CITY COUNCIL REPORT

Meeting Date: June 21, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Axon
6-PP-2022

Request to consider the following:

1. Adopt Ordinance No. 4556 approving a final plat for the Axon subdivision, consisting of three lots and associated rights-of-way, tracts and easements, on a +/- 60-acre site with Planned Community District, Industrial Park (P-C I-1) zoning, and providing for recording thereof.

Goal/Purpose of Request

The applicant seeks approval to subdivide a +/- 60-acre parcel into three lots.

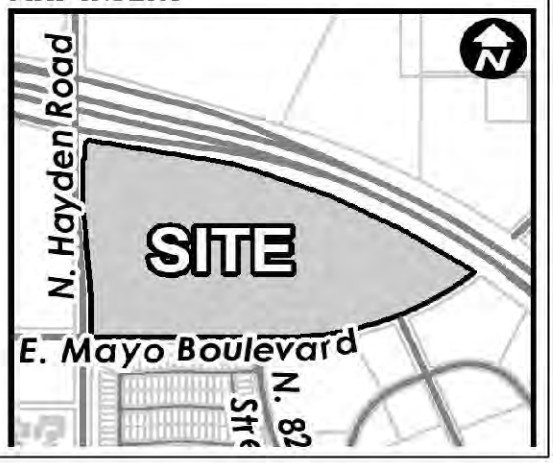
Key Items for Consideration

- Development Review Board considered this case at the 4/7/22 hearing and approved the preliminary plat with a vote of 7-0.
- One of the smaller lots (Lot 3) to be conveyed to the City and used for a new fire station, well site and possible public safety command center.

LOCATION

L101 WB / N HAYDEN RD (Corner)

MAP INSERT



OWNER

Axon
480-515-6319

APPLICANT CONTACT

Charles Huellmantel
Huellmantel & Affiliates, LLC
480-921-2800

Action Taken _____

BACKGROUND

Preliminary Plat

The original request was for a preliminary plat (PP) consisting of two lots, which was approved by the DRB on 4/7/2022. Subsequent to the DRB hearing, the applicant requested a change to the PP to allow for three lots instead of two. Staff analysis determined the request did not affect infrastructure demands or roadway alignments; as such, the revised plat configuration was processed as an administrative approval (142-SA-2022).

General Plan

The General Plan Land Use Element designates the property as Employment and Regional Use Overlay District. The Employment category permits a range of employment uses form light manufacturing to light industrial and office uses. The Regional Use designation provides flexibility for land uses when it can be demonstrated that new lands uses serve a regional market. In determining whether a proposed land use is regional in nature, City Council is to consider whether the use has a regional draw, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area. Furthermore, the subject site is located within a General Plan designated Growth Area - specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

Greater Airpark Character Area Plan

The Greater Airpark Character Area Plan designates the property as Employment land use within the Type C Development Type. This category includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. Within the Greater Airpark, Development Types help define the size and scale of development within various areas of the Airpark. Type C development represents medium to higher scale development, which supports pedestrian activity in the Greater Airpark. The subject site also has frontage to North Hayden Road, a designated Signature Corridor in the Greater Airpark Character Area Plan.

Zoning

The site is zoned Planned Community District, Industrial Park (P-C I-1) and is part of the Crossroads East Master Plan. Case 13-ZN-2020 approved the zoning for this site as well as a development plan and amended I-1 development standards.

Context

The subject property is located south of Loop 101 and east of N. Hayden Road and is presently vacant. Directly south of the proposed building location is the Perimeter Center industrial park, which is occupied by uses of similar intensity. Southwest of the building location is primarily single-story residential, single- and multi-family.

Adjacent Uses and Zoning

- North: Loop 101
- South: Office/Light Industrial, zoned I-1 PCD
- East: Loop 101
- West: Multi-family Residential, zoned P-C R-5

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan
- Zoning Ordinance
- 13-ZN-2020: Approved a rezone from P-C to P-C I-1 including a development plan
- 28-DR-2020: Approved site plan, building elevations and landscape plan for a new office/industrial building for the Axon corporate headquarters
- Land Division Ordinance

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The plat consists of three lots and associated rights-of-way, tracts and easements.

Policy Implications

This final plat is consistent with the zoning district map amendment case. All stipulations and ordinance requirements have been addressed for final plat approval. Approval of this request will enable the final plat to be recorded, establishing the lots, the rights-of-way and the Civic Use site as contemplated by the Development Agreement. The dedication of the Civic Use site is time sensitive for the City as multiple capital projects are planned for the site, and further delay of those projects could result in increased costs for those projects. Accordingly, Staff is requesting Council's authorization for possible deferral of bond and construction covenant requirements for the Developer until after recordation of the final plat. The developer will not be relieved of these requirements.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on 4/7/22 and approved the request with a vote of 7-0.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Axon preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Axon final plat and allow for recording with the County Recorder through adoption of Ordinance No. 4556.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg
Project Coordination Liaison
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Greg Bloemberg, Report Author — 6/6/2022 — Date

Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov — 6/6/2022 — Date

Erin Perreault, AICP, Acting Executive Director
Planning, Economic Development and Tourism
480-312-2664, eperrault@scottsdaleaz.gov — 6/6/2022 — Date

ATTACHMENTS

1. Context Aerial
1A. Aerial Close-Up
2. Ordinance No. 4556
   Exhibit A: Final Plat
3. Zoning Map
4. 4/7/22 Development Review Board meeting minutes

Context Aerial

ATTACHMENT #1

6-PP-2022

Close-up Aerial

ATTACHMENT #1A

6-PP-2022

ORDINANCE NO. 4556

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA APPROVING A FINAL PLAT FOR AXON SUBDIVISION, CONSISTING OF THREE PARCELS AND ASSOCIATED RIGHTS-OF-WAY, TRACTS AND EASEMENTS, ON A +/- 60-ACRE SITE WITH PLANNED COMMUNITY DISTRICT, COMMERCIAL OFFICE (P-C C-O) ZONING AND PROVIDING FOR RECORDING THEREOF

WHEREAS, on August 25, 2020, the City Council adopted Resolution No. 11884 authorizing Public Infrastructure Reimbursement Development Agreement No. 2020-138-COS (the "DA") with Axon Enterprise, Inc. ("Axon"); and

WHEREAS, the DA contains provisions for, among other things, Axon to dedicate an approximately 4.5 acre "Civic Use Site" to the City for the construction of a fire station, a water pump station and a possible future command center; and

WHEREAS, Axon will provide the dedication of the Civic Use Site through the Final Plat described herein and the recording thereof; and

WHEREAS, the Council finds that the dedication of the Civic Use Site to the City is a matter of public importance and it is in the best interests of the City to have the Civic Use Site as soon as reasonably possible;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the Final Plat Map for the Axon subdivision as preliminarily approved by the Development Review Board in 6-PP-2022 and modified through administrative approval 142-SA-2022 and attached hereto as Exhibit A is hereby approved by the City Council.

Section 2. That notwithstanding any provisions in Chapter 48 of the Scottsdale Revised Code to the contrary, City Staff are hereby authorized to record the Final Plat Map set forth in Exhibit A upon the effective date of this Ordinance; provided, however, no building permits for private improvement of lots or parcels within such subdivision shall be approved by the City prior to compliance with Chapter 48 of the City Code.

19673282v1

ATTACHMENT #2

Section 3. The City Manager or designee are hereby authorized to execute such documents and take such further actions as may be necessary to carry out the purposes of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2022.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Ben Lane, City Clerk

By:_____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:_____
Sherry R. Scott, City Attorney
By: Eric C. Anderson, Senior Assistant. City Attorney

19673282v1

MINOR LAND DIVISION PLAT
AXON CAMPUS

BEING A REPLAT OF TRACT 14A OF STATE PLAT NO. 16B CORE SOUTH,
RECORDED IN BOOK 394, PAGE 42, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA,
SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS THAT AXON ENTERPRISES, INC., AN ARIZONA CORPORATION, OWNER, HEREBY SUBDIVIDES A PORTION OF TRACT 14A OF STATE PLAT NO. 16B CORE SOUTH, RECORDED IN BOOK 394, PAGE 42, IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA, UNDER THE NAME "AXON CAMPUS" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING THE SUBDIVISION. EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

AXON ENTERPRISES, INC., AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

AXON ENTERPRISES, INC., AN ARIZONA CORPORATION, OWNER AND GRANTOR, DEDICATES LOT 3 IN FEE SIMPLE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, FOR USE AS A CIVIC SITE IN ACCORDANCE WITH PUBLIC INFRASTRUCTURE REIMBURSEMENT DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 28, 2020 IN DOCKET NO. 2020-0918117, RECORDS OF MARICOPA COUNTY.

AXON ENTERPRISES, INC., AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

A. DRAINAGE AND FLOOD CONTROL
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:
1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

B. WATER AND SEWER FACILITIES
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

C. EMERGENCY AND SERVICE ACCESS
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

D. VEHICULAR NON-ACCESS
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION.

GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES

E. AVIGATION
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER AND ACROSS THE PROPERTY ON THIS PLAT, FOR THE RIGHT OF FLIGHT FOR AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY.
1. "AIRCRAFT" MEANS ANY MANNED OR UNMANNED DEVICE THAT FLIES.
2. WITHOUT LIMITATION, THE RIGHT OF FLIGHT INCLUDES THE RIGHT TO OPERATE AIRCRAFT OVER AND NEAR THE PROPERTY, AND CAUSE ANY NOISE, VIBRATION, FUMES, LIGHT, EXHAUST, ODORS, FUEL VAPOR PARTICLES, ELECTRONIC INTERFERENCE, DUST, ANNOYANCES, NUISANCES, EMISSIONS, AND ANY OTHER EFFECTS RELATING TO OPERATING AIRCRAFT (COLLECTIVELY "AIRCRAFT EFFECTS").
3. ALL AIRCRAFT EFFECTS ARE INCLUDED WITHIN THE SCOPE OF THE EASEMENT, INCLUDING WITHOUT LIMITATION THOSE THAT REACH OR AFFECT THE PROPERTY OR IMPROVEMENTS TO THE PROPERTY, INTERFERE WITH OTHER USES OF THE PROPERTY, ANNOY USERS OF THE PROPERTY, AND ARE CAUSED OR MADE WORSE BY ANY CHANGES IN THE FOLLOWING:
   a. THE SIZE, NUMBER, METHOD OF PROPULSION, WEIGHT, NOISINESS, DESIGN, FUEL, CATEGORY, TYPE OR OTHER CHARACTERISTICS OF AIRCRAFT, AND IN ANY AIRCRAFT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
   b. THE AIRPORT SIZE, ORIENTATION, CONFIGURATION, LOCATION, RUNWAY LENGTH, IMPROVEMENTS OR OTHER CHARACTERISTICS, AND IN ANY AIRPORT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
   c. THE FLIGHT PATHS, FLIGHT FREQUENCY, FLIGHT TIMING, AIRPORT OPERATIONS, CLIMBING AND DESCENDING, ALTITUDES, TAKEOFF AND LANDING, AIR TRAFFIC CONTROL, AND IN ANY RELATED AIRCRAFT AND AIRPORT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
   d. GRANTOR'S OR OTHERS' PERSONAL PERCEPTIONS OF AIRCRAFT EFFECTS OR SENSITIVITY TO AIRCRAFT EFFECTS.
4. GRANTOR SHALL NOT CAUSE OR ALLOW THE PROPERTY TO BE USED TO DISCHARGE FUMES; SMOKE; DUST; OR ELECTRONIC, LIGHT, LASER OR OTHER EMISSIONS, WHICH MAY OBSTRUCT VISIBILITY OR ADVERSELY AFFECT OR INTERFERE WITH THE OPERATION OF AIRCRAFT OR ANY NAVIGATIONAL FACILITIES. NO BUILDING, MAST, TREE, VEGETATION, OR OTHER THING UPON THE PROPERTY SHALL EXCEED FEDERAL AVIATION ADMINISTRATION APPROVED HEIGHT RESTRICTIONS.
5. GRANTOR HAS BEEN ADVISED AND UNDERSTANDS THAT:
   a. ALL OR A PORTION OF THE PROPERTY IS LOCATED IN A NOISE-INFLUENCE AREA.
   b. AIRCRAFT EFFECTS MIGHT BE ANNOYING TO USERS OF THE PROPERTY AND MIGHT INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF THE PROPERTY.
   c. AIRCRAFT EFFECTS WILL LIKELY INCREASE OVER TIME.
6. GRANTOR WAIVES ALL RIGHTS AND CLAIMS THAT GRANTOR MAY EVER HAVE AGAINST, AND AGREES NOT TO SUE, GRANTEE REGARDING AIRCRAFT EFFECTS. GRANTOR MAKES IT'S WAIVERS AND AGREEMENTS FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, IN FAVOR OF GRANTEE, AND ALL GRANTEE'S OFFICERS, OFFICIALS, EMPLOYEES, AGENTS, LESSEES

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY ITS DULY AUTHORIZED SIGNATORY.

DATED THIS _____ DAY OF _____, 2022

GRANTOR: AXON ENTERPRISES

BY:_____

NAME:_____

ITS:_____

OWNER

AXON ENTERPRISES, INC., AN ARIZONA CORPORATION
17800 N. 85TH STREET
SCOTTSDALE, AZ 85255
CONTACT: JAMES HAYES
PHONE: (602) 350-6988

SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
(480) 834-3300
SURVEYOR@WOODPATEL.COM

LEGEND

△	CORNER OF THIS SUBDIVISION SURVEY MONUMENT WITH WOODPATEL LS 48932 CAP OR TAG SET, UNLESS OTHERWISE NOTED
⊡	LOT CORNER MONUMENT WITH WOODPATEL LS 48932 CAP OR TAG SET, UNLESS OTHERWISE NOTED
◉	SURVEY MONUMENT FOUND AS NOTED
•	NOTHING FOUND, NOTHING SET

ACF	ALUMINUM CAP FLUSH
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
BCF	BRASS CAP FLUSH
BCH	BRASS CAP IN HANDHOLE
BK	BOOK
COS	CITY OF SCOTTSDALE
DFC	DRAINAGE AND FLOOD CONTROL
DOC	DOCUMENT
DIV	DIVISION
ESA	EMERGENCY AND SERVICE ACCESS
EX	EXISTING
FD	FOUND
HWY	HIGHWAY
MC	MARICOPA COUNTY
MCR	MARICOPA COUNTY RECORDS
PG	PAGE
PIEE	PUBLIC INGRESS EGRESS EASEMENT
PR	PUBLIC ROADWAY
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
UU	UNDERGROUND UTILITY
VNAE	VEHICULAR NON-ACCESS EASEMENT
WSE	WATER & SEWER EASEMENT
WSF	WATER & SEWER FACILITIES

———	BOUNDARY LINE
- - - - -	EASEMENT LINE AS NOTED
———	PROPERTY LINE
——— — ———	RIGHT-OF-WAY LINE
——— · ———	SECTION LINE
——— - ———	ROAD CENTER LINE

BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON FEBRUARY 18, 2020.

PROJECTION	ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM	GRS-80
UNITS	INTERNATIONAL FEET
GEOID MODEL	GEOID 2018
CONTROL POINT	1HH2
PID	AJ 3694
LATITUDE	33°41'03.59098" N
LONGITUDE	111°56'34.12968" W
ELLIPSOID HEIGHT	489.708 (METERS)
DESCRIPTION	ALUMINUM CAP ON STAINLESS STEEL ROD IN CONCRETE SLEEVE

MODIFIED TO GROUND AT N: 963266.200 E: 702643.084, USING A SCALE FACTOR OF 1.0001706727.

HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022

BY _____, THE _____ OF _____

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF , 2022.

BY:_____ _____
MAYOR DATE

ATTEST BY: _____
CITY CLERK

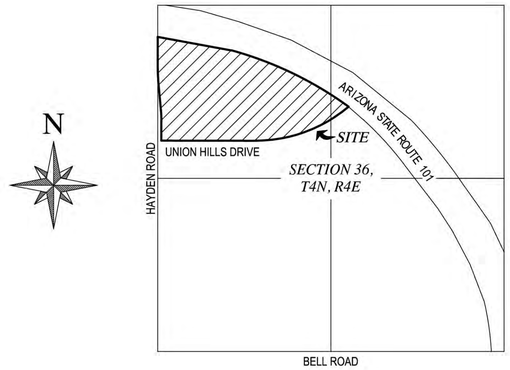
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ _____
CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 6-PP-2022, AND ZONING CASE NO. 13-ZN-2020, AND ALL CASE RELATED STIPULATIONS.

BY: _____
DEVELOPMENT ENGINEERING MANAGER

Ordinance No. 4556
Exhibit A
Page 1 of 7



VICINITY MAP

NTS

SHEET INDEX

1	COVER SHEET
2	PARENT PARCEL LEGAL DESCRIPTION AND INDEX MAP
3-7	BOUNDARY RETRACEMENT, ANALYSIS, LINE AND CURVE TABLES

TOTAL SHEETS - 7

NOTES

1. THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-28.
3. ALL LOTS SHALL CONFORM TO THE FIRE DEPARTMENT GUIDELINES FOR EMERGENCY VEHICLE ACCESS.
4. ALL ANNOTATED VALUES ARE THE RESULTS OF ACTUAL FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
5. THIS PROPERTY LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHOENIX AREA.
6. THIS PLAT IS BASED ON THE PERTINENT DOCUMENTS LISTED ON SHEET 2 HEREON.
7. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
8. ALL TITLE INFORMATION IS BASED ON A THIRD AMENDED COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. Z2136984-001-MJB-MB2, DATED APRIL 7, 2022, RECEIVED ON APRIL 13, 2022.

ZONING

EXISTING ZONING: I-1 PCD

LOT AREA TABLE

LOT NO.	LOT AREA	
	SQUARE FEET	ACRES
LOT 1	2,490,325	57.17
LOT 2	76,627	1.76
LOT 3	200,816	4.61
TOTAL	2,767,768	63.54

LAND SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST 2021.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GABRIEL S. RIOS
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE-SUITE 219
MESA, ARIZONA 85204
(480) 834-300
SURVEYOR@WOODPATEL.COM

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

MINOR LAND DIVISION PLAT
AXON CAMPUS
COVER SHEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48932
GABRIEL S. RIOS
Date Signed 05-24-22
ARIZONA, U.S.A.
EXPIRES 12-31-23

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	GSR
CAD TECHNICIAN	MJS
SCALE	NTS
DATE	05/24/2022
JOB NUMBER	205133.01
SHEET	1 OF 7

PC# 4474-21-2, 6-PP-2022
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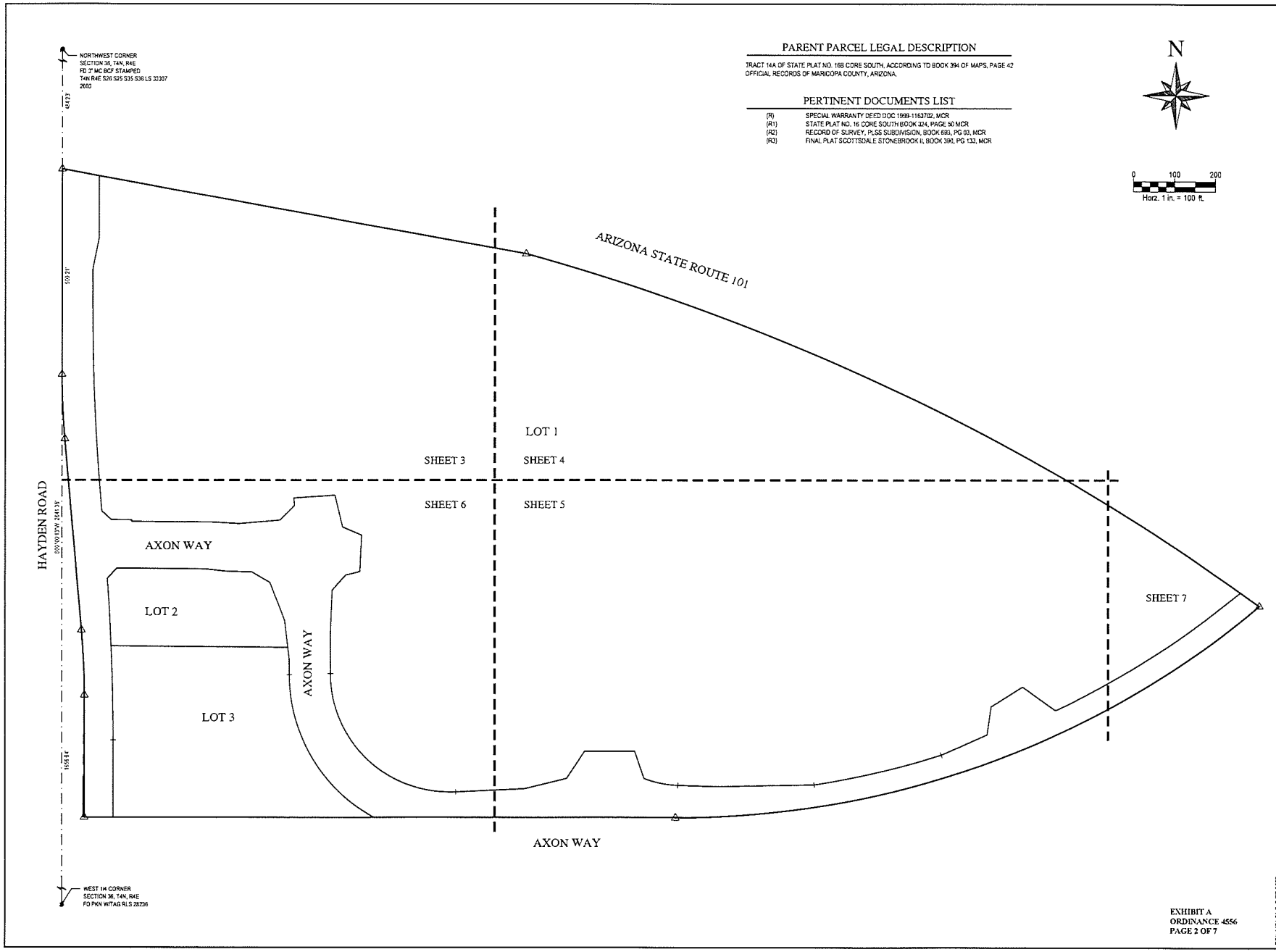

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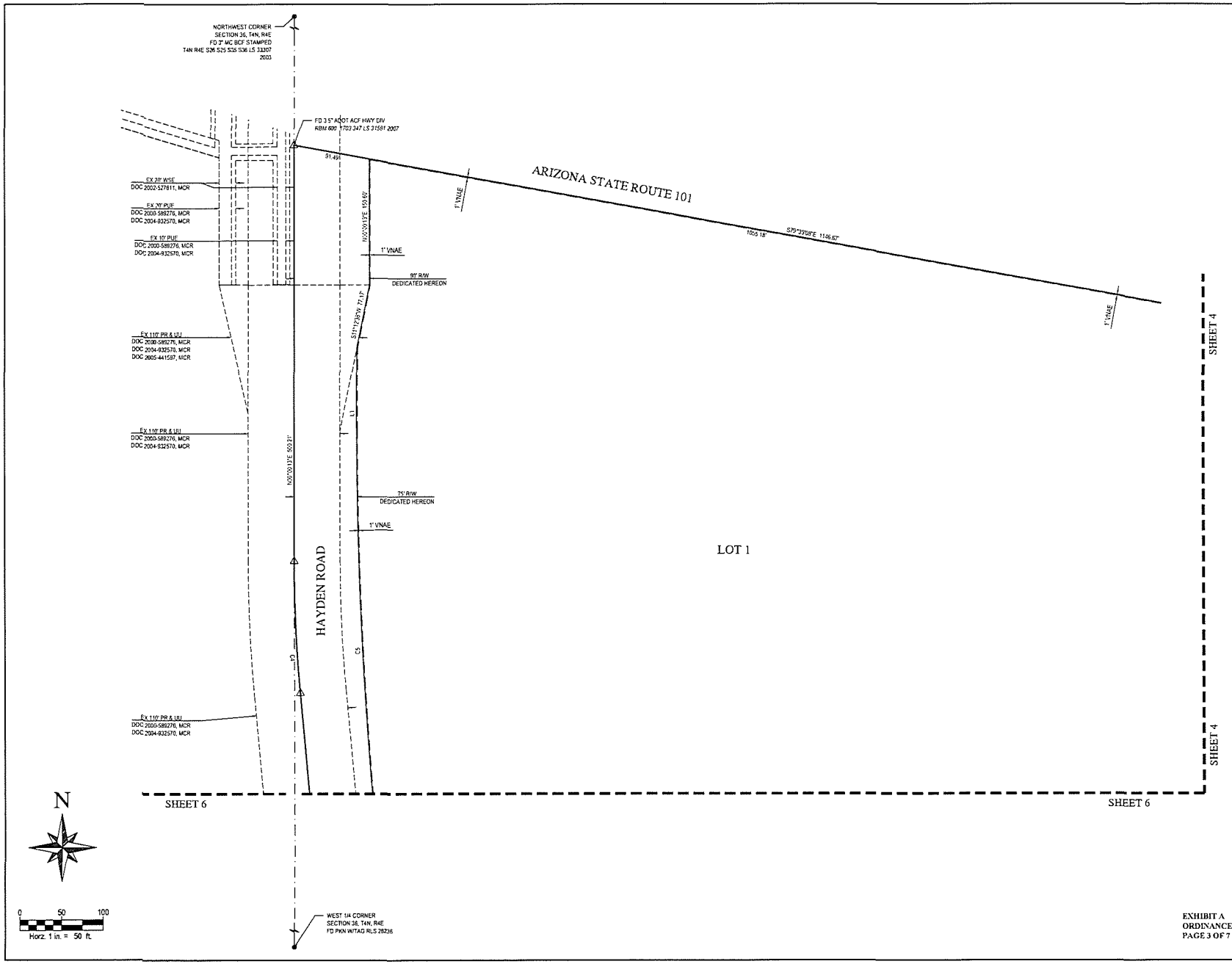

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AXON CAMPUS

BOUNDARY RETRACEMENT & ANALYSIS

REGISTERED LAND SURVEYOR
APROVED
GABRIEL D. RIOS
EXPIRES 12-31-23

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	GSR
CAD TECHNICIAN	MJS
SCALE	1" = 50'
DATE	05/24/2022
JOB NUMBER	205133.01
SHEET	3 OF 7

PC#4474-21-2 6-PP-2022

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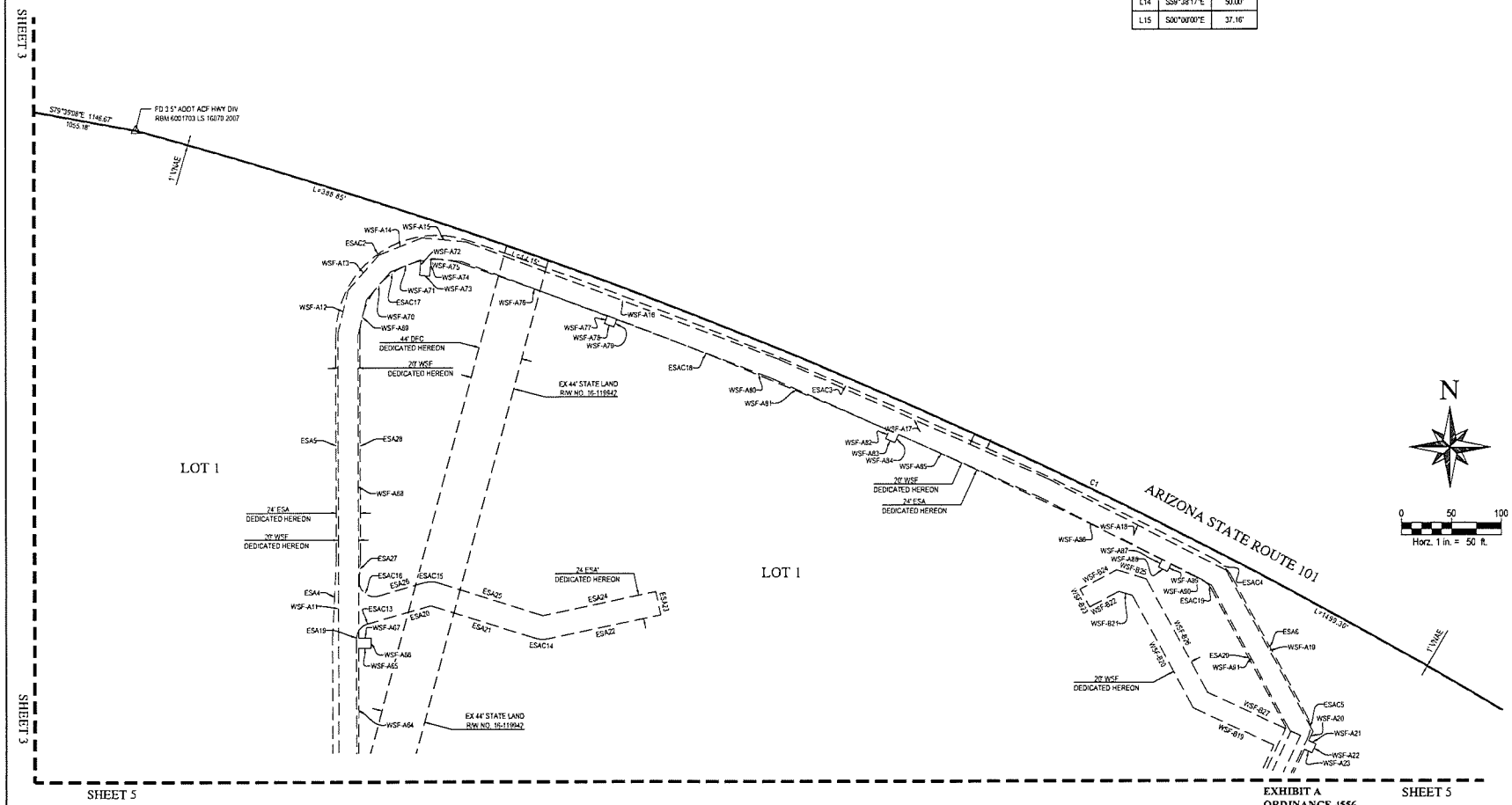
PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'13"W	97.06'
L2	N05°05'22"W	13.06'
L3	S47°18'53"E	31.08'
L4	S89°32'25"E	50.40'
L5	S00°27'35"W	4.00'
L6	N45°30'29"E	50.00'
L7	N03°50'32"W	19.10'
L8	S67°07'39"E	50.00'
L9	S76°14'16"W	35.35'
L10	N41°41'45"E	50.00'
L11	S43°08'28"W	33.90'
L12	S83°44'43"E	50.00'
L13	S68°17'06"E	64.59'
L14	S59°38'17"E	50.00'
L15	S00°00'00"E	37.16'

PARCEL CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	19°59'09"	5539.58'	1,932.30'	N64°32'44"W	1922.52'
C2	40°08'46"	2200.00'	1,541.50'	N69°57'29"E	1510.16'
C3	5°07'30"	1800.00'	158.39'	N02°31'07"W	158.34'
C4	5°07'30"	1800.00'	158.39'	S02°31'07"E	158.34'
C5	5°05'35"	5425.00'	482.23'	S02°32'35"E	482.07'
C6	92°46'46"	290.00'	469.50'	S46°23'23"E	419.95'
C7	19°30'43"	247.00'	84.12'	S78°23'47"E	83.71'
C8	8°29'10"	2145.00'	317.70'	N76°45'48"E	317.41'
C9	14°17'37"	2145.00'	535.12'	N57°24'08"E	533.73'
C10	4°03'10"	5575.00'	394.33'	N02°01'22"W	394.25'
C11	61°00'50"	400.00'	425.96'	S30°30'25"E	406.11'



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REGISTERED LAND SURVEYOR
GABRIEL S. ROS
ARIZONA U.S.A.
EXPIRES 12-31-23

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	GSR
CAD TECHNICIAN	MJS
SCALE	1" = 50'
DATE	05/24/2022
JOB NUMBER	2051.33.01
SHEET	4 OF 7

PCP 4474-21-2, 5-PP-2022

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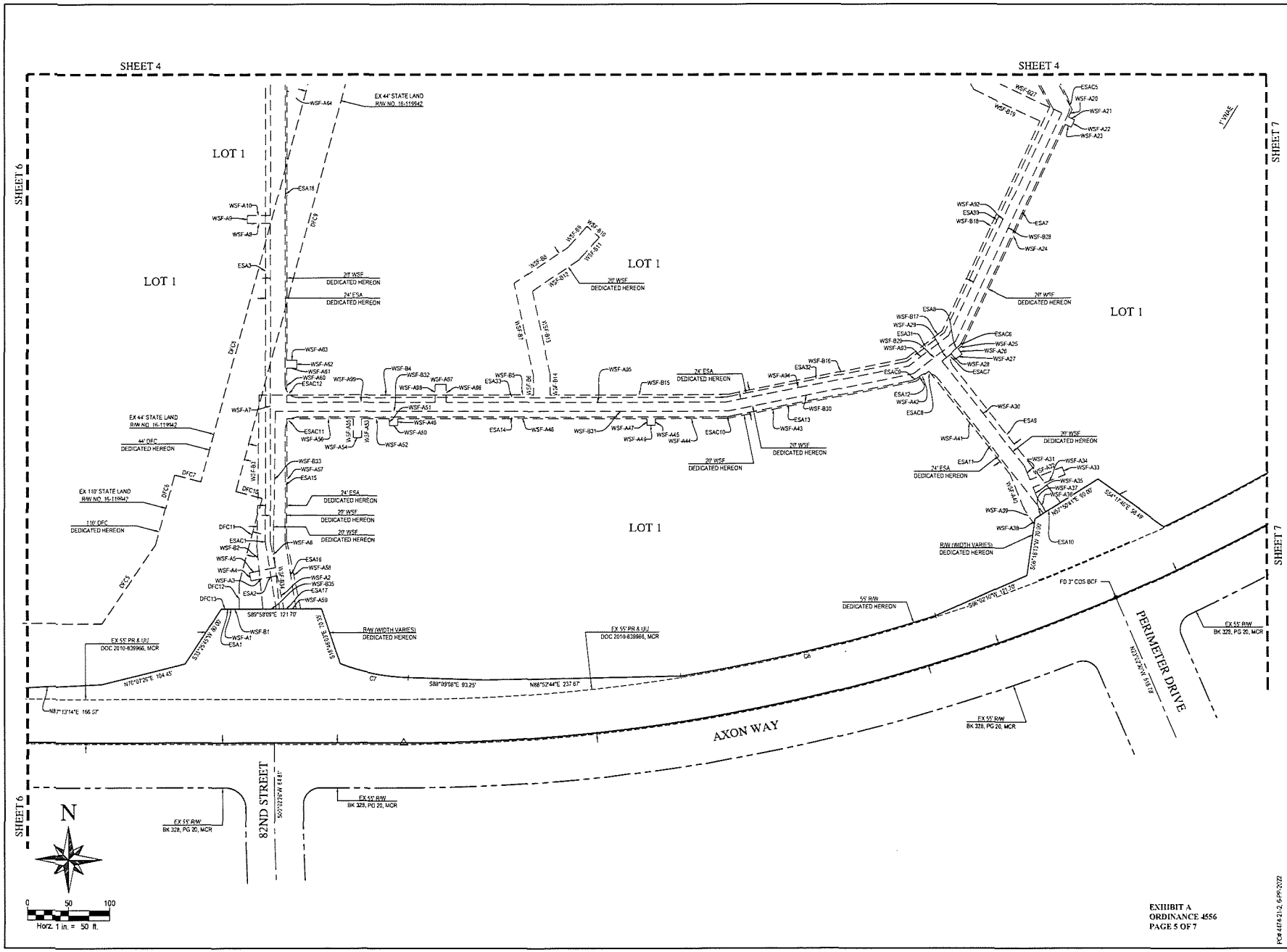

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AXON CAMPUS
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REGISTERED LAND SURVEYOR
ARIZONA
49532
GABRIEL S. ROS...
EXPIRES 12-31-23

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	GSR
CAD TECHNICIAN	MJS
SCALE	1" = 50'
DATE	05/24/2022
JOB NUMBER	206133.01
SHEET	5 OF 7

PCE 44742-2-6-PR-2022

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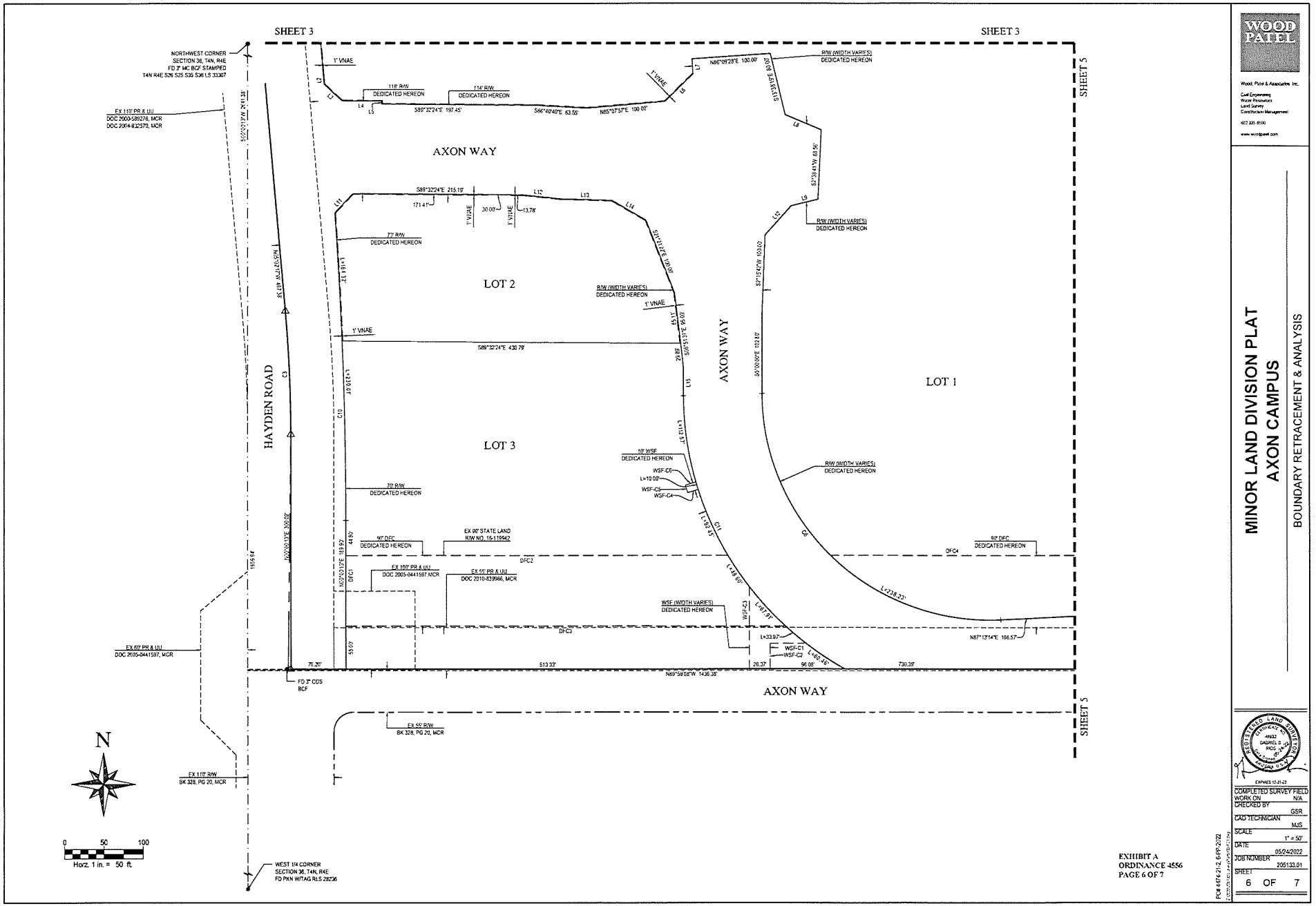

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REGISTERED LAND SURVEYOR
49532
DANIEL S. GRIS
ARIZONA U.S.A.
EXPIRES 12-31-23

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	GSR
CAD TECHNICIAN	MJS
SCALE	1" = 50'
DATE	05/24/2022
JOB NUMBER	205133.01
SHEET	6 OF 7

PCE 4474-21-2 6-PP-2022

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EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DFC1	N00°00'13"E	90.00'
DFC2	N89°58'09"W	486.03'
DFC3	N89°58'08"W	559.32'
DFC4	S89°58'09"E	383.32'
DFC5	N34°25'20"E	115.73'
DFC6	N15°01'36"E	68.65'
DFC7	S74°58'24"E	33.00'
DFC8	N15°01'36"E	975.92'
DFC9	S15°01'36"W	972.31'
DFC10	S74°58'24"E	33.00'
DFC11	S15°01'36"W	106.29'
DFC12	S00°01'51"W	31.66'
DFC13	S89°58'09"E	21.99'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WSF-C1	N89°29'54"E	45.59'
WSF-C2	S00°01'52"W	32.73'
WSF-C3	S00°01'52"W	104.89'
WSF-C4	N73°08'29"E	14.05'
WSF-C5	N16°51'31"W	10.00'
WSF-C6	N73°08'29"E	14.05'

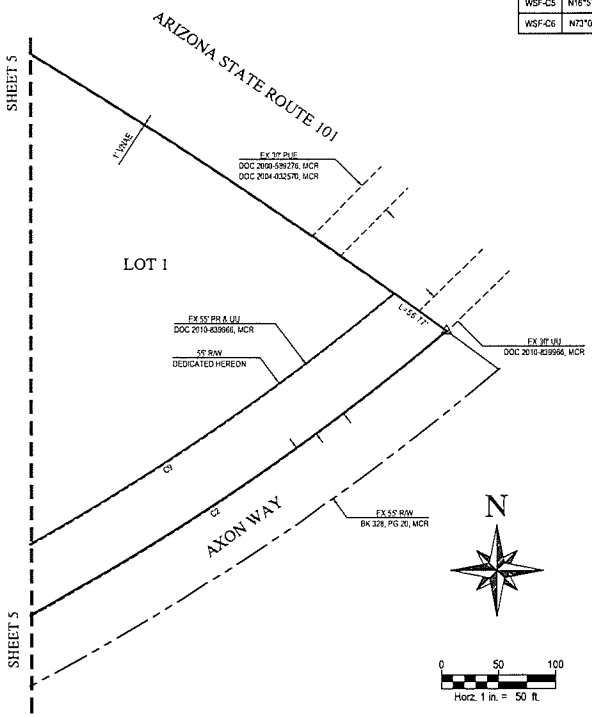
EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
ESAC1	8°54'57"	24.00'	3.73'	S04°27'26"E	3.73'
ESAC2	109°06'50"	99.99'	190.42'	S54°33'25"W	162.93'
ESAC3	8°20'30"	5544.70'	807.24'	N66°42'55"W	806.52'
ESAC4	35°28'37"	48.95'	30.31'	N45°46'16"W	29.83'
ESAC5	53°04'27"	24.00'	22.23'	N01°29'44"W	21.45'
ESAC6	26°57'31"	24.00'	11.29'	N38°31'15"E	11.19'
ESAC7	90°00'00"	15.00'	23.56'	S07°00'00"W	21.21'
ESAC8	90°00'00"	15.00'	23.56'	N83°00'00"W	21.21'
ESAC9	26°55'32"	24.00'	11.28'	N65°27'46"E	11.18'
ESAC10	117°04'28"	24.00'	4.64'	N84°27'46"E	4.63'
ESAC11	89°59'51"	15.00'	23.56'	S45°00'04"W	21.21'
ESAC12	90°00'09"	15.00'	23.56'	S44°59'56"E	21.21'
ESAC13	71°04'14"	15.00'	18.61'	S38°20'48"W	17.44'
ESAC14	29°33'38"	24.00'	12.38'	S67°11'30"E	12.25'
ESAC15	33°42'22"	24.00'	14.12'	N89°15'53"W	13.92'
ESAC16	108°55'46"	15.00'	28.52'	S51°39'11"E	24.41'
ESAC17	109°06'50"	75.99'	144.72'	S54°33'25"W	123.82'
ESAC18	8°20'36"	5520.70'	803.98'	N66°42'51"W	803.27'
ESAC19	35°51'50"	24.95'	15.62'	N45°57'53"W	15.36'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WSF-A1	N89°58'09"W	76.07'
WSF-A2	S11°14'51"E	41.26'
WSF-A3	S78°44'29"W	32.29'
WSF-A4	S11°15'31"E	10.00'
WSF-A5	S78°44'29"W	32.29'
WSF-A6	N11°14'51"W	31.75'
WSF-A7	S00°00'09"W	388.75'
WSF-A8	S89°59'46"W	28.02'
WSF-A9	S00°00'14"E	10.00'
WSF-A10	S89°59'46"W	28.02'
WSF-A11	N00°00'09"E	529.75'
WSF-A12	N13°38'29"E	43.77'
WSF-A13	N40°55'17"E	46.51'
WSF-A14	N68°11'46"E	46.51'
WSF-A15	S84°31'57"E	44.09'
WSF-A16	S69°10'41"E	334.13'
WSF-A17	S65°55'34"E	295.90'
WSF-A18	S62°36'51"E	198.39'
WSF-A19	S28°02'09"E	183.53'
WSF-A20	S25°02'29"W	10.16'
WSF-A21	S65°00'00"E	8.10'
WSF-A22	S25°00'00"W	10.01'
WSF-A23	N65°00'00"W	8.10'
WSF-A24	S25°02'29"W	297.79'
WSF-A25	S52°00'00"W	5.86'
WSF-A26	S38°00'00"E	8.45'
WSF-A27	S52°00'00"W	10.00'
WSF-A28	N38°00'00"W	8.45'
WSF-A29	S52°00'00"W	14.28'
WSF-A30	S38°00'00"E	162.43'
WSF-A31	S21°42'15"E	17.90'
WSF-A32	N68°17'45"E	42.09'
WSF-A33	S21°42'15"E	10.00'
WSF-A34	S68°17'45"W	42.09'
WSF-A35	S21°42'15"E	15.11'
WSF-A36	S33°33'59"E	18.68'
WSF-A37	S57°50'41"W	15.50'
WSF-A38	S08°18'13"W	6.76'
WSF-A39	N33°33'59"W	25.41'
WSF-A40	N21°42'15"W	42.22'
WSF-A41	N38°00'00"W	159.57'
WSF-A42	S52°00'00"W	20.14'
WSF-A43	S78°55'32"W	232.29'
WSF-A44	N90°00'00"W	68.18'
WSF-A45	S00°00'13"W	8.10'
WSF-A46	N89°59'53"W	10.00'
WSF-A47	N00°00'13"E	8.10'
WSF-A48	N90°00'00"W	302.49'
WSF-A49	S00°00'00"E	8.38'
WSF-A50	N90°00'00"W	10.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WSF-A51	N00°00'00"E	8.38'
WSF-A52	N90°00'00"E	33.77'
WSF-A53	S00°08'37"E	23.25'
WSF-A54	N89°51'23"E	10.00'
WSF-A55	S00°08'37"E	23.27'
WSF-A56	N90°00'00"W	80.41'
WSF-A57	S00°00'09"W	148.60'
WSF-A58	S11°14'51"E	85.03'
WSF-A59	N89°58'09"W	20.39'
WSF-A60	S00°00'09"W	41.56'
WSF-A61	N89°59'43"W	12.17'
WSF-A62	S00°00'17"W	10.00'
WSF-A63	S89°59'43"E	12.17'
WSF-A64	S00°00'09"W	389.86'
WSF-A65	N90°00'00"W	12.60'
WSF-A66	S00°00'00"E	10.00'
WSF-A67	N90°00'00"E	12.60'
WSF-A68	S00°00'09"W	304.12'
WSF-A69	S13°38'29"W	36.52'
WSF-A70	S40°55'17"W	36.81'
WSF-A71	S68°11'46"W	32.52'
WSF-A72	S05°17'17"W	15.80'
WSF-A73	S84°42'43"E	10.00'
WSF-A74	S05°17'17"W	17.73'
WSF-A75	N84°31'57"W	30.35'
WSF-A76	N69°10'41"W	155.62'
WSF-A77	N20°49'19"E	8.00'
WSF-A78	N69°10'41"W	10.00'
WSF-A79	S20°49'19"W	8.00'
WSF-A80	N69°10'41"W	165.25'
WSF-A81	N65°55'34"W	129.17'
WSF-A82	N24°04'26"E	9.07'
WSF-A83	N65°55'34"W	10.00'
WSF-A84	S24°04'26"W	9.07'
WSF-A85	N65°55'34"W	155.58'
WSF-A86	N62°36'51"W	136.06'
WSF-A87	N27°23'09"E	8.13'
WSF-A88	N62°36'51"W	10.00'
WSF-A89	S27°23'09"W	8.13'
WSF-A90	N62°36'51"W	45.53'
WSF-A91	N28°02'09"W	167.32'
WSF-A92	N25°02'29"E	383.17'
WSF-A93	N52°00'00"E	60.70'
WSF-A94	N76°55'32"E	225.56'
WSF-A95	N90°00'00"E	339.99'
WSF-A96	S00°00'00"E	22.01'
WSF-A97	N89°44'22"E	13.32'
WSF-A98	S00°00'00"E	21.95'
WSF-A99	N90°00'00"E	179.60'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WSF-B1	S89°58'09"E	50.62'
WSF-B2	N05°17'36"W	74.70'
WSF-B3	N00°39'39"E	186.51'
WSF-B4	N89°58'15"E	306.92'
WSF-B5	N89°58'13"E	26.22'
WSF-B6	S00°01'47"E	23.51'
WSF-B7	S11°59'59"E	115.02'
WSF-B8	S56°16'09"W	78.95'
WSF-B9	S42°00'00"W	34.65'
WSF-B10	N48°00'00"W	20.00'
WSF-B11	N42°00'00"E	37.16'
WSF-B12	N56°16'09"E	67.89'
WSF-B13	N11°59'59"W	103.56'
WSF-B14	N00°01'47"W	25.61'
WSF-B15	N89°58'13"E	216.03'
WSF-B16	N76°37'12"E	220.56'
WSF-B17	N52°00'00"E	54.43'
WSF-B18	N25°01'00"E	282.33'
WSF-B19	N65°00'00"W	68.92'
WSF-B20	N28°02'08"W	128.25'
WSF-B21	N73°02'09"W	14.14'
WSF-B22	S61°57'51"W	32.94'
WSF-B23	N28°02'09"W	20.00'
WSF-B24	N61°57'51"E	41.23'
WSF-B25	S73°02'09"E	30.71'
WSF-B26	S28°02'08"E	129.85'
WSF-B27	S65°00'02"E	102.24'
WSF-B28	S25°01'00"W	307.13'
WSF-B29	S52°00'00"W	63.96'
WSF-B30	S78°37'12"W	227.28'
WSF-B31	S89°58'13"W	264.24'
WSF-B32	S89°58'15"W	287.16'
WSF-B33	S00°39'39"W	165.71'
WSF-B34	S05°17'36"E	75.52'
WSF-B35	S89°58'09"E	20.09'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
ESA1	S89°58'09"E	66.64'
ESA2	S06°54'48"E	80.48'
ESA3	S00°00'09"W	620.73'
ESA4	S02°48'42"W	81.62'
ESA5	S00°00'00"E	221.77'
ESA6	N28°01'57"W	157.60'
ESA7	N25°02'29"E	303.74'
ESA8	N52°00'00"E	1.93'
ESA9	N38°00'00"W	211.43'
ESA10	S57°50'41"W	24.13'
ESA11	S38°00'00"E	206.98'
ESA12	N52°00'00"E	1.89'
ESA13	N78°55'32"E	223.54'
ESA14	N90°00'00"E	519.34'
ESA15	N00°00'09"E	135.76'
ESA16	N88°54'48"W	84.26'
ESA17	S89°58'09"E	24.30'
ESA18	N00°00'09"E	430.38'
ESA19	N02°48'42"E	0.55'
ESA20	N73°52'56"E	65.79'
ESA21	S72°24'42"E	109.47'
ESA22	N78°01'41"E	115.48'
ESA23	N11°55'42"W	24.00'
ESA24	S78°01'41"W	115.50'
ESA25	N72°24'42"W	109.47'
ESA26	S73°52'56"W	47.27'
ESA27	N02°48'42"E	23.98'
ESA28	N00°00'00"E	222.36'
ESA29	S28°01'57"E	157.60'
ESA30	S25°02'29"W	303.74'
ESA31	S52°00'00"W	57.83'
ESA32	S78°55'32"W	223.54'
ESA33	N90°00'00"W	519.33'



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REGISTERED LAND SURVEYOR
ARIZ
GABRIEL S
PAGE JR
CERTIFICATE NO.
EXPIRES 12-31-23

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	GSR
CAD TECHNICIAN	MJS
SCALE	1" = 50'
DATE	05/24/2022
JOB NUMBER	205133.01
SHEET	7 OF 7

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Zoning Aerial

ATTACHMENT #3

6-PP-2022

Approved
04/21/2022 (LH)

SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, April 7, 2022

SUMMARIZED MEETING MINUTES

PRESENT:

Tom Durham, Councilmember
Doug Craig, Vice Chair
William Scarbrough, Planning Commissioner
Jeff Brand, Design Member
Michal Ann Joyner, Development Member
Ali Fakih, Development Member
Shakir Gushgari, Design Member

ABSENT:

None

STAFF:

Brad Carr	Mark Kertis
Joe Padilla	Jeff Barnes
Lexie Hartley	Casey Steinke
Katie Posler	Greg Bloemberg
Caitlyn Gulsvig	

CALL TO ORDER

Councilmember Durham called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT-Brad Carr LEED-AP

1. Identify supplemental information, if any, related to April 7, 2022 Development Review Board agenda items, and other correspondence.

ATTACHMENT #4

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

2. Approval of the March 17, 2022 Development Review Board Meeting Minutes.
BOARD MEMBER BRAND TO APPROVE THE MARCH 17, 2022 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED 7-0 IN FAVOR BY COUNCILMEMBER DURHAM, COMMISSIONER SCARBROUGHVICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND, FOR A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 31-DR-2020 (Wild West Storage)

Request for approval of a site plan, landscape plan, and building elevations for a walled storage facility enclosure with open yard storage, garage, and covered canopy on a +/- 1.5-acre site located at 11420 E. Shea Boulevard, with Highway Commercial, Planned Community District (C-3 PCD) zoning.

BOARD MEMBER BRAND MOVED TO APPROVE CONSENT AGENDA ITEM# 3, 2ND BY COMMISSIONER SCARBROUGH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND VICE CHAIR CRAIG WITH A VOTE OF SEVEN (7) TO ZERO (0).

4. 13-DR-2021 (Falcon Nest Hanger)

Request for approval of a site plan, landscape plan, and building elevations for an approximately 29,300 square foot hanger and office building on a +/- 1.5-acre site located at 15650 N. 83rd Way, with Industrial Park (I-1) zoning.

CONSENT ITEM #4 BRAND RECUSED. JOYNER MOVED TO APPROVE, 2 ND BY BOARDMEMBER GUSHGARI, MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, VICE CHAIR CRAIG, BOARD MEMBER FAKIH AND COMMISSIONER SCARBROUGH WITH A VOTE OF SIX (6) TO ZERO (0)

5. 22-DR-2021 (Peeps)

Request for approval of a site plan and building elevations for a new two-story restaurant that is approximately 3,588 square feet on a +/- 2,000 square foot site located at 4445 N. Buckboard Trail, with Downtown/Downtown Multiple Use – Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.

CONSENT ITEM #5 FAKIH RECUSED. VICE CHAIR CRAIG MOVED TO APPROVED WITH A 2 ND BY COMMSSIONER SCARBROUGH. MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM BOARDMEMBERS JOYNER, GUSHGARI, AND BRAND FOR A VOTE OF SIX (6) TO ZERO (0)

6. 44-DR-2021 (Christian Brothers Automotive)

Request for approval of a site plan, landscape plan, and building elevations for a new, 4,900 square foot vehicle repair building and associated improvements on a +/- 1.05-acre site located at 8700 E. Thomas Road, with Central Business (C-2) zoning.

CONSENT ITEM #6 PULLED FOR PRESENTATION BOARD MEMBER BRAND MOVED TO CONTINUE WITH A 2 ND FROM BOARD MEMBER JOYNER. MOTION FOR CONTINUANCE PASSED UNANIMAOUSLY BY COUNCILMEMBER DURHAMVICE CAIR CRAIG, COMMISSIONER SCARBROUGH BOARD MEMBER JOYNER, FAKIH FOR A VOTE FOR A VOTE OF SEVEN (7) TO ZERO (0)

7. 6-PP-2022 (Axon)

Request for approval of a preliminary plat, consisting of two parcels and associated rights-of-way, tracts, and easements, on a +/- 60-acre site located at northeast corner of E. Mayo Boulevard and N. Hayden Road, with Industrial Park (I-1) zoning.

BOARD MEMBER BRAND MOVED TO APPROVE CONSENT AGENDA ITEM # 7, 2ND BY COMMISSIONER SCARBROUGH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND VICE CHAIR CRAIG WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:24 PM.