



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday, January 3, 2019

SUMMARIZED MEETING MINUTES

***Item 5 language edited**

PRESENT:

Guy Phillips, Vice Mayor (Substituting for Councilmember Korte)
Joe Young, Vice Chair
Kevin Bollinger, Planning Commissioner
Tammy Caputi, Development Member
Doug Craig, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:

None

STAFF:

Steve Venker
Joe Padilla
Melissa Berry
Steve Perone
Chris Zimmer
Jeff Barnes
Andrew Chi
Taylor Reynolds

CALL TO ORDER

Vice Mayor Phillips 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.

* 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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to January 3, 2019 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the December 20, 2018 Development Review Board Meeting Minutes.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE DECEMBER 20, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR PHILLIPS, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. [45-DR-2018 \(Mercado on Hayden & Mercado Del Lago Exterior Remodel\)](#)
Request approval of the site plan and building elevations to remodel outdoor dining patios at two existing shopping centers, all on an 11.8-acre site and a 5.2-acre site, respectively.
American Design Consultants, Inc., Architect/Designer
8390 East Via De Ventura, 8140 North Hayden Road, 8240 North Hayden Road, 8260 North Hayden Road, and 8300 North Hayden Road

BOARD MEMBER GUSHGARI MOVED TO APPROVE 45-DR-2018, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR PHILLIPS, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

4. [21-DR-2018 \(Black Rock Coffee\)](#)

Request approval of a new restaurant with 340 square feet of outdoor dining patio, a drive-through service window, and 1,887 square feet of building area on a 0.6-acre pad site within a 1.65-acre site.
Architecture & Engineering Solutions, Architect/Designer
8700 East Thomas Road

COMMISSIONER BOLLINGER MOVED TO APPROVE 21-DR-2018 WITH AN ADDITIONAL STIPULATION, 2ND BY VICE CHAIR YOUNG. THE MOTION CARRIED IN FAVOR BY COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, AND GUSHGARI, WITH VICE MAYOR PHILLIPS AND BOARD MEMBER SCARBROUGH DISSENTING AND AN AYE VOTE OF FIVE (5) TO TWO (2).

*5. [Election of Vice Chair](#)

The five public members of the Development Review Board will nominate and elect a Vice Chair.

BOARD MEMBER SCARBROUGH MOVED TO ELECT BOARD MEMBER CAPUTI AS VICE CHAIR, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

6. [Development Review Board Annual Report for 2018](#)

The Development Review Board will review, discuss, and possibly approve the Development Review Board Annual Report for 2018.

VICE CHAIR YOUNG MOVED TO APPROVE THE ANNUAL REPORT, 2ND BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR PHILLIPS, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

NON-ACTION ITEMS

7. [25-DR-2011 \(Old Town Scottsdale Urban Design & Architectural Guidelines Update\)](#)

Staff will be providing the Development Review Board (DRB) with the first of a series of presentations regarding the Old Town Scottsdale Urban Design & Architectural Guidelines (UDAG).
East Indian School Road and North Scottsdale Road

STAFF PRESENTED PRELIMINARY INFORMATION REGARDING THE UPDATE.

8. [Rules of Procedure for the Development Review Board](#)

The Development Review Board will review, and possibly give direction to staff regarding the Rules of Procedure.

BOARD MEMBER CAPUTI RECOMMENDED AMENDING THE RULES TO BE GENDER NEUTRAL.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:51 PM.