



SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, January 4, 2024

**\*SUMMARIZED REGULAR MEETING MINUTES\***

**PRESENT:** Barry Graham, Councilmember / Chair  
Diana Kaminski, Planning Commissioner  
Jeff Brand, Vice Chair, Design Member  
Michal Ann Joyner, Development Member  
Ali Fakh, Design Member  
David Mason, Development Member  
Ed Peaser, Design Member

**ABSENT:** None

**STAFF:** Brad Carr                                  Chris Zimmer  
Joe Padilla                                      Meredith Tessier  
Karissa Rodorigo                              Caitlin Clark  
Jason McWilliams                              Jack Kelly

**CALL TO ORDER**

Councilmember Graham called the meeting of the Development Review Board to order at 1:02 PM.

**ROLL CALL**

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

**PUBLIC COMMENT – NON-AGENDIZED ITEMS**

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

**NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to January 4, 2024 Development Review Board agenda items, and other correspondence.

\* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: [http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## MINUTES

2. Approval of the December 7, 2023 Development Review Board Regular Meeting Minutes.  
**VICE CHAIR BRAND MOVED TO APPROVE THE DECEMBER 7, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS JOYNER, FAKIH, MASON, AND PEASER, WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## CONSENT AGENDA

3. 22-DR-2023 (Mountain View Shopping Center – Exterior Remodel)  
Request for approval of exterior building modifications to an existing shopping center, including the removal of existing arcades and changes to roofing material and paint for a +/- 7.6-acre site located at 9659 N. Hayden Road, with Planned Community District with comparable Central Business District (PCD C-2) and Planned Neighborhood Center (PCD PNC) zoning.  
Staff Contact is Chris Zimmer, 480-312-2347  
Applicant Contact is Preston Johnson, (480) 515-5123  
**ITEM MOVED TO THE REGULAR AGENDA. VICE CHAIR BRAND MOVED TO APPROVE CASE 22-DR-2023 WITH AN ADDITIONAL STIPULATION FOR THE APPLICANT TO WORK WITH STAFF TO PROVIDE AN ADDITIONAL PAINT COLOR TO THE OVERALL COLOR PALETTE, 2ND BY BOARD MEMBER FAKIH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS JOYNER, FAKIH, MASON AND PEASER, WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## REGULAR AGENDA

4. 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's 215-07-022E and 215-070-021A, 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  
**VICE CHAIR BRAND MOVED TO APPROVE CASE 49-DR-2022#2, INCLUDING THE REVISED STIPULATIONS PRESENTED BY THE APPLICANT AT THE HEARING, AND WITH ADDITIONAL STIPULATIONS FOR THE APPLICANT TO WORK WITH STAFF TO REVISE THE BUILDING PLANS TO INCREASE THE GLAZING PORTION OF THE AT-GRADE LEVEL OF THE ENTRY RECESS FROM FOUR (4) FEET TO EIGHT (8) FEET, INCREASE THE OFFSET OF THE ROOF PARAPET AND MECHANICAL SCREEN WALL ON THE ROOF TO TEN (10) FEET FROM THE FAÇADE PLANE, AND PROVIDE A ROOF PARAPET HEIGHT REDUCTION AND MECHANICAL SCREEN RECESS TO THE DOCK BAY SIDE ON EACH OF THE BUILDINGS, 2ND BY BOARD MEMBER MASON. THE MOTION PASSED IN FAVOR BY COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON AND PEASER, WITH A VOTE OF FIVE (5) TO TWO (2), WITH COUNCILMEMBER GRAHAM AND BOARD MEMBER JOYNER DISSENTING.**

**SPOKEN PUBLIC COMMENT:**  
**CHRIS IRISH**  
**CHAD MANDELBUAM**

5. 2023 Development Review Board Annual Report  
The Development Review Board will review, discuss, and possibly approve the Development Review Board Annual Report for 2023.  
**MOTION BY BOARD MEMBER PEASER TO APPROVE THE 2023 DEVELOPMENT REVIEW BOARD ANNUAL REPORT AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER GRAHAM, COMMISSIONER KAMINSKI, VICE CHAIR BRAND, BOARD MEMBERS JOYNER, FAKIH, MASON AND PEASER WITH A VOTE OF SEVEN (7) TO (0).**
  
6. 2024 Election of Vice Chair  
The five (5) Public Members of the Development Review Board will nominate and elect a Vice Chair.  
**BOARD MEMBER FAKIH NOMINATED VICE CHAIR BRAND TO CONTINUE AS VICE CHAIR. VICE CHAIR BRAND DECLINED THE NOMINATION. VICE CHAIR BRAND NOMINATED BOARD MEMBER JOYNER AS VICE CHAIR. BOARD MEMBER JOYNER ELECTED AS VICE CHAIR BY VICE CHAIR BRAND. BOARD MEMBERS JOYNER, FAKIH, MASON, AND PEASER WITH A VOTE OF FIVE (5) TO ZERO (0), WITH COUNCILMEMBER GRAHAM AND COMMISSIONER KAMINSKI ABSTAINING.**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:54 PM.