



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
THURSDAY, OCTOBER 21, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT: Betty Janik, Councilwoman
Joe Young, Commissioner
Shakir Gushgari, Vice Chair
Doug Craig, Design Member
Ali Fakh, Development Member
Jeff Brand, Design Member

ABSENT: Michal Ann Joyner, Development Member

STAFF:

Brad Carr	Bronte Ibsen
Eric Anderson	Karen Hemby
Jeff Barnes	Nicole Garcia
Meredith Tessier	Lorraine Castro
Casey Steinke	Ryan Garofalo

CALL TO ORDER

Councilwoman Janik 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.

PUBLIC COMMENT

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to the October 21, 2021 Development Review Board agenda items, and other correspondence.

* 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

MINUTES

2. Approval of the September 16, 2021 Development Review Board Regular Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE SEPTEMBER 16, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY COMMISSIONER YOUNG THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. [2-DR-2021 \(Water Resources North/Keep Scottsdale Beautiful Public Art Project\)](#)

Request for approval of the proposed location of public art enhancements, including structural monoliths, pavers, sandblasted pavement, metal attachments to bridge railing, and a mural on the face of the Water Resources building, for a site located on the north side of the intersection of E. Frank Lloyd Wright Boulevard and N. Greenway-Hayden Loop.

Staff contact person is Casey Steinke, 480-312-2611.

Applicant contact is Kim Boganey, 480-874-4670.

[5-PP-2021 \(Scottsdale & Dixileta\)](#)

4. Request for approval of a Preliminary Plat for a 14-lot residential subdivision with amended development standards for a +/-17.52-acre site located at the northwest corner of N. Scottsdale Road and E. Dixileta Drive having Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) zoning.

Staff contact person is Jeff Barnes, 380-312-2376.

Applicant contact is Keith Nichter, 602-313-7206.

VICE CHAIR GUSHGARI MOVED TO APPROVE 5-PP-2021, 2ND BY BOARD MEMBER CRAIG, THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0). WITH BOARD MEMBER FAKIH RECUSING.

5. [21-DR-2021 \(IYA Medical ASC/Imaging Center\)](#)

Request for approval of exterior modifications to a portion of an existing multi-tenant building to account for a new 9,917 square foot medical office use, at a +/- 1.6-acre site located at 11107 N. Scottsdale Road with Central Business (C-2) zoning.

Staff contact person is Jeff Barnes, 380-312-2376.

Applicant contact is Rick McGee, 602-796-7700.

Motion by Board Member Craig to approve Consent Agenda Items #3 (2-DR-2021) and #5 (21-DR-2021), 2nd by Brand. Motion passed 6-0.

BOARD MEMBER CRAIG MOVED TO APPROVE THE ITEMS ON THE CONSENT AGENDA ITEMS #3 (2-DR-2021) AND ITEM #5 (21-DR-2021), 2ND BY COMMISSIONER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

6. [36-DR-2021 \(WestWorld Sports Complex\)](#)

Request for approval of the site plan, landscape plan, building elevations, lighting plan, cuts and fills plans for excavation over 8 feet in depth, and 1,760 square feet of building area for a +/- 29-acre site located at the east side of WestWorld (15514 & 15522 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road, 15939 N. 98th Street, and Parcel APN 217-14-038), with Western Theme Park (WP) and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) zoning.

Staff contact person is Meredith Tessier, 480-312-4211.

Applicant contacts are Joe Phillips, 480-312-2522 and Kroy Ekblaw, 480-312-7064.

MOVED TO THE REGULAR AGENDA. COMMISSIONER YOUNG MOVED TO APPROVE CASE 36-DR-2021, 2ND BY VICE CHAIR GUSHGARI, THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER YOUNG, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

Request to speak cards: Jeffrey Gross and Mark Weiss.

Written Comment Card: Dr. Steve Weiss.

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:36 PM.