



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, August 17, 2023**

SUMMARIZED REGULAR MEETING MINUTES

PRESENT: Tammy Caputi, Councilwoman / Chair
Joe Young, Planning Commissioner
Jeff Brand, Vice Chair, Design Member
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member
Ali Fakh, Development Member – attended telephonically

ABSENT: Doug Craig, Design Member

STAFF: Brad Carr
Eric Anderson
Greg Bloemberg
Lorraine Castro
Jason McWilliams
Jesús Murillo
Keith Niederer
Meredith Tessier
Casey Steinke

CALL TO ORDER

Councilwoman Caputi 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 August 17, 2023, 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

MINUTES

2. Approval of the August 3, 2023 Development Review Board Regular Meeting Minutes.
VICE CHAIR BRAND MOVED TO APPROVE THE AUGUST 3, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 1-PP-2019#2 & 1-MP-2005#3 (Wildcat Hill)
Request for re-approval of a preliminary plat and supporting Master Environmental Development Concept Plan (MEDCP) for a 122-lot residential subdivision, with amended development standards, on a +/- 353-acre site located southeast of Cave Creek Road and Bartlett Dam Road, with Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.
Staff Contact is Jesús Murillo, 480-312-7849
Applicant Contact is Krista Zinser, (602) 264-6831
4. 61-DR-2015#4 (One Scottsdale PU III, Natural Results Plastic Surgery and Medical Spa)
Request for approval of the site plan, building elevations and landscape plans for a new two-story medical office with approximately 17,000 square feet of building area, on a +/- 1.45-acre site located at 19463 N. Scottsdale Road, with Planned Regional Center, Planned Community District (PRC PCD) zoning.
Staff Contact is Meredith Tessier, 480-312-4211
Applicant Contact is Mohsen Ghoreishi, (415) 987-9100
VICE CHAIR BRAND MOVED TO APPROVE CASE 61-DR-2015#4 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0).
5. 43-DR-2022 (Avalon Mammoth (Bank))
Request for approval of the site plan, building elevations, and landscape plans for the redevelopment of an existing property into a new 4,445 square foot, free-standing bank with drive-thru on a +/- 1.11-acre site located at 14900 N. Pima Road, with Central Business (C-2) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is William Whittington, (505) 401-3984
6. 21-DR-2023 (Verizon PHO Indian Bend & Scottsdale)
Request for approval of a new Type 4 Wireless Communication Facility (WCF) to be located in a new 50-foot-tall faux water tower structure at the McCormick-Stillman Railroad Park, with associated ground-mounted equipment, for a site located at 7301 E. Indian Bend Road, with Open Space (OS) zoning.
Staff Contact is Keith Niederer, 480-312-2953
Applicant Contact is Reg Destree, (602) 349-6930
VICE CHAIR BRAND MOVED TO APPROVE CASES 1-PP-2019#2, 1-MP-2005#3, 43-DR-2022, AND 21-DR-2023 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, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

7. 17-ZN-2020 (Meridian Art Lofts)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the applicant is requesting a review by the Development Review Board, and subsequent recommendation to the Planning Commission, regarding the proposed Development Plan, including proposed development standards, related to a zoning district map amendment from Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown / Downtown Multiple Use Type-3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, for a proposed 16-unit residential development on a +/- 0.22-acre site located at 3600 N. Bishop Lane.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is John Berry, (480) 385-2753

COUNCILWOMAN CAPUTI MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE PLANNING COMMISSION FOR CASE 17-ZN-2020, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, AND JOYNER WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:27 PM.