

SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND **MARKED** AGENDA



PLANNING COMMISSION

Renee Higgs, Chair
Joe Young, Vice Chair
George Ertel
William Scarbrough

Barney Gonzales
Christian Serena
Diana Kaminski

Wednesday, February 14, 2024

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:01 PM

Roll Call – All present

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. No official Planning Commission action can be taken on these items. **Speakers may submit a comment card to address the Planning Commission and are limited to three minutes.**

Administrative Report – Tim Curtis

Minutes

1. Approval of the January 24, 2024 [Regular Meeting Minutes](#).

Vice Chair Young made a motion to approve the January 24, 2024 Regular Meeting Minutes. Second by Commissioner Scarbrough. The motion carried unanimously by a vote of seven (7) to zero (0).

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 commenting on any item may complete a Comment Card for each item and submit it to Staff. 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). **Comment cards must be submitted before public testimony has begun on any item.**

CONTINUANCES



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).

2. [3-GP-2023 \(Axon\)](#)**APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED**

Request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 Future Land Use Map to change the land use designation from Employment to Mixed-Use Neighborhoods, and a minor General Plan amendment to the Greater Airpark Character Area Plan 2010 Future Land Use Map to change the land use designation from Employment (EMP) to Airpark Mixed-Use – Residential (AMU-R) on a +/- 44.70 gross (+/-36.32 net) acre portion of a +/- 69.71 gross acre site, located at 8300 E. Axon Way near Hayden & Loop 101 Freeway. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Charles Huellmantel, 480-921-2800.**

3. [13-ZN-2020#2 \(Axon\)](#)**APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED**

Request by owner for a zoning district map amendment from Planned Community District with P-C comparable Industrial Park (P-C I-1) zoning to Planned Community District with P-C comparable Planned Airpark Core, Airpark Mixed-Use - Residential (P-C PCP AMU-R) zoning to accommodate an amendment to the original development plan (13-ZN-2020) to allow for 1,975 multi-family residential units, a hotel, and +/- 47,000 square feet of commercial floor area in six buildings, varying in height from three to five stories (up to 67 feet), on a +/- 44.70 gross (+/-36.32 net) acre portion of a +/- 69.71 gross acre site, located at 8300 E Axon way near Hayden & Loop 101 Freeway. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Charles Huellmantel, 480-921-2800.**

Items No. 2 & 3; Commissioner Gonzales made a motion to continue cases 3-GP-2023 and 13-ZN-2020#2 to a date to be determined. Second by Commissioner Ertel. The motion carried by a vote of five (5) to two (2) with Commissioner Kaminski and Commissioner Serena dissenting.

CONSENT AGENDA

4. [9-AB-2023 \(Storyrock Phase 3 Abandonment\)](#)

Request by applicant for approval to abandon a 20 foot Roadway and Utility Easement along the northern boundary, 40 foot Roadway and Utility Easement along the eastern boundary, and 55 foot Roadway and Utility Easement along the southern boundary, on two parcels with Planned Community District Environmentally Sensitive Lands (PCD ESL) zoning, located northeast of the East Pinnacle Peak Road and North 130th Street alignment with the APNs of 217-01-005N and 217-01-005M. In relation to case 5-PP-2016#14. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Zach Hill, 480-207-2666.**

Item No. 4; Commissioner Kaminski made a motion for recommendation of approval to City Council for case 9-AB-2023 based upon the finding that the proposed abandonment is consistent and conforms with the adopted General Plan. Second by Vice Chair Young. The motion carried unanimously by a vote of seven (7) to zero (0).

5. [12-ZN-2020 \(Quail Crest Estates\)](#)

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Request by owner for a Zoning District Map Amendment from the Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to the Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning designation on a +/-3.3-acre site and a Density Incentive for increases in NAOS on the +/-20-acre site located at the northeast corner of N. 132nd Street and the E. Redbird Road alignment. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, (602) 313-7206.**

Item No. 5; Moved to Regular Agenda. Vice Chair Young made a motion for recommendation of approval to City Council for case 12-ZN-2020 per the staff recommended stipulations and finding that the proposed Zoning District Map Amendment and Density Incentive are consistent and conform with the adopted General Plan. Second by Commissioner Gonzales. The motion carried unanimously by a vote of seven (7) to zero (0).

Adjournment – 5:36 PM



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