



Approved 5/1/2025 - CC

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, April 17, 2025**

SUMMARIZED REGULAR MEETING MINUTES

PRESENT: Jan Dubauskas, Vice Mayor / Chair
George Ertel, Planning Commissioner – attended remotely
Jeff Brand, Vice Chair, Design Member
Ali Fakhri, Design Member
David Mason, Development Member
Ed Peaser, Development Member

ABSENT: Donna Robinson, Design Member

STAFF: Brad Carr Bryan Cluff
Joe Padilla Greg Bloemberg
Caitlin Clark Jason McWilliams

CALL TO ORDER

Vice Mayor Dubauskas called the meeting of the Development Review Board to order at 1:00 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 April 17, 2025 Development Review Board agenda items, and other correspondence.

MINUTES

* 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

2. Approval of the March 20, 2025 Development Review Board Meeting Minutes.

VICE CHAIR BRAND MOVED TO APPROVE THE MARCH 20, 2025 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DUBAUSKAS, COMMISSIONER ERTEL, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, AND PEASER WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

3. 12-DR-2024 (The Bishop)

Request by owner for approval of the site plan, landscape plan, and building elevations for a new 3-story mixed-use development proposal comprised of 17 dwelling units and 6,500 square feet of commercial floor area on a +/-1.13-acre site located at the southwest corner of N Bishop Lane and E 2nd Street with Highway Commercial, Downtown Overlay (C-3 DO) zoning.

Staff Contact is Bryan Cluff, 480-312-2258

Applicant Contact is Rob Banach, 855-373-9388

VICE CHAIR BRAND MOVED TO APPROVE CASE 12-DR-2024, WITH ADDITIONAL STIPULATIONS THAT THE APPLICANT WORK WITH CITY STAFF TO PROVIDE APPROPRIATE ARTICULATION OF THE SOUTH BUILDING WALL, AND TO PROVIDE A MAINTENANCE PROGRAM FOR LANDSCAPE PLANTERS ON THE EXTERIOR OF THE BUILDING, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DUBAUSKAS, COMMISSIONER ERTEL, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, AND PEASER WITH A VOTE OF SIX (6) TO ZERO (0).

4. 35-DR-2024 (BB Living at Cavasson)

Request by owner for approval of design plans for a new 191-unit townhome community on a +/-18-acre site, with Planned Community District, Planned Airpark Core (P-C PCP) zoning, located at 7701 E. Legacy Blvd.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is Greg Brown, 480-398-3826

VICE CHAIR BRAND MOVED TO APPROVE CASE 35-DR-2024, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT WORK WITH STAFF TO ENSURE THERE ARE SIMILAR DEPTHS IN THE FAÇADE ACROSS THE DIFFERENT BUILDING STYLES 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED IN FAVOR BY COMMISSIONER ERTEL, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, AND PEASER WITH A VOTE OF FIVE (5) TO ONE (1), WITH VICE MAYOR DUBAUSKAS DISSENTING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:57 PM.