



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, June 16, 2022
*SUMMARIZED MEETING MINUTES***

PRESENT: Linda Milhaven, Councilmember
Barney Gonzales, Planning Commissioner
Doug Craig, Vice Chair
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member
Ali Fakh, Development Member – attended electronically
Jeff Brand, Design Member – attended electronically

ABSENT: None

STAFF:	Brad Carr	Greg Bloemberg	Chris Zimmer
	Eric Anderson	Bryan Cluff	Lorraine Castro
	Lexie Hartley	Katie Posler	Mark Kertis
	Caitlyn Gulsvig	Jesús Murillo	Ryan Garofalo

CALL TO ORDER

Councilmember Milhaven 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 – NON-AGENDIZED ITEMS

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 June 16, 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

MINUTES

2. Approval of the June 16, 2022 Development Review Board Meeting Minutes.
VICE CHAIR CRAIG MOVED TO APPROVE THE JUNE 2, 2022 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER GONZALES, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 3-PP-2006#3 (Sonoran Sky Replat)
Request for re-approval of a preliminary plat to establish a 13-lot residential subdivision, including amended standards, on a +/- 40-acre site, located between the N. 122nd Street and N. 124th Street alignments, and between E. Paraiso Dive and E. Pinnacle Peak Road, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning.
Staff Contact: Jesus Murillo, 480-312-7849
Applicant Contact: Zach Hill, 602-313-7206
ITEM MOVED TO THE REGULAR AGENDA FOR FULL PRESENTATION. VICE CHAIR CRAIG MOVED TO APPROVE CASE 3-PP-2006#3, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY COUNCILMEMBER MILHAVEN, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SIX (6) TO ONE (1), WITH COMMISSIONER GONZALES DISSENTING.

REGULAR AGENDA

4. 40-DR-2021 (Dual Drive-Thru Restaurants Pima Road)
Request for approval of a site plan, landscape plan, and building elevations for two new drive-through restaurants on a +/- 1.5-acre-site located at 15236 N. Pima Road, with Highway Commercial (C-3) zoning.
Staff Contact: Katie Posler, 480-312-2703
Applicant Contact: Neil Feaser (602) 955-3900
VICE CHAIR CRAIG MOVED TO APPROVE CASE 40-DR-2021, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER GONZALES, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI AND BRAND WITH A VOTE OF FIVE (5) TO ONE (1), WITH BOARD MEMBER JOYNER DISSENTING AND BOARD MEMBER FAKIH RECUSING.
5. 49-DR-2021 (Craft Mixed Use Development)
Request for approval of a site plan, landscape plan and building elevations for an addition to an existing 13,996 square foot office/retail building, consisting of 9 new residential units and 822 square feet of commercial floor area, on a +/- 0.58-acre parcel located at 4237 N. Craftsman Court, with Downtown, Retail Specialty, Type 1, Downtown Overlay (D/RS-1 DO) zoning.
Staff contact is Greg Bloemberg, 480-312-4306
Applicant contact is Mark Tomecak, 602-619-7751
BOARD MEMBER BRAND MOVED TO APPROVE CASE 49-DR-2021 WITH ADDITIONAL STIPULATIONS FOR INCORPORATING THE NEWEST ELEVATIONS AS PRESENTED AT THE HEARING, AN ADDITIONAL REVEAL ON THE BUILDING, AND EXTENDING THE COVERED WALKWAY ON THE NORTH BUILDING, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER GONZALES, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. 1-ZN-2014#2 (The Osborn Residential Health Care Facility)
Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the Development Review Board shall provide a recommendation to the Planning Commission regarding the proposed Development Plan, including proposed site development standards, for a zoning district map amendment to amend an existing development plan and zoning stipulations (1-ZN-2014) to allow for development of a residential healthcare facility with +/- 247 units/beds, including both minimal and specialized care, and approximately 9,000 square feet of commercial space on a +/- 3.59 gross acre site located at 3380 N. Scottsdale Road, with Downtown/ Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning.
Staff Contact: Bryan Cluff, 480-312-2258
Applicant Contact: Michele Hammond, 480-385-2753
BOARD MEMBER JOYNER MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE PLANNING COMMISSION FOR CASE 1-ZN-2014#2, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER GONZALES, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.
7. 30-DR-2021#2 (Portico aka Belgravia One Scottsdale PUII)
Request for approval of the site plan, landscape plan, building elevations, and proposed locations of Public Art for eight (8) new, 5-story multi-family residential buildings with 112 units in 97,000 square feet of building area, on a +/- 5.4-acre site located at 19701 N. Scottsdale Road, with Planned Regional Center, Planned Community Development (PRC PCD) zoning.
Staff Contact: Chris Zimmer, 480-312-2347
Applicant Contact: Kurt Jones, 602-452-2729
BOARD MEMBER GUSHGARI MOVED TO APPROVE CASE 30-DR-2021#2 WITH REVISED STIPULATIONS REQUESTED BY THE APPLICANT AT THE HEARING AND AN ADDITIONAL STIPULATION FOR DELINEATION OF DRIVE AISLES AT THE ENTRY, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY COUNCILMEMBER MILHAVEN, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND FAKIH WITH A VOTE OF FIVE (5) TO TWO (2), WITH BOARD MEMBER BRAND AND COMMISSIONER GONZALES DISSENTING.
8. 33-DR-2021 (Gentry on the Green)
Request for approval of the site plan, landscape plan, and building elevations for Phases 1A and 1B of Gentry on the Green, which includes two new, 4-story buildings totaling 582 dwelling units and approximately 7,300 square feet of commercial space on a +/- 14.7-acre site located at 7979 E. Camelback Road, with Planned Unit Development, Planned Shared Development (PUP PSD) zoning.
Staff Contact: Bryan Cluff, 480-312-2258
Applicant contact: Jessica Damschen, 858-490-2344
BOARD MEMBER GUSHGARI MOVED TO APPROVE CASE 33-DR-2021 FOR APPROVAL OF PHASE 1A ONLY WITH AMENDED STIPULATIONS AND PHASE 1B BUILDING DESIGN TO RETURN AT A LATER DATE TO THE DEVELOPMENT REVIEW BOARD FOR FURTHER REVIEW, 2ND BY BOARD MEMBER JOYNER. MOTION PASSED IN FAVOR BY COUNCILMEMBER MILHAVEN, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF FIVE (5) TO ONE (1), WITH COMMISSIONER GONZALES DISSENTING AND BOARD MEMBER FAKIH RECUSING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:58 PM.