



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, April 20, 2023**

SUMMARIZED MEETING MINUTES

PRESENT: Betty Janik, Councilwoman / Chair
William Scarbrough, Planning Commissioner
Jeff Brand, Vice Chair, Design Member – attended remotely
Shakir Gushgari, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakhri, Development Member

ABSENT: None

STAFF: Brad Carr
Eric Anderson
Mark Kertis
Caitlyn Gulsvig
Karissa Rodorigo
Bryan Cluff
Meredith Tessier
Katie Posler
Casey Steinke
Wayland Barton

CALL TO ORDER

Councilwoman Janik 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.

* 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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to April 20, 2023, Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the March 16, 2023 Development Review Board Regular Meeting Minutes.
BOARD MEMBER JOYNER MOVED TO APPROVE THE MARCH 16, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD COMMISSIONER SCARBROUGH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 3-DR-2023 (FEV2 Office Remodel)
Request for approval of a site plan, landscape plan, and building elevations for an exterior remodel to an existing office building on a +/- 2-acre site located at 7428 E. Karen Drive, with Industrial Park (I-1) zoning.
Staff Contact is Wayland Barton, 480-312-2817
Applicant Contact is Jeff Brand, (480) 225-8559
BOARD MEMBER JOYNER MOVED TO APPROVE CASE 3-DR-2023, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER SCARBROUGH, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0), WITH VICE CHAIR BRAND RECUSING.
4. 42-DR-2022 (DC Ranch Corporate Center Office Building)
Request for approval of a site plan, landscape plan, and building elevations for a new 2-story office building comprised of approximately 13,480 square feet of building area on a +/-0.89-acre site located at 9115 E. Hidden Spur Trail, with Industrial Park, Planned Community Development (I-1 PCD) zoning.
Staff Contact is Meredith Tessier, 480-312-4211
Applicant Contact is Duane Valencia, (760) 275-2512
5. 6-DR-2023 (House of Diamonds – Shea)
Request for approval of a site plan, landscape plan, and building elevations for a remodeled retail store of approximately 4,560 sq.ft on a +/- 5,400 square foot site located at 10315 N. Scottsdale Road, with Highway Commercial (C-3) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is Rick Schreiber, (602) 828-0086
COMMISSIONER SCARBROUGH MOVED TO APPROVE CASES 42-DR-2022 AND 6-DR-2023, 2ND BY BOARD MEMBER CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

6. 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

BOARD MEMBER GUSHGARI MOVED TO CONTINUE CASE 37-DR-2021#2 TO THE MAY 4, 2023, DEVELOPMENT REVIEW BOARD HEARING, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSING.

NON-ACTION ITEMS

7. 1-DR-2023 (Scottsdale Gold Bullion and Coin)

Request for review and discussion by the Development Review Board of proposed building elevations for a new commercial building, which includes various uses like office, bar, retail, and studio space, totaling to approximately +/- 14,000 square feet, on a +/- 1-acre site located at 15465 N. Hayden Road, with Planned Airpark Core Development/Airpark Mixed Use (PCP/AMU) zoning.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Keith Zollman, (480) 246-9332

BOARD MEMBERS DISCUSSED THE PROPOSED PROJECT AND PROVIDED FEEDBACK TO THE APPLICANT. NO ACTION TAKEN BY THE BOARD.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:52 PM.