



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, April 21, 2022  
\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Tom Durham, Councilmember/Chair  
Barney Gonzales, Planning Commissioner  
Shakir Gushgari, Design Member  
Michal Ann Joyner, Development Member  
Ali Fakih, Development Member

**ABSENT:** Doug Craig, Vice Chair  
Jeff Brand, Development Member

**STAFF:** Brad Carr                      Caitlyn Gulsvig  
Joe Padilla                      Mark Kertis  
Katie Posler                      Jesus Murillo  
Lexie Hartley                      Meredith Tessier

**CALL TO ORDER**

Councilmember Durham 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 these items.

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

**ADMINISTRATIVE REPORT – Brad Carr, AICP, LEED-AP**

1. Identify supplemental information, if any, related to April 21, 2022 Development Review Board agenda items, and other correspondence.

**BOARD LIAISON BRAD CARR NOTED THE APPLICANT'S REQUEST FOR CONTINUANCE ON ITEM #6 ON THE AGENDA.**

## MINUTES

2. Approval of the April 7, 2022 Development Review Board Regular Meeting Minutes.  
**BOARD MEMBER JOYNER MOVED TO APPROVE THE APRIL 7, 2022 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, COMMISSIONER GONZALES, BOARD MEMBERS GUSHGARI, JOYNER AND FAKIH WITH A VOTE OF FIVE (5) TO ZERO (0).**

## CONSENT AGENDA

3. 40-DR-2021 (Dual Drive-Thru Restaurants Pima Road)  
Request for approval of a site plan, landscape plan, and building elevations for two new drive-through restaurants on a +/- 1.5-acre site located 15236 N. Pima Road, with Highway Commercial (C-3) zoning.  
**ITEM MOVED TO THE REGULAR AGENDA FOR ADDITIONAL DISCUSSION. COMMISSIONER GONZALES MOVED TO CONTINUE 40-DR-2021 TO A DATE TO BE DETERMINED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, COMMISSIONER GONZALES, BOARD MEMBERS GUSHGARI AND JOYNER WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**
4. 4-DR-2022 (Tournament Players Club (TPC) Expansion)  
Request for approval of a site plan, building elevations, and landscape plan for a new +/- 12,800 square foot restaurant/clubhouse building with a +/- 7,400 square foot patio for the existing golf course, on a +/- 2.5-acre site located at 8243 E. Bell Road, with Open Space (OS) zoning.  
**ITEM MOVED TO THE REGULAR AGENDA FOR ADDITIONAL DISCUSSION. MOTION BY BOARD MEMBER JOYNER APPROVE CASE 4-DR-2022, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, COMMISSIONER GONZALES, BOARD MEMBERS GUSHGARI, JOYNER AND FAKIH WITH A VOTE OF (5) TO ZERO (0).**
5. 7-PP-2021 (Standing Stones Preliminary Plat)  
Request for approval of an 8-lot subdivision and associated tracts and easements on a +/- 10-acre site generally located at the southwest corner of E. Standing Stones Road and N. Lone Mountain Parkway, with Single-family Residential, Environmentally Sensitive Lands (R1-43/ESL) zoning.  
**BOARD MEMBER JOYNER MOVED TO APPROVE 7-PP-2021 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER GUSHGARI. MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, COMMISSIONER GONZALES, BOARD MEMBERS GUSHGARI, JOYNER AND FAKIH WITH A VOTE OF (5) TO ZERO (0).**

**REGULAR AGENDA**

6. 11-DR-2020 (Museum Square)

Request for approval of the site plan, landscape plan, and building elevations for a new apartment building with 92 units and proposed public art locations on a +/- 1.72-acre site located at the northeast corner of E. 2<sup>nd</sup> Street and N. Marshall Way, with Downtown / Downtown Multiple Use Type-3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.

**BOARD MEMBER JOYNER MOVED TO CONTINUE CASE 11-DR-2020 TO THE MAY 5, 2022 DEVELOPMENT REVIEW BOARD HEARING BASED UPON THE APPLICANT'S REQUEST, 2ND BY BOARD MEMBER GUSHGARI. MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER DURHAM, COMMISSIONER GONZALES, BOARD MEMBERS GUSHGARI AND JOYNER WITH A VOTE OF FOUR (4) 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 2:16 PM.