

# SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## MEETING NOTICE AND **MARKED** AGENDA



### DEVELOPMENT REVIEW BOARD

Betty Janik, Councilwoman/Chair

William Scarbrough, Planning Commissioner

Shakir Gushgari, Design Member

Doug Craig, Design Member

Jeff Brand, Vice Chair, Design Member

Michal Ann Joyner, Development Member

Ali Fakih, Development Member

Thursday, May 4, 2023

*One or more members of the Development Review Board may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).*

*The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings. Seating in the Kiva will be available on a first come, first served basis. Development Review Board meetings are also televised on Cox Cable Channel 11 and streamed online at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) (search "live stream") to allow the public to listen/view the meeting in progress.*

**1:00 P.M.**

### DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order – 1:01pm**

**Roll Call – All members present**

### Public Comment – Non-Agendized Items

Citizens may address the members of the Development Review Board during Public Comment. Public Comment time is reserved at the beginning of the meeting for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction and is limited to a total of 15 minutes. Arizona State law prohibits the Development Review Board from discussing or taking any action on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting. Public testimony is limited to three (3) minutes per speaker.

Written comment is also being accepted for non-agendized items and may be submitted in-person at the hearing or electronically [at the Development Review Board website](http://the Development Review Board website). Written comments submitted electronically will be emailed to the Development Review Board Members.

**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 May 4, 2023 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the April 20, 2023 Development Review Board [Regular Meeting Minutes](#).  
**Motion by Vice Chair Brand to approve, 2<sup>nd</sup> by Board Member Gushgari. Motion passed 7-0.**



Persons with a disability may request a reasonable accommodation by contacting staff at 480-312-7767. Requests should be made 24 hours in advance, or as early as possible to allow time to arrange accommodation. For TTY users, the Arizona Relay Service (1-800-367-8939) may contact staff.

## ACTION ITEMS

**How the Action Agenda Works:** The Development Review Board may take one vote to act on all items on the Continuance Agenda and/or Consent Agenda or may remove individual items for further discussion as appropriate. The Development Review Board takes separate action on each item on the Regular Agenda.

Persons interested in speaking on any agenda item may **submit a blue “Request to Speak” card in person prior to the beginning of public testimony.** Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). Persons interested in submitting a written comment on any item may **submit a yellow “Written Comments” card in person prior to the beginning of public testimony or may submit electronically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.**

## CONSENT AGENDA

3. [47-DR-2021 \(Tropical Smoothie Cafe\)](#)  
Request for approval of a site plan, building elevations, and landscape plan for a new one-story restaurant with an associated drive-through, on a +/- 0.46-acre site with Highway Commercial, Planning Community District, C-4 PCD, zoning.  
Staff Contact is Meredith Tessier, 480-312-4211  
**Applicant Contact is Julie Chambers, (479) 202-6122**  
**Motion by Board Member Craig to approve case 47-DR-2021 on the Consent Agenda, 2<sup>nd</sup> by Commissioner Scarbrough. Motion passed 7-0.**

## REGULAR AGENDA

4. [37-DR-2021#2 \(Hazel & Azure – Camelback\)](#)  
Request for approval of hardscape and landscape plans for the canal bank improvements associated with the Hazel & Azure mixed-use development (37-DR-2021) for a property located adjacent to 4605 N. Scottsdale Road.  
Staff Contact is Bryan Cluff, 480-312-2258  
**Applicant Contact is George Pasquel III, (602) 230-0600**  
**Motion by Vice Chair Brand to approve case 37-DR-2021#2 with an additional stipulation, 2<sup>nd</sup> by Board Member Joyner. Motion passed 6-0, with Board Member Craig recusing.**
5. [50-DR-2022 \(Optima McDowell Mountain Village\)](#)  
Request for approval of a new mixed-use development, comprised of 1,330 residential units and 36,000 square feet of commercial floor area, with underground parking on a 21.8-acre site.  
Staff Contact is Meredith Tessier, 480-312-4211  
**Applicant Contact is Mark Riehle, (480) 874-9900**  
**Motion by Vice Chair Brand to approve case 50-DR-2022, 2<sup>nd</sup> by Board Member Joyner. Motion passed 6-0. Commissioner Scarbrough left the meeting during the discussion of Item #5, but did not vote on Item #5.**

## NON-ACTION ITEMS

6. [White Paint Colors Discussion](#)  
Discussion regarding the use of white paint colors in exterior building paint applications.  
Staff Contact is Brad Carr, 480-312-7713

**Adjournment – 2:44pm**