

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, August 24, 2022

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order 5:00 PM

Roll Call – All seven commissioners present.

Public Comment

Public Comment time is reserved at the beginning of the meeting 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 beginning of the meeting.

Written comment is also being accepted for non-agendized items and should be submitted electronically [at the Planning Commission website](#) no later than 90 minutes before the meeting. Written comments will be emailed to the Planning Commissioners.

Administrative Report – Tim Curtis

Minutes

1. Approval of the August 10, 2022 [Regular Meeting Minutes](#).

Vice Chair Young moved to approve the August 10, 2022 regular meeting minutes. Seconded by Commissioner Serena, the motion carried unanimously with 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.**

CONSENT AGENDA

2. [1-UP-2022 \(One Scottsdale PU III Quick Trip\)](#)

Request by owner for approval of a Conditional Use Permit for a new gas station on a +/- 2-acre site with Planned Regional Center, Planned Community District (PRC PCD) zoning, located at 19552 N. 73rd Street. Staff contact person is Meredith Tessier, 480-312-4211.

Applicant contact person is Michele Hammond, (602) 463-4081.

3. [3-UP-2022 \(ASR Well 159 MUMSP\)](#)

Request by owner for a recommendation to the Planning Commission and City Council regarding the Municipal Use Master Site Plan for a new aquifer storage and recovery well site, on a 1.3-acre site zoned Commercial Office with comparable Planned Airpark Core Development (C-O PCP) district at 7440 E Legacy Blvd. Staff contact person is Meredith Tessier, 480-312-4211.

Applicant contact person is Brad Walldorf, (480) 312-7790.

Item No. 2 & 3; Commissioner Kaminski moved to make a recommendation to City Council for approval of cases 1-UP-2022 and 3-UP-2022. Seconded by Commissioner Serena, the motion carried unanimously with a vote of seven (7) to zero (0).

REGULAR AGENDA

4. [1-ZN-2014#2 \(The Osborn Residential Health Care Facility\)](#)

Request by owner for approval of a zoning district map amendment to amend an existing development plan and zoning stipulations (1-ZN-2014) to allow for development of a residential healthcare facility with +/- 247 units/beds including both minimal and specialized care, and approximately 9,900 square feet of commercial space; and 8 feet of bonus height on a +/- 3.59 gross acre site with Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) zoning located at 3380 N Scottsdale Road. Staff contact person is Bryan Cluff, 480-312-2258.

Applicant contact person is Michele Hammond, (480) 385-2753.

5. [17-UP-2021 \(The Osborn Residential Health Care Facility\)](#)

Request by owner for approval of Conditional Use Permit for a residential healthcare facility with +/- 247 units/beds including both minimal and specialized care, on a +/- 3.59 gross acre site with Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) zoning located at 3380 N Scottsdale Road. Staff contact person is Bryan Cluff, 480-312-2258.

Applicant contact person is Michele Hammond, (480) 385-2753.



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).

Item No. 4 & 5; Commissioner Serena moved to make a recommendation to City Council for approval of cases 1-ZN-2014#2 and 17-UP-2021. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0).

6. [1-GP-2022 \(Scottsdale Office Remodel\)](#)

Request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 Future Land Use Map from Cultural/Institutional or Public Use to Suburban Neighborhoods Land Use Designation on a +/- 0.65-acre site located at 7339 E. McDonald Drive. Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is Neil Feaser / Jamie Angulo, (602) 955-3900.

7. [3-ZN-2022 \(Scottsdale Office Remodel\)](#)

Request by owner for a zoning district map amendment from Single-family Residential (R1-43) zoning to Service Residential (S-R) zoning on a +/- 0.65-acre site, located at 7339 E. McDonald Drive.

Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is Neil Feaser / Jamie Angulo, (602) 955-3900.

Item No. 6 & 7; Commissioner Ertel moved to make a recommendation to City Council for approval of cases 1-GP-2022 and 3-ZN-2022. Seconded by Commissioner Gonzales, the motion carried unanimously with a vote of seven (7) to zero (0).

Adjournment - 6:30 pm



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