



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, May 4, 2023**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Betty Janik, Councilwoman / Chair  
William Scarbrough, Planning Commissioner  
Jeff Brand, Vice Chair, Design Member  
Shakir Gushgari, Design Member  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member  
Ali Fakhri, Development Member

**ABSENT:** None

**STAFF:** Brad Carr  
Joe Padilla  
Mark Kertis  
Bryan Cluff  
Meredith Tessier  
Karissa Rodorigo

**CALL TO ORDER**

Councilwoman Janik 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 May 4, 2023, Development Review Board agenda items, and other correspondence.

\* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: [http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## **MINUTES**

2. Approval of the April 20, 2023 Development Review Board Regular Meeting Minutes.  
**VICE CHAIR BRAND MOVED TO APPROVE THE APRIL 20, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## **CONSENT AGENDA**

3. 47-DR-2021 (Tropical Smoothie Cafe)  
Request for approval of a site plan, building elevations, and landscape plan for a new one-story restaurant with an associated drive-through, on a +/- 0.46-acre site with Highway Commercial, Planning Community District, C-4 PCD, zoning.  
Staff Contact is Meredith Tessier, 480-312-4211  
Applicant Contact is Julie Chambers, (479) 202-6122  
**BOARD MEMBER CRAIG MOVED TO APPROVE CASE 47-DR-2021, 2ND BY COMMISSIONER SCARBROUGH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## **REGULAR AGENDA**

4. 37-DR-2021#2 (Hazel & Azure – Camelback)  
Request for approval of hardscape and landscape plans for the canal bank improvements associated with the Hazel & Azure mixed-use development (37-DR-2021) for a property located adjacent to 4605 N. Scottsdale Road.  
Staff Contact is Bryan Cluff, 480-312-2258  
Applicant Contact is George Pasquel III, (602) 230-0600  
**VICE CHAIR BRAND MOVED TO APPROVE CASE 37-DR-2021#2 WITH AN ADDITIONAL STIPULATION THAT SCREEN WALLS AT THE GROUND LEVEL ONLY BE RETAINED ADJACENT TO AREAS WHERE RESIDENTIAL UNITS ARE ON THE GROUND FLOOR AND REMOVED AT AREAS OF COMMERCIAL SPACE, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSING.**
5. 50-DR-2022 (Optima McDowell Mountain Village)  
Request for approval of a new mixed-use development, comprised of 1,330 residential units and 36,000 square feet of commercial floor area, with underground parking on a 21.8-acre site.  
Staff Contact is Meredith Tessier, 480-312-4211  
Applicant Contact is Mark Riehle, (480) 874-9900  
**VICE CHAIR BRAND MOVED TO APPROVE CASE 50-DR-2022, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN JANIK, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER SCARBROUGH LEFT THE MEETING DURING THE DISCUSSION OF ITEM #5, BUT DID NOT VOTE ON ITEM #5.**

**NON-ACTION ITEMS**

6. White Paint Color Discussion

Discussion regarding the use of white paint colors in exterior building paint applications.  
Staff Contact is Brad Carr, 480-312-7713

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:44 PM.