



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, September 5, 2019**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Guy Phillips, Councilmember  
Tammy Caputi, Vice Chair  
Ali Fakhri, Planning Commissioner  
Joe Young, Design Member  
William Scarbrough, Development Member  
Doug Craig, Design Member  
Shakir Gushgari, Design Member

**ABSENT:**

None

**STAFF:**

Steve Venker  
Mike Hamblin  
Melissa Berry  
Chris Zimmer  
Greg Bloemberg  
Jeff Barnes  
Ben Moriarity

**CALL TO ORDER**

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

### **ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to September 5, 2019 Development Review Board agenda items, and other correspondence.

### **MINUTES**

2. Approval of the August 15, 2019 Development Review Board Meeting Minutes.

**VICE CHAIR CAPUTI MOVED TO APPROVE THE AUGUST 15, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2<sup>nd</sup> BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER PHILLIPS, VICE CHAIR CAPUTI, COMMISSIONER FAKIH, BOARD MEMBERS GUSHGARI, YOUNG, SCARBROUGH, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

### **CONSENT AGENDA**

3. [9-DR-2019 \(Country Inn Hotel\)](#)  
Request approval of the site plan, landscape plan, and building elevations for a 3-story-tall hotel with 44 guest rooms and 2 dwelling units in approximately 30,000 square feet of building area, all on a 1-acre site.  
7312 East Thomas Road  
Gerald R. Kesler, Inc., Architect/Designer

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 9-DR-2019, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER PHILLIPS, VICE CHAIR CAPUTI, COMMISSIONER FAKIH, BOARD MEMBERS GUSHGARI, YOUNG, SCARBROUGH, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

## **REGULAR AGENDA**

4. [2-DR-2019 \(Cabana on Hayden\)](#)

Request approval of the site plan, landscape plan, and building elevations for a multi-family residential development, with 89 dwelling units in approximately 76,834 square feet of building area within two multi-story buildings, all on a 4.46-acre site.

2240 North Hayden Road

Worksbureau, Architect/Designer

**VICE CHAIR CAPUTI MOVED TO APPROVE 2-DR-2019 WITH ADDITIONAL STIPULATIONS, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS GUSHGARI, YOUNG, SCARBROUGH, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0) WITH COMMISSIONER FAKIH RECUSING.**

Savannah Engelking, Virginia Lukian, and Brian Lukian spoke.

Savannah Engelking and Cassie Franano provided written comments.

5. [11-DR-2019 \(Trailwest\)](#)

Request approval of the site plan, landscape plan, and building elevations for the renovation of an existing shopping center, with approximately 14,603 square feet of building area, all on a 1.8-acre site.

3213 North Hayden Road

Aline, Architect/Designer

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 11-DR-2019 WITH ADDITIONAL STIPULATIONS, 2ND BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER PHILLIPS, VICE CHAIR CAPUTI, COMMISSIONER FAKIH, BOARD MEMBERS GUSHGARI, YOUNG, SCARBROUGH, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

Charles Cales, Ian Bertmaring, and Christopher Foulds spoke.

Robert Pettycrew and Cassie Franano provided written comments.

6. [15-DR-2019 \(Papago Marketplace Phase I\)](#)

Request approval of the site plan, landscape plan, and building elevations for Phase 1 of a mixed-use development, consisting of three new commercial pad buildings with approximately 44,650 square feet of building area and a 4-story-tall garage with 274 parking spaces, all on an 11.8-acre site

7115 East McDowell Road

Nelsen Partners, Inc., Architect/Designer

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 15-DR-2019 WITH ADDITIONAL STIPULATIONS, 2ND BY COMMISSIONER FAKIH. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER PHILLIPS, VICE CHAIR CAPUTI, COMMISSIONER FAKIH, BOARD MEMBERS YOUNG, SCARBROUGH, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ONE (1) WITH BOARD MEMBER GUSHGARI DISSENTING.**

Derrick Rochwalk spoke.

Jodi Deros, Amanda Nash, Yani Deros, and Wendy Anderton provided written comments.

7. [16-DR-2019 \(Broadstone Papago Marketplace\)](#)

Request approval of the site plan, landscape plan, and building elevations for a multi-family residential development consisting of one 6-story-tall building with podium parking and three 2-story-tall buildings, for a total of 274 dwelling units in approximately 308,766 square feet of building area, all on a 5.36-acre portion of an 11.8-acre site.

7115 East McDowell Road

ORB Architecture, LLC, Architect/Designer

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 15-DR-2019 WITH ADDITIONAL STIPULATIONS, 2ND BY COMMISSIONER FAKIH. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER PHILLIPS, VICE CHAIR CAPUTI, COMMISSIONER FAKIH, BOARD MEMBERS YOUNG, SCARBROUGH, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ONE (1) WITH BOARD MEMBER GUSHGARI DISSENTING.**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:17 PM.

