



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, November 3, 2022**

SUMMARIZED MEETING MINUTES

PRESENT: Solange Whitehead, Councilwoman / Chair
William Scarbrough Planning Commissioner
Doug Craig, Vice Chair / Design Member
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member
Ali Fakh, Development Member – attended electronically
Jeff Brand, Design Member – attended electronically

ABSENT: None

STAFF:	Brad Carr	Jeff Barnes
	Joe Padilla	Katie Posler
	Mark Kertis	Meredith Tessier
	Ryan Garofalo	Lorraine Castro

CALL TO ORDER

Councilwoman Whitehead 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.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to November 3, 2022 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 October 20, 2022 Development Review Board Meeting Minutes.

BOARD MEMBER JOYNER MOVED TO APPROVE THE OCTOBER 20, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SCARBROUGH, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 5-PP-2016 #14 (Storyrock Phase 3A Expansion)

Request for reapproval and expansion of the Preliminary Plat for Storyrock Phase 3A (previously approved under case 5-PP-2016#5) for an 81-lot residential subdivision with amended development standards on a +/- 100- acre site located at the northeast corner of the E. Pinnacle Peak Road alignment and N. 128th Street, with Planned Community District, Environmentally Sensitive Lands (R1-18 PCD ESL, R1-35 PCD ESL, and R1-43 PCD ESL) and Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-43 PRD ESL) zoning.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Zach Hill, 480-207-2666

4. 5-PP-2016 #15 (Rosewood 10)

Request for approval of a preliminary plat for a 10-lot residential subdivision with amended development standards on a +/- 9.02-acre site located at 13020 E. Ranch Gate Road, with Planned Community District, Environmentally Sensitive Lands (PCD ESL) zoning with comparable zoning of Single-family Residential (R1-35).

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Zach Hill, 480-207-2666

5. 45-DR-2021 (Minnezone Lofts)

Request for approval of a new 2-building, 3-story-tall, 9-unit condominium development, with approximately 22,354 square feet of building area, with a proposed amendment to reduce the required setback by 10 percent, on a +/- 0.29-acre site located at 7314 E. Minnezone Avenue, with Multiple-family Residential, Downtown Overlay (R-5 DO) zoning.

Staff Contact is Meredith Tessier, 480-312-4211

Applicant Contact is Daniel Istrate, (602) 875-6221

BOARD MEMBER GUSHGARI MOVED TO APPROVE CASES 5-PP-2016#14, 5-PP-2016#15, AND 45-DR-2021 ON THE CONSENT AGENDA WITH AN ADDITIONAL STIPULATION FOR CASES 5-PP-2016#4 AND 5-PP-2016#5 THAT CUTS AND FILLS NOT EXCEED MORE THAN TWO (2) FEET THAN THAT SHOWN IN THE CUTS AND FILLS EXHIBITS PRESENTED FOR EACH PROJECT, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SCARBROUGH, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

6. 8-ZN-2022 (94 Hundred Shea - The Village)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Sec. 5.5003., the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan for a zoning district map amendment from Commercial Office, Planned Community District (C-O PCD) and Highway Commercial, Planned Community District (C-3 PCD) zoning to Planned Unit Development (PUD) zoning for a proposed mixed-use development with 219 new multi-family dwelling units on a +/- 11-acre site located on the south side of E. Shea Boulevard, east of N. 92nd Street.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Andy Jochums, (480) 429-3063

BOARD MEMBER JOYNER MOVED TO FORWARD A RECOMMENDATION OF APPROVAL OF CASE 8-ZN-2022 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED IN FAVOR BY COMMISSIONER SCARBROUGH, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF FIVE (5) TO ONE (1), WITH COUNCILWOMAN WHITEHEAD DISSENTING AND BOARD MEMBER FAKIH RECUSING.

REQUEST TO SPEAK CARDS:

DANIELL THOMPSON

7. 12-ZN-2022 (Mercado Courtyards)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Sec. 5.5003., the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan for a zoning district map amendment from Highway Commercial, Planned Community District (C-3 PCD) and Commercial Office, Planned Community District (C-O PCD) zoning to Planned Unit Development, Planned Community Development District (PUD PCD) zoning for a proposed mixed-use development including 273 new multi-family dwelling units on a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Jennifer Hall, 480-505-3939

VICE CHAIR CRAIG MOVED TO FORWARD A RECOMMENDATION OF APPROVAL OF CASE 12-ZN-2022 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SCARBROUGH, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

REQUEST TO SPEAK CARDS:

BARB POGGI, CAMERON STEINER

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:24 PM.