



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, October 17, 2019**

SUMMARIZED MEETING MINUTES

PRESENT:

Guy Phillips, Councilmember (**ARRIVED AT 1:10 PM**)
Tammy Caputi, Vice Chair
Ali Fakhri, Planning Commissioner
Joe Young, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member
Doug Craig, Design Member

ABSENT:

None

STAFF:

Steve Venker
Mike Hamblin
Melissa Berry
Alex Acevedo
Jesus Murillo
Bryan Cluff
Brad Carr
Greg Bloemberg
Katie Posler
Ben Moriarity

CALL TO ORDER

Vice Chair Caputi called the meeting of the Development Review Board to order at 1:03 PM with a recess taking place at 1:11 PM.

Councilman Phillips called the meeting of the Development Review Board to order after the recess at 1:14 PM.

* 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

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to October 17, 2019 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the October 3, 2019 Development Review Board Meeting Minutes.

BOARD MEMBER YOUNG MOVED TO APPROVE THE OCTOBER 3, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. [14-PP-2014#2 \(88th Place Subdivision\)](#)
Request approval of a preliminary plat for a residential subdivision with eight lots on a 2.5-acre site.
13681 North 88th Place
G2 Consulting Engineers, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 14-PP-2014#2, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

4. [51-DR-2017#2 \(Sereno Canyon Phase 4 - Mountain House Lodge, Villas and Cottages\)](#)

Request approval for a landscape plan and building elevations for the Sereno Canyon Resort Lodge building, townhouse dwelling units, and cottage resort units, as a part of the Phase 4 development of the Sereno Canyon Community, all on a 129-acre site.

NWC of East Pinnacle Peak and North 128th Street
Swaback, Architect/Designer

BOARD MEMBER SCARBROUGH MOVED TO APPROVE 51-DR-2017#2, 2ND BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH COMMISSIONER FAKIH RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

5. [7-DR-2019 \(The Ivy\)](#)

Request approval of the site plan, landscape plan, and building elevations for renovations to an existing building with approximately 14,650 square feet of building area, all on a 0.5-acre site located within Paradise Valley Plaza (Windmill Plaza).

10345 North Scottsdale Road
Aline Architecture Concepts, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 7-DR-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSIONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

6. [31-DR-2019 \(Professional Offices\)](#)

Request approval of the site plan, landscape plan, and building elevations for a new single-story office building, with approximately 3,720 square feet of building area, on a 0.21-acre site.

7539 East 1st Street
Architects & Planners International, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 31-DR-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSIONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

7. [34-DR-2019 \(Scottsdale Jet Center FBO\)](#)

Request approval of the site plan, landscape plan, and building elevations for a new hangar and fixed base operator (FBO) terminal space with approximately 37,400 square feet of total building area, all on a 2.87-acre site.

14605 North Airport Drive
Mead & Hunt, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 34-DR-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

8. [37-DR-2019 \(McClain Hangar\)](#)

Request approval of the site plan, building elevations, and landscape plan for an airplane hangar building with approximately 15,750 square feet of building area including approximately 2,000 square feet of office area, all on a 1.4-acre site.

7974 East McClain Drive
Smith Group, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 37-DR-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

9. [5-PP-2019 \(Anderson Residence\)](#)

Request approval of a preliminary plat for a residential subdivision with two lots on a 3-acre site.

9845 East Cactus Road
Hubbard Engineering, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 5-PP-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

10. [8-PP-2019 \(Taco Bell\)](#)

Request approval of a preliminary plat to subdivide three existing lots into two lots and one tract on a combined 3.08-acre site.

7901 East McDowell Road

Survey Innovation Group, Inc., Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 8-PP-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

11. [7-UP-2019 \(Site 42 2.5MG Reservoir Site Expansion\)](#)

Request a recommendation to City Council regarding a request by City Staff for approval of a Municipal Use Master Site Plan (MUMSP) to expand an existing City water facility, on a 3.62-acre site.

26602 North Pima Road

Joe Phillips, City of Scottsdale

VICE CHAIR CAPUTI MOVED TO RECOMMEND APPROVAL TO PLANNING COMMISSION OF 7-UP-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

12. [32-DR-2019 \(Renaissance Facade Renovations\)](#)

Request approval of the site plan, landscape plan, and building elevations for exterior renovation of an existing shopping center, all on a 2.52-acre site.

4545 North Scottsdale Road

Brick & West Design, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO APPROVE 32-DR-2019 WITH DELETION OF STIPULATION #3, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS GUSHGARI, CRAIG, AND SCARBROUGH WITH BOARD MEMBER YOUNG RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

13. [22-DR-2017#2 \(WaterView Residential\)](#)

Request approval of the site plan, landscape plan, and building elevations for a residential development comprised of two, four-story-tall buildings, with 260 dwelling units in approximately 295,000 square feet of building area, and one level of below-grade parking for 425 vehicles, all on a 5.4-acre site.

4624 North 73rd Street

GMP Architects LA, Architect/Designer

VICE CHAIR CAPUTI MOVED TO APPROVE 22-DR-2017#2, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS GUSHGARI AND SCARBROUGH WITH BOARD MEMBERS YOUNG AND CRAIG RECUSING WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

14. [11-ZN-2019 \(Gentry on the Green\)](#)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a review by the Development Review Board regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standard to the average setback requirement, and to make a recommendation to the Planning Commission and the City Council for a proposed Planned Unit Development comprised of five (5) buildings in Phase One and additional buildings in Phase Two, with up to 156,000 square feet of commercial floor area and up to 1,864 dwelling units as part of a zoning district map amendment from Multiple-family Residential (R-5) district to Planned Unit Development Planned Shared Development (PUD PSD) district on a 42-acre site.

7979 East Camelback Road

Davis Architecture and Design, Architect/Designer

BOARD MEMBER YOUNG MOVED TO RECOMMEND APPROVAL TO PLANNING COMMISSION OF 11-ZN-2019, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS GUSHGARI, YOUNG, AND SCARBROUGH WITH BOARD MEMBER CRAIG RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

Gioanni Mangone, Christal Wehby, and Jason Alexander spoke.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:03 PM.