



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, December 12, 2024**

SUMMARIZED MEETING MINUTES

PRESENT: Tammy Caputi, Councilwoman / Chair
Joe Young, Planning Commissioner
Jeff Brand, Vice Chair, Design member
David Mason, Development Member
Ed Peaser, Development Member
Donna Robinson, Design Member

ABSENT: Ali Fakh, Design Member

STAFF: Brad Carr
Shane Morrison
Caitlin Clark
Clayton Hults
Jack Kelly
Tim Conner
Bryan Cluff
Greg Bloemberg
Casey Steinke

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 FOR NON-AGENDIZED ITEMS.

* 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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to December 12, 2024 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the November 7, 2024 Development Review Board Meeting Minutes.
VICE CHAIR BRAND MOVED TO APPROVE THE NOVEMBER 7, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 15-DR-2018#2 (Winfield Hotel & Residences)
Request for reapproval of the site plan, landscape plan, and building elevations for a new nine-story-tall hotel development with 230 guest rooms, 24 residential condominiums, and a restaurant in approximately 154,000 square feet of building area on a +/- 1.2-acre site located at 4221 N. Scottsdale Road, with Downtown/Downtown Multiple Use, Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning.
Staff Contact is Bryan Cluff, 480-312-2258
Applicant Contact is Jim Applegate, 602-285-9200
ITEM MOVED TO THE REGULAR AGENDA. VICE CHAIR BRAND MOVED TO APPROVE CASE 15-DR-2018#2, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

SPOKEN PUBLIC COMMENT:
KAREN WATERS

WRITTEN PUBLIC COMMENT:
JOAN CAVIN-BELILOS

4. 5-DR-2024 (HTeaO Scottsdale)
Request for approval of a site plan, landscape plan, and building elevations for a new drive-through restaurant on a +/- 0.48-acre site located at 8010 E. McDowell Road, with Planned Neighborhood Center (PNC) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is Gabriel Montalvo, 210-479-8900
5. 4-DR-2024 (The Scott Resort Expansion)
Request for approval of design plans for a new 6,377 square foot expansion to allow for additional meeting space and a new rooftop garden terrace at an existing hotel on a +/- 8-acre site located at 4925 N. Scottsdale Road, with Multi-family Residential (R-5) zoning.
Staff Contact is Greg Bloemberg, 480-312-4306
Applicant Contact is Jordan Rose, 602-369-0810
COUNCILWOMAN CAPUTI MOVED TO APPROVE CASES 5-DR-2024 AND 4-DR-2024 ON THE CONSENT AGENDA, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

6. 46-DR-2022#2 (Marshall Living)

Request for approval of a site plan, landscape plan, and building elevations for an amendment to a previously approved application (46-DR-2022) for a new mixed-use development comprised of 12 dwelling units and 1,564 square feet of commercial floor area on a +/- 0.21-acre site located at 4247 & 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 Tomcak, 602-619-7751

COUNCILWOMAN CAPUTI MOVED TO APPROVE CASE 46-DR-2022#2, 2ND BY BOARD MEMBER MASON. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN CAPUTI, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FIVE (5) TO ZERO (1), WITH COMMISSIONER YOUNG DISSENTING.

SPOKEN PUBLIC COMMENT:

MIKE MARCH
JOSE RAMIREZ
MARK MOFFETT
DEWEY D. SCHADE
SANDY DAIZA
PATRICIA MORICI
JANET WILSON

WRITTEN PUBLIC COMMENT:

BARNEY GONZALES

7. 21-DR-2024 (Toll at Cavasson)

Request for approval of a site plan, landscape plans, and building elevations for a new multi-family townhome community consisting of 136 units on a +/- 11-acres site located at 7620 E. Cavasson Boulevard, with Planned Community District, Planned Airpark Core (P-C PCP) zoning.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is Colin Phipps, 602-680-9408

VICE CHAIR BRAND MOVED TO APPROVE CASE 21-DR-2024, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

8. 949-PA-2024 (Shade and Tree Design Guidelines)

Discussion and possible initiation of the Shade and Tree Design Guidelines.

Staff Contact is Tim Conner, 480-312-7833

COUNCILWOMAN CAPUTI MOVED TO INITIATE THE SHADE AND TREE DESIGN GUIDELINES, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS, MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:41 PM.