

# SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## MEETING NOTICE AND **MARKED** AGENDA



### DEVELOPMENT REVIEW BOARD

Betty Janik, Councilwoman/Chair  
Barney Gonzales, Planning Commissioner  
Ali Fakih, Design Member  
Jeff Brand, Design Member

Michal Ann Joyner, Vice Chair,  
Development Member  
David Mason, Development Member  
Ed Peaser, Design Member

Thursday, May 2, 2024

*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 REGULAR MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order – 1:00 PM**

**Roll Call – Board Member Peaser absent**

### 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 May 2, 2024 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the March 21, 2024 Development Review Board [Regular Meeting Minutes](#).  
**Motion by Vice Chair Joyner to approve, 2<sup>nd</sup> by Board Member Brand. 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. [32-DR-2022 \(AutoNation Ford Renovation\)](#)  
Request for approval of the site plan, landscape plan, and building elevations for exterior modifications to an existing vehicle sales and repair facility on a +/- 5.75-acre site within the Greater Airpark Character Area located at 8555 E. Frank Lloyd Wright Boulevard, with General Commercial (C-4) zoning.  
Staff Contact is Wayland Barton, 480-312-2817  
**Applicant Contact is Nina Raey, (714) 227-5223**  
**Item moved to the Regular Agenda. Motion by Board Member Brand to approve case 32-DR-2022, 2<sup>nd</sup> by Vice Chair Joyner. Motion passed 5-1, with Commissioner Gonzales dissenting.**
  
4. [23-DR-2023 \(Take 5\)](#)  
Request for approval of the site plan, landscape plan and building elevations for a new oil change facility on a +/- 15,000 square foot site located at 7234 E. Shea Boulevard, with Highway Commercial (C-3) zoning.  
Staff Contact is Katie Posler, 480-312-2703  
**Applicant Contact is Jesse Macias, (480) 528-3136**  
**Item moved to the Regular Agenda. Motion by Board Member Brand to approve case 23-DR-2023, with an additional stipulation for the applicant to work with City staff to possibly increase the landscape planter size at the site exist, 2<sup>nd</sup> by Vice Chair Joyner. Motion passed 6-0.**
  
5. [34-DR-2023 \(Scottsdale 5th Ave Apartments – Mural\)](#)  
Request for approval of an existing mural applied to the north building facade of an existing apartment complex, measuring +/- 1,000 square feet in total size for a site located at 6405 E. Indian School Road, with Multiple-family Residential (R-5) zoning.  
Staff Contact is Wayland Barton, 480-312-2817  
**Applicant Contact is Danielle Clay, (480) 718-5857**  
**Item moved to the Regular Agenda. Motion by Board Member Brand to approve case 34-DR-2023, 2<sup>nd</sup> by Vice Chair Joyner. Motion passed 5-1, with Board Member Gonzales dissenting.**

## **REGULAR AGENDA**

6. [9-DR-2023 \(Headwaters Residential Healthcare Facility\)](#)

Request for approval of the site plan, landscape plan, and building elevations for a new 3-story Minimal Residential Healthcare Facility consisting of 171 dwelling units, including five 1-story duplex buildings, totaling approximately 217,400 square feet of total building area on a +/- 6.7-acre site located at 13870 N. Frank Lloyd Wright Boulevard, with Planned Community District, comparable Commercial Office (P-C C-O) zoning.

Staff Contact is Wayland Barton, 480-312-2817

**Applicant Contact is Jeff Hoffman, (312) 617-5736**

**Motion by Board Member Brand to approve case 9-DR-2023, with an additional stipulation that the applicant work with City staff on a possible solution to add shade to upper-level balconies, 2<sup>nd</sup> by Commissioner Gonzales. Motion passed 6-0.**

**Adjournment – 2:30 PM**