



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
THURSDAY, JANUARY 20, 2022
*SUMMARIZED MEETING MINUTES***

PRESENT: Tammy Caputi, Vice Mayor/Chair
George Ertel, Planning Commissioner
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member
Ali Fakhri, Development Member
Jeff Brand, Design Member, attended telephonically

ABSENT: Doug Craig, Vice Chair

STAFF:

Brad Carr	Nicole Garcia
Eric Anderson	Mercedes McPherson
Bryan Cluff	Ryan Garofalo
Jeff Barnes	Alexis Hartley
Omar Smalbegovic	Lorraine Castro
Jesus Murillo	Mark Kertis

CALL TO ORDER

Vice Mayor Caputi 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.

PUBLIC COMMENT

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 – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the January 20, 2022 Development Review Board agenda items, and other correspondence.

* Note: These are summary action minutes only. Full 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 January 6, 2022 Development Review Board Regular Meeting Minutes.

BOARD MEMBER JOYNER MOVED TO APPROVE THE JANUARY 6, 2022 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

CONTINUANCE AGENDA

3. 50-DR-2021 (Discount Tire Exterior Repaint)

Request by applicant to continue application to a date to be determined.

Request for approval of a new color palette for the exterior of an existing vehicle repair business on a +/- 1.08-acre site located at 2301 N. Scottsdale Road, with Highway Commercial (C-3) zoning.

Staff contact is Omar Smailbegovic, 480-312-3087

Applicant contact is George Guilford, 480-606-6161

BOARD MEMBER JOYNER MOVED TO CONTINUE 50-DR-2021 TO A DATE TO BE DETERMINED, 2ND BY VICE MAYOR CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

4. 15-DR-2021 & 6-WM-2021 (Renegade Clubhouse)

Request for approval of a site plan, landscape plan, and building elevations, as well as a Wash Modification, for the construction of a new golf club house, and associated amenities, to replace the existing Renegade Golf Course clubhouse on a +/- 20-acre site located at 38580 N. Desert Mountain Parkway, with Open Space, Environmentally Sensitive Lands (O-S/ESL) zoning.

Staff Contact is Jesus Murillo, 480-312-7849

Applicant contact is Todd Bruen, 602-680-8412

5. 6-PP-2021 (26 Oaks)

Request for approval of a Preliminary Plat for a new 26-lot residential subdivision and associated site improvements on a +/- 3.7-acre site located at 2340 & 2322 N. Hayden Road, with Townhouse Residential (R-4) zoning.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant contact is Chris Brown, 602-478-0662

BOARD MEMBER GUSHGARI MOVED TO APPROVE 15-DR-2021, 6-WM-2021 AND 6-PP-2021, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

REGULA AGENDA

6. 16-DR-2021 (Scottsdale & Mountain View)

Request for approval of modifications to an existing 3-story building and associated site improvements for a conversion from hotel to multi-family residential on a +/- 4.5-acre site located at 9880 N. Scottsdale Road, with Multiple-family Residential (R-5) zoning.

Staff contact is Jeff Barnes, 480-312-2376

Applicant contact is David Zeff, 602-396-5135

MOTION BY COMMISSIONER ERTEL MOVED TO APPROVE 16-DR-2021, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

7. 39-DR-2021 (Scottsdale Civic Center Plaza)

Request for approval of a site plan, landscape plan, structure elevations, and relocations/adjustments to Public Art pieces corresponding to overall updates to the City of Scottsdale's Civic Center Plaza area on a +/- 12-acre site located at 7333 E. Scottsdale Mall, with Downtown Civic Center - Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) zoning.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant contact is Elaine Mercado, 480-312-7985

VICE MAYOR CAPUTI MOVED TO APPROVE 39-DR-2021, 2ND BY BOARD MEMBER FAKIH. THE MOTION PASSED IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF FIVE (5) TO ONE (1), WITH BOARD MEMBER GUSHGARI DISSENTING.

8. 3-ZN-2021 (Artisan Scottsdale)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the Development Review Board shall provide a recommendation to the Planning Commission regarding the proposed Development Plan, including proposed site development standards, for a zoning district map amendment from Central Business, Downtown Overlay (C-2 DO) district to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) and Downtown/Downtown Core Type-1, Planned Block Development, Downtown Overlay (D/DC-1 PBD DO) for approximately 83 dwelling units and approximately 5,000 square feet of commercial floor area on a +/- 1.92-acre site located at 7017-7041 E. Indian School Road.

Staff Contact is Bryan Cluff, 480-312-2258

Applicant contact is John Berry, 480-385-2727

VICE MAYOR CAPUTI MOVED TO RECOMMENDED APPROVAL OF 3-ZN-2021 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

NON-ACTION ITEMS

9. 33-DR-2021 (Gentry on the Green)

Request for preliminary review and feedback regarding architectural character for the Gentry on the Green Phase I development proposal, which includes two new 4-story buildings totaling 582 dwelling units and approximately 7,300 square feet of commercial space, on a +/- 14.7-acre site located at 7979 E. Camelback Road, with Planned Unit Development, Planned Shared Development (PUD PSD) zoning.

Staff contact is Bryan Cluff, 480-312-2258

Applicant contact is Mike Edwards, 480-938-3125

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:18 PM.