



Approved 2/20/25 - CC

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, January 9, 2025**

SUMMARIZED REGULAR MEETING MINUTES

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

ABSENT: None

STAFF: Brad Carr
Angela Calabresi
Caitlin Clark
Jason McWilliams
Bryan Cluff
Greg Bloemberg
Casey Steinke

CALL TO ORDER

Councilwoman Caputi 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 January 9, 2025 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

MINUTES

2. Approval of the December 12, 2024 Development Review Board Meeting Minutes.
BOARD MEMBER MASON MOVED TO APPROVE THE DECEMBER 12, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 2024 Development Review Board Annual Report
Development Review Board review and approval of the 2024 Development Review Board Annual Report.
4. 2-PP-2024 (Aria at Silverstone)
Request for approval of a preliminary plat, including private street tracts, easements, and community amenities, for a proposed townhome community consisting of 100 lots, on a +/- 13-acre parcel located at 22602 N. 74th Street, with Planned Community District, Multi-family Residential zoning (P-C R-5) zoning.
Staff Contact is Greg Bloemberg, 480-312-4306
Applicant Contact is Alex Stedman, 480-994-0994
VICE CHAIR BRAND MOVED TO APPROVE THE 2024 DEVELOPMENT REVIEW BOARD ANNUAL REPORT AND CASE 2-PP-2024 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. 16-DR-2024 (Papago Village)
Request for approval of a site plan, landscape plan, and building elevations for a new residential community comprised of ninety-four (94) 1-story dwelling units, a 2-story clubhouse with outdoor amenity features, and an existing building converted to a co-work community space all on +/- 9.4-acre site located at 6200 & 6300 E. Oak Street, with Service Residential (S-R) and Single-family Residential (R1-10) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is Chris Frettoloso, 602-793-8778
BOARD MEMBER FAKIH LEFT THE MEETING PRIOR TO THE VOTE ON THIS ITEM. VICE CHAIR BRAND MOVED TO APPROVE CASE 16-DR-2024 ON THE REGULAR AGENDA, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN CAPUTI, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FIVE (5) TO ONE (1), WITH COMMISSIONER YOUNG DISSENTING.

SPOKEN PUBLIC COMMENT:
JOHN DEAL
ED HADLEY
THOMAS O'LEARY
PAUL VELARIDES

WRITTEN PUBLIC COMMENT:
JOHN DEAL

6. 26-DR-2024 (HonorHealth Shea Parking Garage)

Request for approval of a site plan, landscape plan, and building elevations for a new 4-story parking garage comprised of approximately 472 parking spaces on a +/- 2.97-acre portion of the overall 17.2-acre HonorHealth Shea Campus site located at 9003 E Shea Boulevard, with Special Campus, Planned Community District (SC PCD) zoning.

Staff Contact is Bryan Cluff, 480-312-2258

Applicant Contact is Fatima Garcia, 480-388-7688

COMMISSIONER YOUNG MOVED TO APPROVE CASE 26-DR-2024 ON THE REGULAR AGENDA, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT COORDINATE WITH CITY STAFF ON THE CONFIGURATION OF ADA STALLS IN THE PARKING STRUCTURE, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

7. 2025 Election of Vice Chair

The five (5) Public Members of the Development Review Board will nominate and elect a Vice Chair.

BOARD MEMBER PEASER NOMINATED VICE CHAIR BRAND TO CONTINUE AS VICE CHAIR. VICE CHAIR BRAND REELECTED AS VICE CHAIR BY VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FOUR (4) TO ZERO (0), WITH COUNCILWOMAN CAPUTI AND COMMISSIONER YOUNG ABSTAINING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:16 PM.