, 2nd by Vice Mayor Caputi. Motion passed 6-0.

CONSENT AGENDA

4. [15-DR-2021 & 6-WM-2021 \(Renegade Clubhouse\)](#)
Request for approval of a site plan, landscape plan, and building elevations, as well as a Wash Modification, for the construction of a new golf club house, and associated amenities, to replace the existing Renegade Golf Course clubhouse on a +/- 20-acre site located at 38580 N. Desert Mountain Parkway, with Open Space, Environmentally Sensitive Lands (O-S/ESL) zoning.
Staff Contact is Jesus Murillo, 480-312-7849
Applicant contact is Todd Bruen, 602-680-8412
5. [6-PP-2021 \(26 Oaks\)](#)
Request for approval of a Preliminary Plat for a new 26-lot residential subdivision and associated site improvements on a +/- 3.7-acre site located at 2340 & 2322 N. Hayden Road, with Townhouse Residential (R-4) zoning.
Staff Contact is Jeff Barnes, 480-312-2376
Applicant contact is Chris Brown, 602-478-0662
Motion by Board Member Gushgari to approve 15-DR-2021, 6-WM-2021 and 6-PP-2021 on the Consent Agenda, 2nd by Board Member Joyner. Motion passed 6-0.

REGULAR AGENDA

6. [16-DR-2021 \(Scottsdale & Mountain View\)](#)

Request for approval of modifications to an existing 3-story building and associated site improvements for a conversion from hotel to multi-family residential on a +/- 4.5-acre site located at 9880 N. Scottsdale Road, with Multiple-family Residential (R-5) zoning.

Staff contact is Jeff Barnes, 480-312-2376

Applicant contact is David Zeff, 602-396-5135

Motion by Commissioner Ertel to approve 16-DR-2021, 2nd by Board Member Gushgari.

Motion passed 5-0, with Board Member Fakhri recussing.

7. [39-DR-2021 \(Scottsdale Civic Center Plaza\)](#)

Request for approval of a site plan, landscape plan, structure elevations, and relocations/adjustments to Public Art pieces corresponding to overall updates to the City of Scottsdale's Civic Center Plaza area on a +/- 12-acre site located at 7333 E. Scottsdale Mall, with Downtown Civic Center - Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) zoning.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant contact is Elaine Mercado, 480-312-7985

Motion by Vice Mayor Caputi to approve 39-DR-2021, 2nd by Board Member Fakhri. Motion

passed 5-1, with Board Member Gushgari dissenting.

8. [3-ZN-2021 \(Artisan Scottsdale\)](#)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the Development Review Board shall provide a recommendation to the Planning Commission regarding the proposed Development Plan, including proposed site development standards, for 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) and Downtown/Downtown Core Type-1, Planned Block Development, Downtown Overlay (D/DC-1 PBD DO) for approximately 83 dwelling units and approximately 5,000 square feet of commercial floor area on a +/- 1.92-acre site located at 7017-7041 E. Indian School Road.

Staff Contact is Bryan Cluff, 480-312-2258

Applicant contact is John Berry, 480-385-2727

Motion by Vice Mayor Caputi to recommend approval of 3-ZN-2021 to the Planning

Commission, 2nd by Board Member Joyner. Motion passed 5-0, with Board Member Fakhri recussing.

NON-ACTION ITEM

9. [33-DR-2021 \(Gentry on the Green\)](#)

Request for preliminary review and feedback regarding architectural character for the Gentry on the Green Phase I development proposal, which includes two new 4-story buildings totaling 582 dwelling units and approximately 7,300 square feet of commercial space, on a +/- 14.7-acre site located at 7979 E. Camelback Road, with Planned Unit Development, Planned Shared Development (PUD PSD) zoning.

Staff contact is Bryan Cluff, 480-312-2258

Applicant contact is Mike Edwards, 480-938-3125

Adjournment – 3:18pm