

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND **AMENDED MARKED** AGENDA

****REWORDED ADDED STIPULATION FOR ITEM NO. 5**



PLANNING COMMISSION

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

Barney Gonzales
Christian Serena
Diana Kaminski

Wednesday, May 24, 2023

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:02 PM

Roll Call – All seven commissioners 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 – Meredith Tessier

Minutes

1. Approval of the May 10, 2023 [Regular Meeting Minutes](#).

Commissioner Ertel moved to approve the May 10, 2023 regular meeting minutes. Seconded by Commissioner Scarbrough, 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-AB-2009#2 \(Sonoran Sky Abandonment\)](#)
Request by owner to abandon the 55-foot E. Pinnacle Peak Road half-street right-of-way, the 40-

foot roadway and public easement along the N. 124th Street alignment, the 30-foot roadway and public utility easement along the 122nd Street alignment (except the southern 250 feet), and the 30 to 60-foot roadway and public utility easement along E. Paraiso Drive located within parcels 217-09-019A, 217-09-019B, and 217-09-019C with Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning. Abandonment is associated with the Sonoran Sky final plat (3-PP-2006#3). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, 602-313-7206.**

3. [1-AB-2021 \(McDowell Mountain Manor\)](#)

Request by owner to abandon portions of the Public Utility and Roadway Easements, 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries of parcel 217-01-025A, with Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning located 12651 E. Happy Valley Road (associated with case 1-PP-2021). Abandonment is associated with the McDowell Mountain Manor final plat (16-PP-2017#27). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, 602-330-5252.**

Items No. 2 and 3; Commissioner Kaminski moved to make a recommendation to City Council for approval of Cases 1-AB-2009#2 and 1-AB-2021 per the staff recommended stipulations after determining that the proposed Abandonments are consistent and conform with the adopted General Plan. Seconded by Commissioner Serena, the motion carried unanimously with a vote of seven (7) to zero (0).

4. [5-UP-2023 \(Unique Motorsports Outdoor Vehicle Display\)](#)

Request by owner for approval of a Conditional Use Permit for Vehicle Sales with Outdoor Display on a +/- 1.23-acre site with Highway Commercial (C-3) zoning, located at 2115 N. Scottsdale Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Ken Molfetta, 480-273-4233.**

Item No. 4 moved to the regular agenda; Commissioner Serena moved to make a recommendation to City Council for approval of Case 5-UP-2023 per the staff recommended stipulations, with the added stipulations of not allowing an outdoor public address system and not allowing parking lot lighting to be installed along the eastern boundary of the site, based upon the finding that the Conditional Use Permit criteria have been met. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0).

REGULAR AGENDA

**5. [17-ZN-2022 \(1st Street Townhomes\)](#)

Request by owner for a zoning district map amendment from Downtown, Office Commercial, Type 2, Downtown Overlay (D/OC-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple Use, Type 2, Downtown Overlay (D/DMU-2 DO) for a new 46-foot tall townhome development with 12 units on a +/- 0.53-acre site, located at 7515 and 7521 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480-385-2727.**



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. 5; Vice Chair Young moved to make a recommendation to City Council for approval of Case 17-ZN-2022 per the staff recommended stipulations, with the added stipulation that mature trees have a minimum 48-inch box, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0).

6. [3-ZN-2023 \(City Hall Historic Preservation\)](#)

Request by City of Scottsdale for approval of a zoning district map amendment (3-ZN-2023) from Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) to Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay, Historic Property district (D/DCC-2 PBD DO HP) on +/- .65 acres of a +/- 8.54 acre site. **Staff/Applicant contact person is Adam Yaron, 480-312-2761.**

7. [21-HP-2023 \(City Hall Historic Preservation\)](#)

Request by City of Scottsdale for an approval to designate Scottsdale City Hall as a Scottsdale Landmark on +/- .65 acres of a +/- 8.54 acre site, with existing Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) zoning designation to be rezoned with case 3-ZN-2023, to Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay, Historic Property district (D/DCC-2 PBD DO HP) zoning and approve the Historic Preservation Plan and Design Guidelines for Scottsdale City Hall. **Staff/Applicant contact person is Adam Yaron, 480-312-2761.**

Items No. 6 & 7; Commissioner Gonzales moved to make a recommendation to City Council for approval of Cases 3-ZN-2023 and 21-HP-2023 after determining that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan and Old Town Scottsdale Character Area Plan, and after establishing a Historical Significance Report – with Historic Preservation Plan and Design Guidelines, designating Scottsdale City Hall as a Scottsdale Landmark finding uniqueness and exceptional significance of City Hall as a historic resource per the city’s Zoning Ordinance. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0).

Adjournment – 6:00 PM



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