



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, November 17, 2022**

SUMMARIZED MEETING MINUTES

PRESENT: Solange Whitehead, Councilwoman / Chair
Christian Serena, Planning Commissioner
Doug Craig, Vice Chair / Design Member
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member
Ali Fakh, Development Member
Jeff Brand, Design Member

ABSENT: None

STAFF: Brad Carr
Eric Anderson
Mark Kertis
Caitlyn Gulsvig
Katie Posler
Greg Bloemberg
Casey Steinke
Wayland Barton

CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:01 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 November 17, 2022 Development Review Board agenda items, and other correspondence.

* 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 November 3, 2022 Development Review Board Meeting Minutes.
VICE CHAIR CRAIG MOVED TO APPROVE THE NOVEMBER 3, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 23-DR-2022 (Courtyard Shops Repaint)
Request for approval of project plans for an exterior repaint to an existing two-story shopping center located on a +/- 3.1-acre site located at 9160 E Shea Boulevard, with Central Business (C-2) zoning.
Staff Contact is Wayland Barton, 480-312-2817
Applicant Contact is Andrew Chi, 602-299-6148
BOARD MEMBER JOYNER MOVED TO APPROVE CASE 23-DR-2022 ON THE CONSENT AGENDA, 2ND BY COMMISSIONER SERENA. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).
4. 11-DR-2022 (4439 Saddlebag Restaurant/Bar)
Request for approval of project plans for a new two-story, 5,600 square foot restaurant/bar on a +/- 4,000 square foot site located at 4439 N. Saddlebag Trail, with Central Business District, Parking District, Downtown Overlay (C-2/P-3 DO) and Parking District, Downtown Overlay (P-2 DO) zoning.
Staff Contact is Greg Bloemberg, 480-312-4306
Applicant Contact is Artie A. Vigil III, 602-326-3387
ITEM MOVED TO REGULAR AGENDA. BOARD MEMBER BRAND MOVED TO APPROVE CASE 11-DR-2022, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

REQUEST TO SPEAK CARDS:

JUDE NAU

SONNIE KIRKLEY

ALLEN HENDERSON – DONATED TIME TO JUDE NAU

5. 7-PP-2022 (Stagecoach and Windmill (aka Signature at Stagecoach Pass))
Request for approval of a Preliminary Plat and associated improvements for a 15-lot residential subdivision, with Amended Development Standards, on a +/- 40-acre site located at the southwest corner of E. Stagecoach Pass Road and N. Windmill Road, with Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL and R1-70/ESL) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is Zach Hill, 480-207-2669
ITEM MOVED TO REGULAR AGENDA. BOARD MEMBER BRAND MOVED TO APPROVE CASE 7-PP-2022, INCLUDING THE REVISED STIPULATIONS AND GRAPHIC PRESENTED AT THE HEARING, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN

FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

REQUEST TO SPEAK CARDS:

BONNIE CALANDRA

KAREN HARBIN

PRESTON SMITH

LYNNE SULLIVAN

WRITTEN COMMENT CARDS:

JANE PETERSON

REGULAR AGENDA

6. 51-DR-2021 (Ashler Hills Park)

Request for approval of project plans for a new park and public art location on a +/- 15-acre site located at the northwest corner of E. Ashler Hills Drive and N. 74th Way, with Multiple-family Residential, Environmentally Sensitive Lands (R-5 ESL) zoning.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Brad Walldorf, 480-312-7790

COMMISSIONER SERENA MOVED TO APPROVE CASE 51-DR-2021 WITH THE ADDED STIPULATION TO PROVIDED ADDITIONAL VEGETATION ON THE NORTH SIDE, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF SIX (6) TO ONE (1), WITH BOARD MEMBER FAKIH DISSENTING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:28 PM.