

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Tammy Caputi, Councilwoman/Chair
Joe Young, 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, June 15, 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](https://www.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 – 1:02 pm

Roll Call – Vice Chair Brand absent

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](https://www.scottsdaleaz.gov). 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 June 15, 2023 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the May 18, 2023 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Craig to approve, 2nd by Board Member Gushgari. Motion passed 6-0.



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. [46-DR-2022 \(Marshall Four\)](#)

Request for approval of the site plan, landscape plans, building elevations, and associated documents for a new four-story, mixed-use project, consisting of four residential units and 1,329 square feet of commercial floor area, on a +/- 4,500 square foot site located at 4251 N. Marshall Way, 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

Motion by Councilwoman Caputi to approve case 46-DR-2022 on the Consent Agenda, 2nd by Board Member Joyner. Motion passed 6-0.

4. [8-PP-2022 \(Hozho at Lone Mountain\)](#)

Request for approval of a Preliminary Plat for a 7-lot residential subdivision, with Amended Development Standards, on a +/- 38-acre site located at 8223, 8291, and 8335 E. Dixileta Drive, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Laurie Castillo, (480) 562-4817

Motion by Board Member Gushgari to approve case 8-PP-2022, 2nd by Board Member Craig. Motion passed 6-0.

5. [2-DR-2023 \(Scottsdale & Gold Dust\)](#)

Request for approval of the site plan, landscape plans, building elevations, and associated documents for a new three-story, mixed-use development, consisting of 215 dwelling units and approximately 11,370 square feet of non-residential floor area on a +/- 4.22-acre site located at 10050 N. Scottsdale Road, with Planned Unit Development (PUD) zoning.

Staff Contact is Bryan Cluff, 480-312-2258

Applicant Contact is Paul Tuchin, (602) 910-6527

Motion by Board Member Craig to approve cased 2-DR-2023 on the Consent Agenda, 2nd by Councilwoman Caputi. Motion passed 5-0, with Board Member Fakh recusing.

- AGENDA CONTINUED ON NEXT PAGE -

REGULAR AGENDA

6. [17-ZN-2020 \(Meridian Art Lofts\)](#)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the applicant is requesting a review by the Development Review Board, and subsequent recommendation to the Planning Commission, regarding the proposed Development Plan, including proposed development standards, related to a zoning district map amendment from Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/ Downtown Multiple Use Type-3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, for a proposed 16-unit residential development on a +/- 0.22-acre site located at 3600 N. Bishop Lane.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is Michele Hammond, (480) 385-2753

Motion by Councilwoman Caputi to recommend approval of case 17-ZN-2020 to the Planning Commission, 2nd by Board Member Joyner. Motion passed 5-0, with Board Member Fakih recusing.

Adjournment – 1:49 pm