



## MINUTES

- Approval of the July 20, 2023 Development Review Board Regular Meeting Minutes.  
**BOARD MEMBER GUSHGARI MOVED TO APPROVE THE JULY 20, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0), WITH VICE CHAIR BRAND ABSTAINING.**

## CONSENT AGENDA

- 36-DR-2022 (82nd and Princess Drive Internal Community Storage)  
Request for approval of a site plan, landscape plans, and building elevations for an internalized community storage facility, with approximately 77,100 square feet of building area in two floors above grade and two floors below grade, on a +/- 1.05-acre site located at 17677 N. 82<sup>nd</sup> Street, with Industrial Park, Planned Community District (I-1 PCD) zoning.  
Staff Contact is Chris Zimmer, 480-312-2347  
Applicant Contact is Neil Feaser, (602) 955-3900  
**COMMISSIONER YOUNG MOVED TO APPROVE CASE 36-DR-2022 ON THE CONSENT AGENDA, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, AND JOYNER, WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**

## REGULAR AGENDA

- 28-DR-2022 & 9-PP-2022 (MODUS Development 6-Unit)  
Request for approval of the site plan, landscape plans, and building elevations for a new 6-unit townhome development, along with an associated preliminary plat for a six (6) lot subdivision, on a +/- 0.84-acre site located at 7801 E. San Miguel Avenue, with Townhouse Residential (R-4) zoning.  
Staff Contact is Bryan Cluff, 480-312-2258  
Applicant Contact is C.P. Drewett, (855) 373-9388  
**VICE CHAIR BRAND MOVED TO APPROVE CASES 28-DR-2022 AND 9-PP-2022 WITH REMOVAL OF STIPULATION #2 AND THE ADDITIONAL STIPULATION FOR CASE 28-DR-2022 FOR APPLICANT TO WORK WITH STAFF TO RESOLVE BOARD MEMBER COMMENTS REGARDING ADJACENCY OF MATERIALS AND CONTRAST, AND MODIFICATION OF HIGHEST SOFFITS TO BE PUSHED FARTHER BACK INTO THE SITE, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SEVEN (7) TO ZERO (0).**

### REQUEST TO SPEAK:

HERB FAIR

CAROLINE MASON

### WRITTEN COMMENTS:

HERB FAIR / MARIAN GREEN / TARA FLYNN

SUSAN SALEMBIER

## ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:55 PM.