



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

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Solange Whitehead, Councilmember  
Tammy Caputi, Vice Chair  
Prescott Smith, Planning Commissioner  
Joe Young, Design Member  
Shakir Gushgari, Design Member  
William Scarbrough, Development Member  
Doug Craig, Design Member

**ABSENT:**

None

**STAFF:**

Steve Venker  
Margaret Wilson  
Melissa Berry  
Chris Zimmer  
Ben Moriarity  
Greg Bloemberg  
Jesus Murillo

**CALL TO ORDER**

Councilwoman Whitehead 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.

\* 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 December 5, 2019 Development Review Board agenda items, and other correspondence.

### **MINUTES**

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

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE OCTOBER 17, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2<sup>nd</sup> BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CAPUTI, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

### **CONSENT AGENDA**

3. [21-DR-2019 \(Shalimar Sands Apartments\)](#)  
Request approval of the site plan and building elevations for the renovation of an existing apartment complex and a new 2-story-tall building, with two dwelling units totaling approximately 1,320 square feet of building area, on a 1.22-acre site.  
6824 East 4th Street  
Synectic Design, Architect/Designer

**VICE CHAIR CAPUTI MOVED TO APPROVE 21-DR-2019, 2<sup>nd</sup> BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CAPUTI, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

4. [1-PP-2019 \(Wildcat Hill\)](#)

Request approval of the preliminary plat for a 122-lot residential subdivision on a 353-acre site, with amended development standards for increased minimum lot area, reduced minimum lot width, reduced maximum building height, reduced setbacks, and including the Natural Area Open Space plan, the preliminary landscape and hardscape plan, and the project phasing exhibit.

Southeast Corner of North Cave Creek Road and East Bartlett Dam Road  
CVL Consultants, Architect/Designer

**BOARD MEMBER GUSHGARI MOVED TO APPROVE 1-PP-2019, 2<sup>nd</sup> BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CAPUTI, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

5. [9-UP-2019 \(Indian Bend Wash Municipal Use Master Site Plan\)](#)

Request a recommendation to City Council regarding a request by the City of Scottsdale for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of updating the overall design concept for Indian Bend Wash (IBW) in preparation for future upgrades, to be completed on a phased basis.

Indian Bend Wash from East Thomas Road to East McKellips Road  
J2 Engineering & Environmental Design, LLC, Architect/Designer

**COUNCILWOMAN WHITEHEAD MOVED TO RECOMMEND APPROVAL OF 9-UP-2019 TO CITY COUNCIL, 2<sup>nd</sup> BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CAPUTI, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

Alex McLaren, Sonnie Kirtley, and Nancy Canton spoke.

6. [2020 Development Review Board Calendar](#)  
Review and possible approval of the Development Review Board 2020 hearing dates.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE 2020 DEVELOPMENT REVIEW BOARD CALENDAR WITH THE ADDITION OF A MAY 28, 2020 JOINT MEETING WITH PLANNING COMMISSION, 2<sup>nd</sup> BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CAPUTI, COMMISSONER SMITH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

#### **NON-ACTION AGENDA**

7. [628-PA-2019 Goldstein Diamonds](#)  
This is a non-action item. Staff is requesting that the Development Review Board provide comments regarding preliminary concepts for the redesign of an existing building located at 10830 North Scottsdale Road.

**THE BOARD DISCUSSED AND STAFF PROVIDED COMMENTS REGARDING THE REDESIGN OF AN EXISTING BUILDING.**

#### **ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:26 PM.