



Approved 7/17/25 (CC)

**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, July 10<sup>th</sup>, 2025**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Barney Gonzales, Planning Commissioner  
Jeff Brand, Vice Chair / Design Member  
David Mason, Development Member – attended remotely  
Ed Peaser, Development Member  
Donna Robinson, Design Member

**ABSENT:** Barry Graham, Councilman / Chair  
Ali Fakh, Design Member

**STAFF:** Brad Carr  
Angela Calabresi  
Caitlin Clark  
Jack Kelly  
Greg Bloemberg  
Jeff Barnes  
Meredith Tessier  
Chris Zimmer

**CALL TO ORDER**

Vice Chair Brand 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 July 10<sup>th</sup>, 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](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## MINUTES

2. Approval of the June 12<sup>th</sup>, 2025 Development Review Board Meeting Minutes.  
**BOARD MEMBER PEASER MOVED TO APPROVE THE JUNE 12<sup>TH</sup>, 2025 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER ROBINSON. THE MOTION PASSED UNANIMOUSLY IN FAVOR B, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FOUR (4) TO ZERO (0), WITH COMMISSIONER GONZALES ABSTAINING.**

## CONSENT AGENDA

3. 25-DR-2021#2 (The Goldwater)  
Request for reapproval of the site plan, landscape plan, and building elevations for a mixed-use development with 40 dwelling units and +/- 7,389 square feet of commercial area, including the proposed location of public art, for a +/- 1.19-acre site located at 7000 E. 4<sup>th</sup> Street, with Downtown/Downtown Multiple Use, Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning.  
Staff Contact is Meredith Tessier, 480-312-4211  
Applicant contact is Karin Santiago, 480-262-3003  
**ITEM MOVED TO THE REGULAR AGENDA. BOARD MEMBER ROBINSON MOVED TO APPROVE CASE 25-DR-2021#2, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FIVE (5) TO ZERO (0).**
4. 34-DR-2024 (Cavasson North Retail and MOB)  
Request for approval of the site plan, landscape plan, and building elevations for a new +/- 12,800 square foot one-story retail and restaurant building and a new +/- 37,000 square foot two-story medical office building on a +/- 6.58-acre site located at the northwest corner of E. Cavasson Boulevard and N. Hayden Road, with Planned Community District, Planned Airpark Core (P-C PCP) zoning.  
Staff Contact is Meredith Tessier, 480-312-4211  
Applicant Contact is Kenneth O. Miller, Jr., 602-361-1106
5. 38-DR-2024 (Cavasson Office Building C)  
Request for approval of the site plan, landscape plan, and building elevations for a new six-story office building of approximately 178,000 square feet on a +/- 1.8-acre site located at 18655 N. Claret Drive, with Planned Community District, Planned Airpark Core (P-C PCP) zoning.  
Staff Contact is Greg Bloemberg, 480-312-4306  
Applicant Contact is Kenneth O. Miller, Jr., 602-361-1106  
**BOARD MEMBER PEASER MOVED TO APPROVE CASES 34-DR-2024 AND 38-DR-2024 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER ROBINSON. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FIVE (5) TO ZERO (0).**

## REGULAR AGENDA

6. 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

**COMMISSIONER GONZALES MOVED TO DENY CASE 2ND BY BOARD MEMBER ROBINSON, MOTION FAILED THREE (3) TO TWO (2).**

**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 STUDY BUILDING HEIGHT, BUILDING ENVELOPES OF SURROUNDING LOTS WITHIN THE SUBDIVISION, AND VERTICAL CUT AND FILL DISTURBANCES, 2ND BY COMMISSIONER GONZALES. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FIVE (5) TO ZERO (0).**

**SPOKEN PUBLIC COMMENT**  
**DAVID CLARK**

**WRITTEN PUBLIC COMMENT**  
**DAVID CLARK**  
**DANIEL A. PROKO**  
**THOMAS WEINHOLD**

7. 61-DR-2015#7 (One Scottsdale PU III, Torch Club)  
Request for approval of a site plan, landscape plan and building elevations for a +/-15,400 square foot, 3-story cigar bar and lounge club on a +/- 1.51-acre site located at 20159 N. Scottsdale Road, with Planned Regional Center, Planned Community District (PRC PCD) zoning.  
Staff Contact is Chris Zimmer, 480-312-2347  
Applicant Contact is Alejandro Sandoval, 602-368-9375

**VICE CHAIR BRAND MOVED TO APPROVE CASE 61-DR-2015#7, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT INCREASE THE SIZE OF TREES PROVIDED AT THE SITE TO 36-INCH BOX SIZE, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FIVE (5) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:12 PM.



# REQUEST TO SPEAK

6

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.  
Public testimony is limited to three (3) minutes per speaker.  
Additional time **MAY** be granted to speakers representing two or more persons.  
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) David Clark MEETING DATE 7-10-25

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 27189 N. 112<sup>th</sup> PL ZIP \_\_\_\_\_

HOME PHONE 909-303-0777 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) dclark@atacure.com

I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING 12 PP. 1995

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



# WRITTEN COMMENTS

6

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) DAVID CLACK MEETING DATE 7-10-25

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 27189 N. 112<sup>th</sup> PL. ZIP \_\_\_\_\_

HOME PHONE 909-303-0777 WORK PHONE 909-941-0300

E-MAIL ADDRESS(optional) dclack@a-tacinc.com

AGENDA ITEM # 12-PD-1995 #2  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) PLEASE CONFIRM OUR  
- REPORT IS IN THE RECORD  
- IT IS CLEAR A DECISION WAS MADE CAN WE GET AN  
ELEVATION OF THE HOUSE OR MAX CONFIRMED.



# WRITTEN COMMENTS

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NAME (print) PROKO, DANIEL A MEETING DATE 10 JUN 25

NAME OF GROUP/ORGANIZATION (if applicable) SELF

ADDRESS 11334 E, PINON DE SCOTTSDALE, AZ ZIP 85262

HOME PHONE (703) 201 6036 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) danny.proko@outlook.com

AGENDA ITEM # 12-3P-1995#2  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

It's unfortunate the hydrodynamic engineering survey  
was not included in the body of evidence that challenged  
the necessity of the more higher than the original building  
envelope. We are in lot 69. (over)

This card constitutes a public record under Arizona law.

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Ensure top of dwelling doesn't appear above the  
hill's ~~at~~ sightline and single story dwellings

**REQUEST TO SPEAK:** Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



# WRITTEN COMMENTS

6

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NAME (print) THOMAS WEINHOLD MEETING DATE 2025-07-10

NAME OF GROUP/ORGANIZATION (if applicable) SELF

ADDRESS 26738 N 114<sup>th</sup> WAY ZIP 85202

HOME PHONE cell 6024691775 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

AGENDA ITEM # 12-PF-1995#2  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) The new proposed building envelope is an improvement but I think it could still come down the hill a bit, which would reduce cut & fill, possible lower height retaining walls and still not encroach the ponding area

This card constitutes a public record under Arizona law. ponding area