



Approved 6/5/2025 (CC)

**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, May 15<sup>th</sup>, 2025**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Kathy Littlefield, Councilwoman/Chair  
George Ertel, Planning Commissioner  
Jeff Brand, Vice Chair  
David Mason, Development Member  
Ed Peaser, Development Member  
Donna Robinson, Design Member

**ABSENT:** Ali Fakih, Design Member

**STAFF:** Brad Carr  
Angela Calabresi  
Caitlin Clark  
Clayton Hulst  
Greg Bloemberg  
Jeff Barnes  
Casey Steinke

**CALL TO ORDER**

Councilwoman Littlefield 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 May 15<sup>th</sup>, 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](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

2. Approval of the May 1<sup>st</sup>, 2025 Development Review Board Meeting Minutes.  
**VICE CHAIR BRAND MOVED TO APPROVE THE MAY 1, 2025 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER MASON. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER ERTEL, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).**

### **CONTINUANCE AGENDA**

3. 37-DR-2024 (4242 N. Scottsdale Rd.)  
Request by owner for a continuance of development application 37-DR-2024 to the June 5, 2025 Development Review Board meeting.  
Staff Contact is Greg Bloemberg, 480-312-4306  
Applicant Contact is Ryan Jocque, 310-213-4971  
**VICE CHAIR BRAND MOVED TO CONTINUE TO CASE 37-DR-2024 TO THE JUNE 5, 2025 DEVELOPMENT REVIEW BOARD MEETING, 2ND BY COMMISSIONER ERTEL. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER ERTEL, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).**

### **CONSENT AGENDA**

4. 2-DR-2025 (Cosanti Commons)  
Request by for approval of a site plan, landscape plan, and building elevations for a new 189-unit multi-family residential building as a part of a larger mixed-use development on a +/-8.6 acre site located at 7000 E. Shea Boulevard, with Planned Unit Development, Planned Shared District (PUD PSD) zoning.  
Staff Contact is Casey Steinke, 480-312-2611  
Applicant Contact is Teresa Forsberg, 612-524-4225  
**VICE CHAIR BRAND MOVED TO APPROVE CASE 2-DR-2025 ON THE CONSENT AGENDA, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT WORK WITH STAFF ON THE BUILDING COLORS AND ROOF PROFILE DETAILS, 2ND BY COUNCILWOMAN LITTLEFIELD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER ERTEL, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).**

### **REGULAR AGENDA**

5. 12-PP-1995#2 (Desert Summit Lot 34 - Building Envelope)  
Request for approval to modify the previously approved building envelope for Lot 34 of Desert Summit, as established through 12-PP-1995, for a +/- 2.0-acre property located at 27241 N 112th Place, with Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.  
Staff Contact is Jeff Barnes, 480-312-2376  
Applicant Contact is Johnny Angelone, 480-620-6066  
**VICE CHAIR BRAND MOVED TO CONTINUE CASE 12-PP-1995#2 TO A DATE TO BE DETERMINED WITH DIRECTION TO THE APPLICANT TO WORK WITH STAFF TO SEEK AN ALTERNATIVE BUILDING ENVELOPE LOCATION AND/OR CONFIGURATION THAT ALIGNS WITH THE PRIOR STIPULATIONS FOR THE SUBDIVISION, 2ND BY COUNCILWOMAN LITTLEFIELD. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN LITTLEFIELD, VICE CHAIR BRAND, BOARD MEMBERS PEASER AND ROBINSON WITH A VOTE OF FOUR (4) TO TWO (0), WITH COMMISSIONER ERTEL AND BOARD MEMBER MASON DISSENTING.**

**SPOKEN PUBLIC COMMENT:**  
**THOMAS WEINHOLD**  
**MARK FISCHER**  
**KELLIE CLARK**  
**DANIEL PROKO**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:39 PM.