



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, October 6, 2022**

SUMMARIZED MEETING MINUTES

PRESENT: Solange Whitehead, Councilwoman / Chair
Christian Serena, Planning Commissioner
Shakir Gushgari, Design Member – attended remotely
Michal Ann Joyner, Development Member
Ali Fakh, Development Member
Jeff Brand, Design Member

ABSENT: Doug Craig, Vice Chair, Design Member

STAFF: Brad Carr
Joe Padilla
Mark Kertis
Ryan Garofalo
Greg Bloemberg
Bryan Cluff
Lorraine Castro

CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:02 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 October 6, 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 September 15, 2022 Development Review Board Meeting Minutes.
COMMISSIONER SERENA MOVED TO APPROVE THE SEPTEMBER 15, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

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
BOARD MEMBER JOYNER MOVED TO APPROVE CASE 38-DR-2021, INCLUDING PUBLIC ART LOCATIONS, WITH ADDITIONAL STIPULATIONS TO ADD A GLASS RAILING ALONG THE 2ND FLOOR PATIO AND FOR ADDITIONAL ARCHITECTURAL DETAILING AT THE PARAPET AT THE ELEVATOR SHAFT, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

WRITTEN COMMENTS CARD:
CHRIS CHARVEZ

REQUEST TO SPEAK CARDS:
SONNIE KIRTLEY, JUDE NAU, ALLEN HENDERSON

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
BOARD MEMBER BRAND MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO PLANNING COMMISSION AND CITY COUNCIL REGARDING THE DEVELOPMENT PLAN FOR CASE 4-ZN-2022, INCLUDING A RECOMMENDATION TO DETACH THE SIDEWALK ALONG E. GOLD DUST AVENUE, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

REQUEST TO SPEAK CARDS:

SHELLY HOLLAN, MONA NANDA, AJUM WEISSMAN

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

BOARD MEMBER BRAND MOVED TO CONTINUE CASE 1-DR-2022 TO A DATE TO BE DETERMINED WITH DIRECTION TO THE APPLICANT TO PROVIDE ADDITIONAL VARIATION IN THE BUILDING MASSING ALONG THE WEST AND EAST ELEVATIONS, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (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

BOARD MEMBER BRAND MOVED TO APPROVE CASE 5-DR-2022, INCLUDING PUBLIC ART LOCATIONS, 2ND BY BOARD MEMBER COUNCILWOMAN WHITEHEAD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:49 PM.