

# SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## MEETING NOTICE AND **MARKED** AGENDA



### DEVELOPMENT REVIEW BOARD

Tammy Caputi, Vice Mayor/Chair  
George Ertel, Planning Commissioner  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member

Shakir Gushgari, Vice Chair  
Ali Fakih, Development Member  
Jeff Brand, Design Member

Thursday, December 16, 2021

*The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings at a reduced capacity. 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 virtually attend, participate telephonically, and 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 – 1:08pm**

**Roll Call – All members present**

### 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. Those wishing to speak are customarily given three minutes to speak. No official Development Review Board action can be taken on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting, or may submit to speak telephonically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.

Written comment is also being accepted for *non-agendized* items and should be submitted electronically [at the Development Review Board website](#) no later than 90 minutes before the meeting. Written comments will be emailed to the Development Review Board Members.

### Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the December 16, 2021 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the November 18, 2021 Development Review Board [Regular Meeting Minutes](#).  
**Motion by Board Member Brand to approve, 2<sup>nd</sup> by Board Member Joyner. Motion passed 7-0.**

**- AGENDA CONTINUED ON THE NEXT PAGE -**



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 one vote on all items on the 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 or may sign up to speak telephonically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.** 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. Approval of the [Development Review Board 2022 Calendar](#).
4. [1-PP-2021 \(McDowell Mountain Manor\)](#)  
Request for approval of a preliminary plat for a 32-lot residential subdivision, with Amended Development Standards for lot area, lot width and building setbacks, on a +/- 40-acre site located at 12651 E. Happy Valley Road, with Single-family Residential, Environmentally Sensitive Land (R1-43 ESL) zoning.  
Staff contact person is Jesus Murillo, 480-312-7849  
**Applicant contact person is David Gulino, 602-330-5252**
5. [6-PP-2015#2 \(Preserve Ranch\)](#)  
Request for approval of a preliminary plat, landscape plan, and preliminary grading plan, for a 17-lot residential subdivision, with amended development standards for reduced setbacks, on a 30-acre site located at the southeast corner of E. Oberlin Way and N. 128th Street, with Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.  
Staff contact person is Jesus Murillo, 480-312-7849  
**Applicant contact person is Keith Nichter, 602-313-7206**
6. [61-DR-2015#3 \(One Scottsdale Planning Unit III, Phase II, Shops B\)](#)  
Request for approval of a site plan, building elevations and a landscape plan for a new one-story restaurant and retail development with approximately 10,700 square feet of building area and 1,550 square feet of patio area, on a +/- 1.95-acre site located at 20001 N. Scottsdale Road, with Planned Community (P-C), Planned Regional Center (PRC) comparable zoning.  
Staff Contact person is Meredith Tessier, 480-312-4211  
**Applicant contact person is Kurt Jones, 602-452-2729**  
**Motion by Vice Chair Gushgari to approve Items #3, 5 and #6 of the Consent Agenda, 2<sup>nd</sup> by Board Member Craig. Motion passed 7-0.**  
**Motion by Board Member Craig to approve Item #4 of the Consent Agenda, 2<sup>nd</sup> by Board Member Brand. Motion passed 6-0, with Board Member Fakh recusing.**

**Adjournment – 1:16pm**