



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
THURSDAY, DECEMBER 16, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT: Tammy Caputi, Councilwoman
George Ertel, 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
Eric Anderson
Meredith Tessier
Jesus Murillo
Lorraine Castro
Nicole Garcia
Mercedes McPherson
Ryan Garofalo
Bronte Ibsen

CALL TO ORDER

Councilwoman Caputi called the meeting of the Development Review Board to order at 1:08 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 December 16, 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 November 18, 2021 Development Review Board Regular Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE NOVEMBER 18, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN 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. Approval of the Development Review Board 2022 Calendar

4. 1-PP-2021 (McDowell Mountain Manor)

Request for approval of a preliminary plat for a 32-lot residential subdivision, with Amended Development Standards for lot area, lot width and building setbacks, on a +/- 40-acre site located at 12651 E. Happy Valley Road, with Single-family Residential, Environmentally Sensitive Land (R1-43 ESL) zoning.

Staff contact person is Jesus Murillo, 480-312-7849

Applicant contact person is David Gulino, 602-330-5252

5. 6-PP-2015#2 (Preserve Ranch)

Request for approval of a preliminary plat, landscape plan, and preliminary grading plan, for a 17-lot residential subdivision, with amended development standards for reduced setbacks, on a 30-acre site located at the southeast corner of E. Oberlin Way and N. 128th Street, with Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.

Staff contact person is Jesus Murillo, 480-312-7849

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

6. 61-DR-2015#3 (One Scottsdale Planning Unit III, Phase II, Shops B)

Request for approval of a site plan, building elevations and a landscape plan for a new one-story restaurant and retail development with approximately 10,700 square feet of building area and 1,550 square feet of patio area, on a +/- 1.95-acre site located at 20001 N. Scottsdale Road, with Planned Community (P-C), Planned Regional Center (PRC) comparable zoning.

Staff Contact person is Meredith Tessier, 480-312-4211

Applicant contact person is Kurt Jones, 602-452-2729

VICE CHAIR GUSHGARI MOVED TO APPROVE ITEM #3 (APPROVAL OF THE DEVELOPMENT REVIEW BOARD CALENDAR FOR 2022, ITEM #5 (6-PP-2015#2) AND ITEM #6 (61-DR-2015#3) OF THE CONSENT AGENDA, 2ND BY BOARD MEMBER CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER ERTEL, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

BOARD MEMBER CRAIG MOVED TO APPROVE ITEM #4 (1-PP-2021) OF THE CONSENT AGENDA, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER ERTEL, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:16 PM.