

# SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## \*AMENDED\* MEETING NOTICE AND **MARKED** AGENDA

REMOVED ITEM #7



Thursday, October 6, 2022

### DEVELOPMENT REVIEW BOARD

Solange Whitehead, Council Member/Chair  
Christian Serena, Planning Commissioner  
Shakir Gushgari, Design Member  
Michal Ann Joyner, Development Member

Doug Craig, Vice Chair  
Ali Fakh, Development Member  
Jeff Brand, Design Member

*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 – 1:02pm**

**Roll Call – Vice Chair Craig absent; Board Member Gushgari attending remotely**

### 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](#). Written comments submitted electronically 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 October 6, 2022 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the September 15, 2022 Development Review Board [Regular Meeting Minutes](#).  
**Motion by Commissioner Serena to approve, 2<sup>nd</sup> by Councilwoman Whitehead. 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.**

## REGULAR AGENDA

3. [38-DR-2021 \(Fiesta Bar & Restaurant\)](#)  
Request for approval of a new three-story restaurant/bar building, and the locations for proposed Public Art on a +/- 0.37-acre site located at 7343 E. Camelback Road, with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.  
Staff Contact is Greg Bloemberg, 480-312-4306  
**Applicant Contact is Jason Rieke, 602-903-4822**  
**Motion by Board Member Joyner to approve case 38-DR-2021 with additional stipulations, 2<sup>nd</sup> by Board Member Brand. Motion passed 5-0, with Board Member Fakhri recusing.**
  
4. [4-ZN-2022 \(Scottsdale & Gold Dust\)](#)  
Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003., the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan, as well as amended development standards to the building setback and stepback requirements, for a zoning district map amendment from Central Business (C-2) district to Planned Unit Development (PUD) district for a new mixed-use development with approximately 225 dwelling units and 11,000 square feet of non-residential floor area on a +/- 4.64-acre (gross) site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road).  
Staff Contact is Bryan Cluff, 480-312-2258  
**Applicant Contact is Michele Hammond, (480) 385-2753**  
**Motion by Board Member Brand to recommend approval to the Planning Commission and City Council regarding the proposed Development Plan for case 4-ZN-2022, with an additional recommendation regarding the sidewalk along E. Gold Dust Avenue, 2<sup>nd</sup> by Board Member Joyner. Motion passed 6-0.**
  
- Commissioner Serena left the meeting following action on Item #4**
  
5. [1-DR-2022 \(Bella Alba \(AKA Continental\)\)](#)  
Request for approval of a new mixed-use project consisting of 281 multi-family residential units, 10,125 square feet of commercial floor area and a 463-space parking garage on a +/- 5-acre site located at 1000 N. Scottsdale Road, with Planned Unit Development (PUD) zoning.  
Staff Contact is Greg Bloemberg, 480-312-4306  
**Applicant Contact is George Pasquel, 602-230-0600**  
**Motion by Board Member Brand to continue case 1-DR-2022 to a date to be determined, 2<sup>nd</sup> by Board Member Gushgari. Motion passed 5-0.**

6. [5-DR-2022 \(The Miller\)](#)

Request for approval of a new multi-family development consisting of 148 dwelling units in one six-story building and associated amenities, as well as approval of Public Art locations, on a +/- 1.2-acre site located at 7570 E. 6th Avenue, with Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning.

Staff Contact is Greg Bloemberg, 480-312-4306

**Applicant Contact is Rich Barber, 602-957-4530**

**Motion by Board Member Brand to approve case 5-DR-2022, 2nd by Councilwoman Whitehead.**

**Motion passed 5-0.**

**Adjournment – 3:49pm**