



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
THURSDAY, JANUARY 6, 2022  
\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Tammy Caputi, Vice Mayor/Chair  
George Ertel, Planning Commissioner  
Shakir Gushgari, Vice Chair  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member  
Ali Fakih, Development Member  
Jeff Brand, Design Member

**STAFF:**

Brad Carr	Nicole Garcia
Eric Anderson	Mercedes McPherson
Meredith Tessier	Ryan Garofalo
Jeff Barnes	Bronte Ibsen
Omar Smailbegovic	Lorraine Castro

**CALL TO ORDER**

Vice Mayor Caputi 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.

**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 – Brad Carr, AICP, LEED-AP**

1. Identify supplemental information, if any, related to the January 6, 2022 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](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## MINUTES

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

**COMMISSIONER ERTEL MOVED TO APPROVE THE DECEMBER 16, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## CONSENT AGENDA

3. 28-DR-2021 (Juggernaut)

Request for approval of a site plan, landscape plan, and building elevations for a new two-story office/warehouse building, with approximately 28,550 square feet of building area, on a +/- 1.83-acre site located at 9259 E. Verde Grove View, with Industrial Park, Planning Community District (I-1 PCD) zoning.

Staff contact is Meredith Tessier, 480-312-4211

Applicant contact is Danny Macias, 480-966-4001

**BOARD MEMBER CRAIG MOVED TO APPROVE 28-DR-2021, 2ND BY COMMISSIONER ERTEL. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

4. 32-DR-2021 (McDowell Hayden Retail)

Request for approval of a site plan, landscape plan, and building elevations for two (2) separate pad buildings on a +/-1.4-acre portion of a +/-2.6-acre site located at 8101 E. McDowell Road, with Highway Commercial (C-3) zoning.

Staff contact is Jeff Barnes, 480-312-2376

Applicant contact is Neil Feaser, 602-955-3900

**CASE 32-DR-20221 MOVED TO THE REGULAR AGENDA. BOARD MEMBER CRAIG MOVED TO APPROVE 32-DR-2021, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## REGULA AGENDA

5. 50-DR-2021 (Discount Tire Exterior Repaint)

Request for approval of a new color palette for the exterior of an existing vehicle repair business on a +/- 1.08-acre site located at 2301 N. Scottsdale Road, with Highway Commercial (C-3) zoning.

Staff contact is Omar Smailbegovic, 480-312-3087

Applicant contact is George Guilford, 480-606-6161

**MOTION BY BOARD MEMBER BRAND TO CONTINUE THE APPLICATION TO THE 1/20/2022 DRB HEARING, 2ND BY COMMISSIONER ERTEL. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

6. 2022 Election of Vice Chair

The five (5) Public Members of the Development Review Board will nominate and elect a Vice Chair.

**MOTION BY VICE CHAIR GUSHGARI TO NOMINATE BOARD MEMBER CRAIG AS VICE CHAIR, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG, VICE MAYOR CAPUTI AND COMMISSIONER ERTEL ABSTAINING.**

7. 2021 Development Review Board Annual Report

The Development Review Board will review, discuss, and possibly approve the Development Review Board Annual Report for 2021.

**MOTION BY VICE MAYOR CAPUTI TO APPROVE THE 2021 DEVELOPMENT REVIEW BOARD ANNUAL REPORT, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, COMMISSIONER ERTEL, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## **Non-Action Items**

8. Rules of Procedure for the Development Review Board

The Development Review Board will review, and possibly give direction to staff, regarding the Rules of Procedure.

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:55 PM.