



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, February 16, 2023**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Kathy Littlefield, Vice Mayor / Chair  
Renee Higgs, Planning Commissioner  
Jeff Brand, Vice Chair, Design Member  
Shakir Gushgari, Design Member  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member  
Ali Fakh, Development Member

**ABSENT:** None

**STAFF:**

|                  |                  |
|------------------|------------------|
| Brad Carr        | Greg Bloemberg   |
| Eric Anderson    | Jesus Murillo    |
| Mark Kertis      | Jeff Barnes      |
| Jason McWilliams | Katie Posler     |
| Casey Steinke    | Richard Anderson |
| Chris Zimmer     | Hasan Mushtaq    |

**CALL TO ORDER**

Vice Mayor Littlefield 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 the items.

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

\* 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)

## **ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to February 2, 2023, Development Review Board agenda items, and other correspondence.

## **MINUTES**

2. Approval of the February 2, 2023 Development Review Board Regular Meeting Minutes.  
**BOARD MEMBER CRAIG MOVED TO APPROVE THE FEBRUARY 2, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, COMMISSIONER HIGGS, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## **CONSENT AGENDA**

3. 21-DR-2022 (Jimmy John's)  
Request for approval of project plans for a new drive-through restaurant with approximately 1,253 square feet of building area on a +/- 0.69-acre site located at 10687 N. 116<sup>th</sup> Street, with Highway Commercial (C-3) zoning.  
Staff Contact is Katie Posler, 480-312-2703  
Applicant Contact is Chad Fairbanks, (314) 270-5203  
**COMMISSIONER HIGGS MOVED TO APPROVE CASE 21-DR-2022 ON THE CONSENT AGENDA, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, COMMISSIONER HIGGS, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH WITH A VOTE OF SEVEN (7) TO ZERO (0).**
4. 61-DR-2015 #5 (One Scottsdale PU III, Medical Office Building)  
Request for approval of project plans for a new two-story medical office and residential healthcare facility with approximately 105,000 square feet of building area on a +/- 6.52-acre site located at 7245 E. Thompson Peak Parkway, with Planned Regional Center, Planned Community District (PRC PCD) zoning, along with a revision to the previously approved conceptual master site plan of case 61-DR-2015#2 for the larger +/- 21.6-acre site.  
Staff Contact is Chris Zimmer, 480-312-2347  
Applicant Contact is Jaime L. Northam, (602) 322-6229  
**BOARD MEMBER CRAIG MOVED TO APPROVE CASE 61-DR-2015#5 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, COMMISSIONER HIGGS, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, AND JOYNER WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**
5. 36-DR-2020 (North Pima Road Improvements)  
Request for approval of project plans to improve portions of N. Pima Road, located between E. Pinnacle Peak Road and E. Happy Valley Road, to provide drainage improvements and a sound wall.  
Staff Contact is Jesus Murillo, 480-312-7849  
Applicant Contact is Elaine Mercado, (480) 312-7985  
**ITEM MOVED TO THE REGULAR AGENDA. BOARD MEMBER GUSHGARI MOVED TO APPROVE CASE 36-DR-2020, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, COMMISSIONER HIGGS, VICE**

**CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**NON-ACTION ITEMS**

6. Updates to Chapter 4 and other related sections of the Design Standards & Policies Manual  
City staff will provide a summary of upcoming efforts related to the update of Chapter 4 of the Design Standards & Policies Manual (DSPM), and other related sections pertaining to stormwater management.

Staff Contact is Hasan Mushtaq, 480-312-4317

**CITY STAFF RICHARD ANDERSON, STORMWATER ENGINEERING MANAGER PROVIDED INFORMATION TO THE BOARD ON PROPOSED UPDATES TO CHAPTER 4 AND OTHER RELATED SECTIONS OF THE DESIGN STANDARDS AND POLICIES MANUAL. NO ACTION TAKEN BY THE BOARD ON THIS ITEM.**

**REGULAR AGENDA**

7. 1-DR-2022 (Bella Alba (AKA Continental))

Request for approval of project plans for a new mixed-use development consisting of 281 multi-family residential units, 10,125 square feet of commercial floor area, and a 463-space parking garage on a +/- 5-acre site located at 1000 N. Scottsdale Road, with Planned Unit Development (PUD) zoning.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is George Pasquel, (602) 230-0600

**VICE CHAIR BRAND MOVED TO APPROVE CASE 1-DR-2022, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY COMMISSIONER HIGGS, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH WITH A VOTE OF SIX (6) TO ONE (1), WITH VICE MAYOR LITTLEFIELD DISSENTING.**

8. 10-PP-2022 (Replat Tract D Sweetwater Ranch Manor)

Request for approval for a replat of Tract D of Sweetwater Ranch Manor, and associated improvements, to create two new residential lots within a portion of the existing +/- 1.84-acre Tract, for a property located at 13099 N. 94th Place, with Townhouse Residential, Planned Community district (R-4 PCD) zoning.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Hight Flexman, (480) 451-8054

**BOARD MEMBER GUSHGARI MOVED TO APPROVE CASE 10-PP-2022, 2ND BY BOARD MEMBER CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, COMMISSIONER HIGGS, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**PUBLIC SPEAKERS:**

**MARK SANFORD**

**NAPOLEON MORAZAN**

**ALEX RUSLYAKOV**

9. 45-DR-2022 (Evans Corporate Park Color Branding)

Request for approval of project plans for an exterior repaint of a collection of six existing buildings in the Greater Airpark area for a property located at 8350 E. Evans Road, with Industrial Park (I-1) zoning.

Staff Contact is Casey Steinke, 480-312-2611

Applicant Contact is Pamela Collins, (480) 894-1286

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**VICE CHAIR BRAND MOVED TO CONTINUE CASE 45-DR-2022 TO A DATE TO BE DETERMINED WITH DIRECTION TO APPLICANT TO WORK WITH STAFF ON A REVISED COLOR SCHEME FOR THE SITE, 2ND BY VICE MAYOR LITTLEFIELD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, COMMISSIONER HIGGS, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**PUBLIC SPEAKERS:**

**TRACI SHIELDS CANNON**

**WRITTEN PUBLIC COMMENT:**

**EMILY MAREK**

**TRACI SHIELDS CANNON**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:43 PM.