

Wednesday, August 11, 2021

# SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AGENDA



## PLANNING COMMISSION

Renee Higgs, Chair  
Joe Young, Vice Chair  
Christian Serena  
Barney Gonzales

William Scarbrough  
Barry Graham  
George Ertel

Wednesday, August 11, 2021

*The City Hall Kiva Forum (Kiva) is open to the public during Planning Commission meetings at a reduced capacity. Seating in the Kiva will be available on a first come, first served basis. Planning Commission meetings are also televised on Cox Cable Channel 11 and streamed online at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) (search "live stream") to allow the public to virtually attend, participate telephonically, and listen/view the meeting in progress.*

## 5:00 P.M. **MARKED** PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order **5:00 PM**

Roll Call - **Chair Higgs Absent**

## Public Comment

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Planning Commission's jurisdiction and is limited to a total of 15 minutes. Those wishing to speak are customarily given three minutes to speak. No official Planning Commission action can be taken on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the meeting or may submit to speak telephonically [here](#) no later than 90 minutes prior to the meeting.

## Administrative Report and possible discussion – Tim Curtis

## Minutes

1. Approval of the June 23, 2021 [Regular Meeting Minutes](#).

**Item No. 1 Approved 6-0; Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Commissioner Graham.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

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## ACTION ITEMS

**How the Action Agenda Works:** The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in speaking on any agenda item may submit a blue "Request to Speak" card in person prior to the beginning of public testimony or may sign up to speak telephonically [here](#) no later than 90 minutes prior to the meeting. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). Persons interested in submitting a written comment on any item may submit a yellow "Written Comments" card in person prior to the beginning of public testimony or may submit digitally [here](#) no later than 90 minutes prior to the meeting.

## CONSENT AGENDA

2. [7-UP-2021 \(4Group Building Heliport\)](#)

Request by applicant for approval of a Conditional Use Permit for a new heliport on a +/- 0.8-acre site with Industrial Park (I-1) zoning located at 16115 N. 81st Street. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is John S. Szafran, (480) 941-4222.**

**Item No. 2; Moved to Regular Agenda, recommended City Council approve case 7-UP-2021 by a vote of 6-0 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Graham, 2<sup>nd</sup> by Commissioner Ertel.**

## REGULAR AGENDA

3. [5-GP-2020 \(Hawkins - CSOK\)](#)

Request by property owner for a non-major General Plan amendment from Office to Commercial land use designation on the northern +/- 1.97 acres of an approximately +/- 3.53 gross acre site, for a retail and office development located at the southwest corner of N. 114th Street and E. Shea Boulevard. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

4. [8-ZN-2020 \(Hawkins - CSOK\)](#)

Request by property owner for a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, and from Single-family Residential Planned Residential Development (R1-18 PRD) to Service Residential (S-R) on +/- 0.67 acres, and from Commercial Office (C-O) to Service Residential (S-R) on +/- 0.89 acres, and amending the development plan for the existing PRD to adjust lot size and setback requirements on +/- 1.48 acres, all representing portions of an overall +/- 5.01 gross acre site, located at the southwest corner of N. 114th Street and E. Shea Boulevard. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

**Items No. 3&4; Recommended City Council approve cases 5-GP-2020 and 8-ZN-2020 by a**



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REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

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**vote of 6-0 per the staff recommended stipulations minus stipulations 15.a.2 and 15.b.3, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Commissioner Serena.**

5. [9-UP-2021 \(WestWorld Sport Fields MUMSP\)](#)

Request by the City of Scottsdale for approval of a Municipal Use Master Site Plan for a 29-acre new multi-use sports field with field lighting located at the east side of Westworld, 15514 & 15522 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road, 15939 N. 98th Street, and Parcel APN 217-14-038B, zoned Single-family Residential, Environmentally Sensitive Lands (R1-35, ESL) and Western Theme Park District (WP). Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Joe Phillips, (480) 861-4823.**

**Item No. 5; Recommended City Council approve case 9-UP-2021 by a vote of 6-0 per the staff recommended stipulations, with the additional requirement that the applicant continue to work with the adjacent property owners for a drainage solution, based upon the finding that the Municipal Use Master Site Plan criteria have been met. Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Commissioner Graham.**

**Adjournment - 6:43 PM**



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