

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Tammy Caputi, 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

Thursday, October 20, 2022

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 (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 and Board Member Fakh 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](http://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 20, 2022 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the October 6, 2022 Development Review Board [Regular Meeting Minutes](#).
Motion by Board Member Brand to approve, 2nd by Councilwoman Caputi. Motion passed 5-0.



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. [5-PP-2022 \(Fiesta Ranch\)](#)

Request for approval of a Preliminary Plat for a 227-lot residential subdivision with amended development standards on a +/- 273-acre site located on the south side of E. Rio Verde Drive, east of 136th Street (13701 E. Rio Verde Drive), with Planned Community District, Environmentally Sensitive Lands (PCD ESL) zoning with comparable zoning of Single-family Residential (R1-43 and R1-18) and Open Space (OS).

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Alex Stedman, 480-994-0994

Motion by Commissioner Serena to approve case 5-PP-2022 on the Consent Agenda, 2nd by Board Member Joyner. Motion passed 5-0.

4. [48-DR-2007 #3 \(Troon Golf Villas\)](#)

Request for approval of a new 31-unit resort villas project on a +/- 2.6-acre site located at 10200 E. Dynamite Boulevard, with Resort/Townhouse Residential, Environmentally Sensitive Lands (Hillside District) (R-4R ESL (HD)) & Hillside Conservation Environmentally Sensitive Lands (HC ESL) zoning.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Maurita Harris, 480-477-1111

Case 5-PP-2022 moved to the Regular Agenda. Motion by Board Member Gushgari to approve case 48-DR-2007#3, 2nd by Commissioner Serena. Motion passed 4-1, with Board Member Joyner dissenting.

REGULAR AGENDA

5. [18-DR-2022 \(Sprouts at Papago Marketplace\)](#)

Request for approval of a new 23,453 square foot grocery store and associated three-level parking garage on a +/- 4-acre site located at 1490 N. Scottsdale Road, with Planned Community District, Planned Regional Center, Planned Shared Development (P-C PRC PSD) zoning.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is Seth Good (480) 949-6800

Motion by Councilwoman Caputi to approve case 18-DR-2022, 2nd by Board Member Joyner. Motion passed 4-0, with Board Member Brand recusing.

6. [6-ZN-2022 \(Scottsdale 3200 North\)](#)

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 (C-3) zoning to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning for a six-story mixed-use development consisting of 135 multi-family units and 4,000 square feet of “flex” office space on +/- 2.4-acre site located at 3202 N. Scottsdale Road.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is David Gulino, (602) 330-5252

Motion by Board Member Gushgari to forward a recommendation of approval to the Planning Commission for case 6-ZN-2022, 2nd by Board Member Brand. Motion passed 5-0.

Adjournment – 2:29pm