



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, April 4, 2019**

SUMMARIZED MEETING MINUTES

PRESENT:

Suzanne Klapp, Councilmember
Tammy Caputi, Vice Chair
Paul Alessio, Planning Commissioner
Joe Young, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member
Doug Craig, Design Member

ABSENT:

None

STAFF:

Bryan Cluff
Joe Padilla
Melissa Berry
Steve Perone
Greg Bloemberg
Meredith Tessier
Ben Moriarity
Jeff Barnes
Taylor Reynolds

CALL TO ORDER

Councilwoman Klapp 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 April 4, 2019 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the March 21, 2019 Development Review Board Meeting Minutes.

BOARD MEMBER GUSHGARI MOVED TO APPROVE THE MARCH 21, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2nd BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. [11-PP-2018 \(Pima & Bronco\)](#)
Request approval of the Preliminary Plat for a 13-lot residential subdivision on a 20-acre site.
25200 North Pima Road
Kimley-Horn and Associates, Inc., Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 11-PP-2018, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, CRAIG, GUSHGARI AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

4. [24-DR-2018 \(Main St. Mixed Use\)](#)
Request approval of the site plan, landscape plan, and building elevations for a three-story-tall mixed-use development with approximately 4,880 square feet of commercial building area, seven dwelling units in approximately 10,935 square feet of building area, all on a 0.46-acre site.
7107 East Main Street
Aline Architecture Concepts, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 24-DR-2018, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, CRAIG, GUSHGARI AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

5. [1-DR-2019 \(Black Rock Coffee Bar at Windgate\)](#)

Request approval of the site plan, landscape plan, and building elevations for a new restaurant development with approximately 1,820 square feet of building area and drive-through service, on an approximately 0.2-acre pad site in the Windgate Crossing Shopping Center.

17060 North Thompson Peak Parkway
Vertical Design Studios, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 1-DR-2019, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, CRAIG, GUSHGARI AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

6. [4-ZN-2018 & 2-II-2018 \(The Goldwater\)](#)

Pursuant to Zoning Ordinance Section 6.1304, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan for a Zoning District Map Amendment and Infill Incentive District (IID) application from Downtown Residential/Hotel-Type 2, Downtown Overlay (D/RH-2, DO) to Downtown/Downtown Multiple Use-Type 2, Planned Block Development Overlay, Downtown Overlay (D/DMU-2 PBD DO with IID) zoning with amended development standards, to allow development of The Goldwater, a mixed-use project with height up to 70 feet, all on 1.19-acre site.

7000 East 4th Street
3rd Story Architecture, Architect/Designer

BOARD MEMBER SCARBROUGH MOVED RECOMMEND APPROVAL TO PLANNING COMMISSION 4-ZN-2018 AND 2-II-2018, 2ND BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, CRAIG, GUSHGARI AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

7. [60-DR-2018 \(DC Hotel\)](#)

Request approval of the site plan, landscape plan, and building elevations for a new 75-foot-tall hotel development with 169 guest rooms in approximately 140,176 square feet of building area, and one level of below grade parking, all on a .92-acre site.

7501 East Camelback Road

Nelsen Partners, Inc., Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO APPROVE 60-DR-2018 WITH AN AMENDMENT TO STRIKE STIPULATION #2, 2ND BY BOARD MEMBER CRAIG.

BOARD MEMBER SCARBROUGH MOVED TO MAKE AN ALTERNATE MOTION TO APPROVE 60-DR-2018 WITH THE STIPULATIONS TO REMAIN AS THEY ARE, 2ND BY VICE CHAIR CAPUTI. THE ALTERNATE MOTION IN FAVOR BY VICE CHAIR CAPUTI, BOARD MEMBER SCARBROUGH, AND BOARD MEMBER YOUNG WAS DENIED WITH COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS CRAIG AND GUSHGARI DISSENTING WITH AN AYE VOTE OF THREE (3) TO FOUR (4).

THE ORIGINAL MOTION PROPOSED BY BOARD MEMBER GUSHGARI, 2ND BY BOARD MEMBER CRAIG CARRIED IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS CRAIG, YOUNG, AND GUSHGARI WITH VICE CHAIR CAPUTI AND BOARD MEMBER SCARBROUGH DISSENTING WITH AN AYE VOTE OF FIVE (5) TO TWO (2).

Maury Kessler, Martin Lakin, and Clayton Geenen spoke.

8. [Joint Meeting of the Development Review Board and Planning Commission](#)

The Development Review Board will consider a proposed hearing date change from May 30, 2019 to April 25, 2019 for the Joint Meeting of the Development Review Board and Planning.

NO MOTION TAKEN. BOARD AGREED ON PROPOSED HEARING DATE OF APRIL 25, 2019 AND MEETING START TIME OF 12:00 PM.

NON-ACTION ITEM

9. [25-DR-2011 \(Downtown Plan Urban Design & Architectural Guidelines Update\)](#)

Staff will provide the Development Review Board (DRB) with a presentation regarding one section, Building Design, of the Old Town Scottsdale Urban Design & Architectural Guidelines (UDAG).

East Indian School Road and North Scottsdale Road
City of Scottsdale, Applicant

**STAFF PROVIDED PRESENTATION AND ANSWERED QUESTIONS
FROM DRB MEMBERS REGARDING THE OLD TOWN SCOTTSDALE
URBAN DESIGN & ARCHITECTURAL GUIDELINES (UDAG).**

ADJOURNMENT

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