



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, June 15, 2023**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Tammy Caputi, Councilwoman / Chair  
Joe Young, Planning Commissioner  
Shakir Gushgari, Design Member  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member  
Ali Fakhri, Development Member

**ABSENT:** Jeff Brand, Vice Chair, Design Member

**STAFF:** Brad Carr  
Joe Padilla  
Mark Kertis  
Karissa Rodorigo  
Bryan Cluff  
Greg Bloemberg  
Jeff Barnes

**CALL TO ORDER**

Councilwoman Caputi 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 ON NON-AGENDIZED ITEMS.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to June 15, 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 May 18, 2023 Development Review Board Regular Meeting Minutes.  
**BOARD MEMBER CRAIG MOVED TO APPROVE THE MAY 18, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0).**

## CONSENT AGENDA

3. 46-DR-2022 (Marshall Four)  
Request for approval of site plan, landscape plans, building elevations, and associated documents for a new four-story, mixed-use project, consisting of four residential units and 1,329 square feet of commercial floor area, on a +/- 4,500 square foot site located at 4251 N. Marshall Way, with Downtown, Retail Specialty, Type 1, Downtown Overlay (D/RS-1 DO) zoning.  
Staff Contact is Greg Bloemberg, 480-312-4306  
Applicant Contact is Mark Tomecak, (602) 619-7751  
**COUNCILWOMAN CAPUTI MOVED TO APPROVE CASE 46-DR-2022 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER JOYNER. MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0).**
4. 8-PP-2022 (Hozho at Lone Mountain)  
Request for approval of a Preliminary Plat for a 7-lot residential subdivision, with Amended Development Standards, on a +/- 38-acre site located at 8223, 8291, and 8335 E. Dixileta Drive, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning.  
Staff Contact is Jeff Barnes, 480-312-2376  
Applicant Contact is Laurie Castillo, (480) 562-4817  
**ITEM MOVED TO REGULAR AGENDA FOR PRESENTATION. BOARD MEMBER GUSHGARI MOVED TO APPROVE CASE 8-PP-2022, 2ND BY BOARD MEMBER CRAIG. MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0).**
5. 2-DR-2023 (Scottsdale & Gold Dust)  
Request for approval of the site plan, landscape plans, building elevations, and associated documents for a new three-story, mixed-use development, consisting of 215 dwelling units and approximately 11,370 square feet of non-residential floor area on a +/- 4.22-acre site located at 10050 N. Scottsdale Road, with Planned Unit Development (PUD) zoning.  
Staff Contact is Bryan Cluff, 480-312-2258  
Applicant Contact is Paul Tuchin, (602) 910-6527  
**BOARD MEMBER CRAIG MOVED TO APPROVE CASE 2-DR-2023 ON THE CONSENT AGENDA, 2ND BY COUNCILWOMAN CAPUTI. MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, BOARD MEMBERS GUSHGARI, CRAIG, AND JOYNER, WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**

**REGULAR AGENDA**

6. 17-ZN-2020 (Meridian Art Lofts)

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, Downtown Overlay (C-3 DO) zoning to Downtown/ Downtown Multiple Use Type-3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, for a proposed 16-unit residential development on a +/- 0.22-acre site located at 3600 N. Bishop Lane.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is Michele Hammond, (480) 385-2753

**COUNCILWOMAN CAPUTI MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE PLANNING COMMISSION FOR CASE 17-ZN-2020, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, BOARD MEMBERS GUSHGARI, CRAIG, AND JOYNER WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:49 PM.