



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, DECEMBER 13, 2023

***SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
Diana Kaminski, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
William Scarbrough, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Bryan Cluff
Greg Bloemberg
Becca Cox
Jason McWilliams
Lorraine Castro

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the November 8, 2023 [Regular Meeting Minutes](#).

Commissioner Kaminski moved to approve the November 8, 2023 Regular Meeting Minutes, Second by Vice Chair Young, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales,

Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena, and Commissioner Scarbrough.

CONTINUANCES

2. [11-ZN-2022 \(Quail Crest Estates\)](#)
APPLICANT REQUEST TO CONTINUE TO JANUARY 10 2024
Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-70 PRD ESL) zoning and approval of a Development Plan with Amended Development Standards for lot area, lot width, and setbacks for a 12-lot subdivision on a +/- 20.00-acre site located at the southeast corner of E. Pinnacle Vista Drive and N. 132nd Street. (APN is 216-77-022B) Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Keith Nichter, (602) 313-7206.**

3. [5-GP-2021#2 \(Old Town Character Area Plan Amendment - Phase 2\)](#)
APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED
Request by City of Scottsdale for a minor amendment to the City of Scottsdale General Plan 2035, by amending and updating the Old Town Scottsdale Character Area Plan. Staff contact person is Adam Yaron, 480-312-2761. **Applicant contact person is Adam Yaron, 480-312-2761.**

4. [1-TA-2021 \(Downtown, Downtown Overlay and PBD Districts Text Amendment\)](#)
APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED
Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Sections 5.3000. (Downtown), Section 6.1200. (Downtown Overlay), Section 6.1300. (Planned Block Development Overlay District), Section 7.1200 (Special Public Improvements) and other applicable sections of the Zoning Ordinance, to update specific names, district size requirements, sub-districts, use regulations, development types, Development Plan requirements, property development standards, bonus provisions, and/or bonus development standards. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Brad Carr, AICP, 480-312-7713.**

Items No. 2-4; Commissioner Scarbrough made a motion to continue case 11-ZN-2022 to January 10th, 2024, and continue cases 5-GP-2021#2 and 1-TA-2021 to a date to be determined. Seconded by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena, and Commissioner Scarbrough.

CONSENT AGENDA

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

5. Approval of the [2024 Planning Commission Regular Meeting Calendar](#).
6. [4-AB-2018#2 \(Sereno Canyon\)](#)
Request by owner to abandon the eastern 25-foot half-street fee-simple right-of-way located along N. 122nd Street, adjacent to parcels 217-01-512 and 217-01-513, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, in the general vicinity of the southeast corner of the E. Mariposa Grande Drive alignment and N. 122nd Street intersection, totaling approximately 12,682 square-feet of right-of-way. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Jorge Garre, 480-596-1131.**
7. [8-AB-2022 \(Preserve IV Abandonment\)](#)
Request by applicant to abandon the portions of the N. 120th Street alignment, N. 122nd Street alignment, E. Mariposa Grande Drive alignment, and E. Pinnacle Peak Road alignment adjacent to parcel no. 217-01-013, located at the northwest corner of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, totaling approximately 179,742 square-feet of right-of-way. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, (602) 313-7206.**
8. [10-AB-2022 \(Troon Highlands Estates Abandonment\)](#)
Request by applicant to abandon the portions of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment adjacent to parcel numbers 217-09-020C, 217-09-020B, and 217-08-059, located at the southwest corner of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, totaling approximately 116,747 square-feet of right-of-way. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, (602) 313-7206.**
9. [5-AB-2023 \(Ritter Abandonment\)](#)
Request by owner to abandon 8 feet of Right-Of-Way on E. Oak Street, adjacent to parcel 131-20-091 with Single-family Residential (R1-7) zoning designation, located at 2259 N. 74th Way. Owner to dedicate property interests to the City. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Herb Ritter, (925) 997-5939.**
10. [8-UP-2023 \(Pinnacle Brewing Company\)](#)
Request by owner for a Conditional Use Permit for a Bar use (Pinnacle Brewing Company) in a +/- 4,333 square foot suite with +/- 1,636 square feet of outdoor patio space, located at 15111 N. Hayden Road, Suite 100 with Highway Commercial(C-3) zoning. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Leslie Chatburn, (602) 234-8787.**

Items No. 5-10; Vice Chair Young made a motion to approve the 2024 Planning Commission Regular Meeting Calendar and make a recommendation to City

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Council for cases 4-AB-2018#2, 8-AB-2022, 10-AB-2022, 5-AB-2023 based upon the finding that the proposed abandonments are consistent and conform with the adopted General Plan and make a recommendation for 8-UP-2023 with updated staff recommended stipulations based upon the findings that the Conditional Use Permit criteria have been met. Seconded by Vice Chair Young, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena, and Commissioner Scarbrough.

Adjournment – 5:08 PM