



Approved 9/11/2025 (CC)

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, August 21st, 2025**

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Barry Graham, Councilman/ Chair
William Scarbrough, Planning Commissioner
Ali Fakhri, Design Member
Ed Peaser, Development Member

ABSENT: Jeff Brand, Vice Chair / Design Member
David Mason, Development Member
Donna Robinson, Design Member

STAFF: Brad Carr
Angela Calabresi
Caitlin Clark
Jack Kelly
Hasan Mushtaq
Jeff Barnes
Meredith Tessier
Brontë Ibsen

CALL TO ORDER

Councilman Graham called the meeting of the Development Review Board to order at 1:03 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 August 21st, 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 August 7th, 2025 Development Review Board Meeting Minutes.
BOARD MEMBER PEASER MOVED TO APPROVE THE AUGUST 7TH, 2025 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY COMMISSIONER SCARBROUGH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN GRAHAM, COMMISSIONER SCARBROUGH, BOARD MEMBERS FAKIH AND PEASER WITH A VOTE OF FOUR (4) TO ZERO (0).

CONSENT AGENDA

3. 10-DR-2024 (Yam Hangars at SDL)
Request by owner for approval of the site plan, landscape plan, and building elevations for four (4) new aircraft hangar buildings, and associated office space, totaling 145,000 square feet of overall building area on a property located at 14930 N. 78th Way and APN 215-56-247B, with Industrial Park (I-1) zoning.
Staff Contact is Meredith Tessier, 480-312-4211
Applicant contact is David Gulino, 602-330-5252
BOARD MEMBER FAKIH RECUSED HIMSELF ON THIS ITEM. ITEM CONTINUED TO THE SEPTEMBER 11, 2025 DEVELOPMENT REVIEW BOARD HEARING DUE TO LACK OF QUORUM.
4. 30-DR-2024 (7Brew Coffee)
Request for approval of the site plan, landscape plan, and building elevations for a new, 530 square foot drive-thru coffee shop located on a +/-0.26-acre portion of an existing +/-16.7-acre commercial shopping center site at 7204 E. Shea Boulevard, with Highway Commercial (C-3) zoning.
Staff Contact is Brontë Ibsen, 480-312-7321
Applicant Contact is Jenny Sanders, 913-308-1280
BOARD MEMBER PEASER MOVED TO APPROVE CASE 30-DR-2024 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER FAKIH. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN GRAHAM, COMMISSIONER SCARBROUGH, BOARD MEMBERS FAKIH AND PEASER WITH A VOTE OF FOUR (4) 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
BOARD MEMBER FAKIH MOVED TO APPROVE CASE 12-PP-1995#2 ON THE REGULAR AGENDA, WITH AN ADDITIONAL STIPULATION THAT ANY AREA OF THE BUILDING ENVELOPE CANNOT BE IMPROVED AS IF, OR BY CUT AND FILL, SO THAT ANY IMPROVEMENT HAS A HIGHEST LOWEST FINISHED FLOOR ELEVATION THAT EXCEEDS 2683, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN GRAHAM, COMMISSIONER SCARBROUGH, BOARD MEMBERS FAKIH AND PEASER WITH A VOTE OF FOUR (4) TO ZERO (0).

SPOKEN PUBLIC COMMENT

MARK FISCHER

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:24 PM.



REQUEST TO SPEAK

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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) FISCHER, MARK MEETING DATE 21 Aug 25

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 27293 N. 112 PL SCOTTSDALE AZ ZIP 85262

HOME PHONE (303) 731 4950 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 5 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*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.