



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
THURSDAY, AUGUST 19, 2021  
\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Kathy Littlefield, Councilwoman  
William Scarbrough, Commissioner  
Shakir Gushgari, Vice Chair (attended telephonically)  
Michal Ann Joyner, Development Member (attended telephonically)  
Ali Fakh, Development Member  
Jeff Brand, Design Member

**ABSENT:** Doug Craig, Design Member

**STAFF:** Brad Carr  
Eric Anderson  
Greg Bloemberg  
Jeff Barnes  
Jesus Murillo  
Meredith Tessier  
Desirae Mayo  
Nicole Garcia  
Karen Hemby

**CALL TO ORDER**

Councilwoman Littlefield called the meeting of the Development Review Board to order at 1:04 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 August 19, 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](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## MINUTES

2. Approval of the August 5, 2021 Development Review Board Regular Meeting Minutes.

**COMMISSIONER SCARBROUGH MOVED TO APPROVE THE AUGUST 5, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER FAKIH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, BOARD MEMBER FAKIH AND BOARD MEMBER BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

## CONTINUANCE AGENDA

3. 55-DR-2019#2 (Silver King Office & Car Storage)

Request by applicant to continue the application to a hearing date to be determined in the future.

Staff contact person is Jeff Barnes, 480-312-2376.

Owner – Alex Vanderhout, 480-767-3541.

**BOARD MEMBER BRAND MOVED TO CONTINUE 55-DR-2019#2 TO A DATE TO BE DETERMINED, 2ND BY COMMISSIONER SCARBROUGH. MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, BOARD MEMBER FAKIH AND BOARD MEMBER BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

## CONSENT AGENDA

4. 1-MP-2006#2 (One Scottsdale Planning Unit II MEDCP update)

Request for approval of an update to the One Scottsdale Master Environmental Design Concept Plan (MEDCP) for Planning Unit II per zoning case 20-ZN-2002#3 located at 19701 N. Scottsdale Road.

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

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

5. 3-PP-2021 (Legacy at DC Ranch)

Request for preliminary plat approval for a 9-lot subdivision, with amended development standards, on approximately 3.13 acres located at the southeast corner of E. Union Hills Drive and N. 92nd Place, with Single-family Residential, Planned Community District (R1-7/PCD) zoning.

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

Engineer – Kimley-Horn, 602-944-5500.

**BOARD MEMBER BRAND MOVED TO APPROVE THE ITEMS ON THE CONSENT AGENDA 1-MP-2006#2 AND 3-PP-2021, 2ND BY COMMISSIONER SCARBROUGH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, BOARD MEMBER FAKIH AND BOARD MEMBER BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

**REGULAR AGENDA**

6. 1-ZN-2021 (The Miller)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan, including proposed development standards, for a zoning district map amendment from Highway Commercial (C-3) to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) for a new multi-family development consisting of 148 units on a +/- 1.7-acre site, located at 7570 E. 6th Avenue.

Staff Contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is John Berry, 480-385-2727.

**COMMISSIONER SCARBROUGH MOVED TO RECOMMEND APPROVAL OF THE DEVELOPMENT PLAN AND PROPOSED PROPERTY DEVELOPMENT STANDARDS FOR 1-ZN-2021 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, BOARD MEMBER FAKIH AND BOARD MEMBER BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

Request to speak cards: Sarah Bentley, Brenda Gallardo and Scott Stuart.

7. 6-DR-2021 (DC Ranch Parcel T7 (Arcadia) - Sisso Tree Removal)

Request by applicant (Homeowners' Association) for approval of the replacement of 670 existing Sisso trees with an alternate tree species, within both common area tracts and private owner parcels, for a site with Single-family Residential, Planned Community District (R1-10 PCD) zoning, located at the northwest corner of E. Legacy Boulevard and N. Thompson Peak Parkway.

Staff Contact person is Jesus Murillo, 480-312-7849.

Applicant contact is Collectiv Landscape Architects, 602-358-7711.

**COUNCILWOMAN LITTLEFIELD MOVED TO DENY 6-DR-2021, 2<sup>ND</sup> BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, BOARD MEMBER FAKIH AND BOARD MEMBER BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

Request to speak cards:

Ray Lucchesi – Amanda Sabean & Jonathan Dessawles donated time to Ray Lucchesi.

Tim Johnson – Amy Lucchesi and Brian Sabean donated time to Tim Johnson.

Barry Chasse – Jennifer Gage and Sheila Clay donated time to Barry Chasse.

Thomas LaPorte – Rikki Chasse and Brandi D'Soula donated their time to Thomas LaPorte.

Scott Roberts, Anita Rogers, Tomas Galvin and Jeff Torczun.

Michael J. Norton, Wayne Goshkarian, and Kirk Kaprellan (last three telephonically)

**Board Member Fakh left the meeting at 4:00pm.**

8. 42-DR-1993#3 (Terravita Pickleball and Bocce Courts)

Request by owner to add two (2) pickleball courts and two (2) bocce courts to replace an existing croquet lawn at a property with Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning located at 34036 N 69th Way.

Staff contact person is Desirae Mayo, 480-312-4218.

Applicant contact is Terravita Country Club, 480-437-9285.

**MOTION BY COUNCILWOMAN LITTLEFIELD TO CONTINUE 42-DR-1993#3 TO THE SEPTEMBER 2, 2021 HEARING, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, BOARD MEMBER JOYNER AND BOARD MEMBER BRAND WITH A VOTE OF FOUR (4) TO ONE (1) WITH VICE CHAIR GUSHGARI DISSENTING.**

Request to speak cards:

Carl Kuehtzo, Mark Levine and Marshall Antonio.

Ray Tennison, Diane Kester, Irving Epstein, Renae Lindley, Scott Walker (last four telephonically)

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 5:01 PM.