

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Barry Graham, Councilmember/Chair
Diana Kaminski, Planning Commissioner
Doug Craig, Design Member
Michal Ann Joyner, Development Member

Jeff Brand, Vice Chair, Design Member
Ali Fakh, Design Member
David Mason, Development Member

Thursday, December 7, 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 – 1:01 PM

Roll Call – All members present; Board Member Fakh attended remotely

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 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](#). **Motion by Vice Chair Brand to approve, 2nd by Board Member Craig. Motion passed 6-0, with Commissioner Kaminski abstaining.**



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. 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 Regular Agenda. Motion by Commissioner Kaminski to approve, with additional stipulations for building colors and additional landscaping, 2nd by Vice Chair Brand. Motion passed 7-0.
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 Regular Agenda. Motion by Vice Chair Brand to approve, subject to the revised stipulations, 2nd by Commissioner Kaminski. Motion passed 7-0.
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
Motion by Commissioner Kaminski to approve, with an additional stipulation, 2nd by Vice Chair Brand. Motion passed 6-0, with Board Member Fakhri 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

Motion by Board Member Craig to approve the Development Review Board 2024 Calendar, case 43-DR-2020#2 and case 20-DR-2023 on the Consent Agenda, subject to the revised stipulations presented at the hearing, 2nd by Vice Chair Brand. Motion passed 7-0.

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 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

Board Member Fakh left the meeting prior to a decision on the application.

Motion by Vice Chair Brand to continue the application to the 1/4/2024 DRB hearing, 2nd by Board Member Joyner. Motion passed 6-0.

10. [11-DR-2023 \(The Artisan\)](#)

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

Motion by Commissioner Kaminski to approve with an additional stipulation to revise the building material at the southwest corner of site, 2nd by Board Member Craig. Motion passed 6-0.

Adjournment – 4:46 PM