



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, October 20, 2022**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Tammy Caputi, Councilwoman / Chair  
Christian Serena Planning Commissioner  
Shakir Gushgari, Design Member  
Michal Ann Joyner, Development Member  
Jeff Brand, Design Member

**ABSENT:** Doug Craig, Vice Chair / Design Member  
Ali Fakhri, Development Member

**STAFF:** Brad Carr  
Joe Padilla  
Mark Kertis  
Jeff Barnes  
Greg Bloemberg  
Caitlyn Gulsvig

**CALL TO ORDER**

Councilwoman Caputi called the meeting of the Development Review Board to order at 1:02 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 October 20, 2022 Development Review Board agenda items, and other correspondence.

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video 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 October 6, 2022 Development Review Board Meeting Minutes.  
**BOARD MEMBER BRAND MOVED TO APPROVE THE OCTOBER 6, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).**

## CONSENT AGENDA

3. 5-PP-2022 (Fiesta Ranch)  
Request for approval of a Preliminary Plat for a 227-lot residential subdivision with amended development standards on a +/- 273-acre site located on the south side of E. Rio Verde Drive, east of 136<sup>th</sup> Street (13701 E. Rio Verde Drive), with Planned Community District, Environmentally Sensitive Lands (PCD ESL) zoning with comparable zoning of Single-family Residential (R1-43 and R1-18) and Open Space (OS).  
Staff Contact is Jeff Barnes, 480-312-2376  
Applicant Contact is Alex Stedman, 480-994-0994  
**COMMISSIONER SERENA MOVED TO APPROVE CASE 5-PP-2022, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).**
4. 48-DR-2007#3 (Troon Golf Villas)  
Request for approval of a new 31-unit resort villas project on a +/- 2.6-acre site located at 10200 E. Dynamite Boulevard, with Resort/Townhouse Residential, Environmentally Sensitive Lands (Hillside District) (R-4R ESL (HD)) & Hillside Conservation Environmentally Sensitive Lands (HC ESL) zoning.  
Staff Contact is Jeff Barnes, 480-312-2376  
Applicant Contact is Maurita Harris, 480-477-1111  
**CASE MOVED TO THE REGULAR AGENDA. BOARD MEMBER GUSHGARI MOVED TO APPROVE CASE 48-DR-2007#3, 2ND BY COMMISSIONER SERENA. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI AND BRAND WITH A VOTE OF FOUR (4) TO ONE (1), WITH BOARD MEMBER JOYNER DISSENTING.**

## PUBLIC COMMENT CARD: RUDY FISCHER

## REGULAR AGENDA

5. 18-DR-2022 (Sprouts at Papago Marketplace)  
Request for approval of a new 23,453 square foot grocery store and associated three-level parking garage on a +/- 4-acre site located at 1490 N. Scottsdale Road, with Planned Community District, Planned Regional Center, Planned Shared Development (P-C PRC PSD) zoning.  
Staff Contact is Greg Bloemberg, 480-312-4306  
Applicant Contact is Seth Good (480) 949-6800

**COUNCILWOMAN CAPUTI MOVED TO APPROVE CASE 18-DR-2022, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI AND JOYNER WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER BRAND RECUSING.**

6. 6-ZN-2022 (Scottsdale 3200 North)

Pursuant to the requirements of the Planned Block Development (PBD) overlay district, Zoning Ordinance Section 6.1304.A., the applicant is requesting a review by the Development Review Board, and subsequent recommendation to the Planning Commission, regarding the proposed Development Plan, including proposed development standards, related to a zoning district map amendment from Highway Commercial (C-3) zoning to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning for a six-story mixed-use development consisting of 135 multi-family units and 4,000 square feet of "flex" office space on +/- 2.4-acre site located at 3202 N. Scottsdale Road.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is David Gulino, (602) 330-5252

**BOARD MEMBER GUSHGARI MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE PLANNING COMMISSION FOR CASE 6-ZN-2022, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).**

**PUBLIC COMMENT CARD:**  
**DARRELL BLOMBERG**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:29 PM.