



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
THURSDAY, JULY 15, 2021  
\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Kathy Littlefield, Councilwoman  
William Scarbrough, Commissioner – attended meeting remotely  
Shakir Gushgari, Vice Chair  
Doug Craig, Design Member  
Ali Fakh, Development Member – attended meeting remotely  
Jeff Brand, Design Member

**ABSENT:** Michal Ann Joyner, Development Member

**STAFF:** Brad Carr  
Joe Padilla  
Meredith Tessier  
Katie Posler  
Desirae Mayo  
Bronte Ibsen  
Karen Hemby  
Nicole Garcia  
Lorraine Castro

**CALL TO ORDER**

Councilwoman Littlefield called the meeting of the Development Review Board to order at 1:00 PM.

**ROLL CALL**

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

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to July 15, 2021 Development Review Board agenda items, and other correspondence.

**PUBLIC COMMENT**

2. 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 PUBLIC COMMENT RECEIVED.**

\* 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](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## MINUTES

3. Approval of the July 1, 2021 Development Review Board Regular Meeting Minutes.

**BOARD MEMBER CRAIG MOVED TO APPROVE THE JULY 1, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

## CONSENT AGENDA

4. [4-DR-2021 \(Greystar Independent Living\)](#)

Request for approval of the site plan, building elevations, and landscape plan for a new three and four-story, 161,000 square foot residential healthcare facility on a +/- 4.67-acre site with Commercial Office (C-O) zoning.

Located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.

Todd & Associates – Architect

**BOARD MEMBER BRAND MOVED TO APPROVE 4-DR-2021, 2ND BY COMMISSIONER SCARBROUGH. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**

5. [9-DR-2021 \(Toy Barn Scottsdale\)](#)

Request for approval of the site plan, landscape plan, and building elevations for a new vehicle storage facility, comprised of three buildings, with approximately 81,200 square feet of building area, all on a 3.86-acre site with Industrial Park (I-1) zoning.

7301 & 7317 E. Helm Drive

DLR Group – Architect

**BOARD MEMBER CRAIG MOVED TO APPROVE 9-DR-2021, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

## REGULAR AGENDA

6. [42-DR-1993#3 \(Terravita Pickleball and Bocce Courts\)](#)

Request for approval to add two (2) pickleball courts and two (2) bocce courts to replace an existing croquet lawn at a property with Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning.

34036 N. 69th Way

Terravita Country Club – Applicant

**VICE CHAIR GUSHGARI MOVED TO CONTINUE 42-DR-1993#3 TO A DATE TO BE DETERMINED, 2ND BY COUNCILWOMAN LITTLEFIELD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

7. [9-UP-2021 \(WestWorld Sport Fields MUMSP\)](#)

Request for a recommendation from the Development Review Board to the Planning Commission and City Council for a Municipal Use Master Site Plan for new multi-use sport fields with field lighting and 5,735 square feet of building area on a +/- 28.14-acre site located at the east side of WestWorld with Western Theme Park (WP) and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) zoning.

15514 & 15522 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road, 15939 N. 98th Street, and Parcel APN 217-14-038B. City of Scottsdale – Joe Phillips, Applicant

**VICE CHAIR GUSHGARI MOVED TO RECOMMEND APPROVAL OF 9-UP-2021 TO THE PLANNING COMMISSION AND CITY COUNCIL WITH CONSIDERATION OF FUTURE ADDITIONAL AMENITIES AT THE SITE AT A LATER DATE OUTSIDE OF THE APPROVED BOND FUNDING AND COOPERATION WITH THE ADJACENT PROPERTY OWNERS ON REGIONAL DRAINAGE CONCERNS, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:13 PM.