

SCOTTSDALE

PLANNING COMMISSION MEETING

***** AMENDED MEETING NOTICE AND AGENDA**

***Items 2&3 Added to the Continuance Agenda**



PLANNING COMMISSION

Paul Alessio, Chairman
Prescott Smith, Vice Chair
Renee Higgs
William Scarbrough

Joe Young
Barry Graham
George Ertel

Wednesday, February 10, 2021

Until further notice, Planning Commission meetings are being held electronically. While physical facilities are not open to the public, Planning Commission meetings are televised on Cox Cable Channel 11/streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to virtually attend and listen/view the meeting in progress.

5:00 P.M. MARKED
PLANNING COMMISSION MEETING
Meeting will be held electronically.

Call to Order - 5:00 P.M.

Roll Call - All Present

Public Comment

Spoken comment is being accepted on agenda items. To sign up to speak on these items, please [click here](#). Request to speak forms must be submitted no later than 90 minutes before the start of the meeting. Written comment is being accepted for both agenda items and non-agenda items and should be submitted electronically no later than 90 minutes before the start of the meeting. These comments will be emailed to the Planning Commission. To submit a written public comment electronically, please [click here](#).

Administrative Report and possible discussion – Tim Curtis

Minutes

1. Approval of January 27, 2021 [Regular Meeting Minutes](#).

Item No. 1; Approved 7-0; Motion by Vice Chair Smith, 2nd by Commissioner Higgs.

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. 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.



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).

CONTINUANCE

*2. [5-GP-2020 \(Hawkins - CSOK\)](#)

Applicant requests continuance to a date to be determined.

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.**

*3. [8-ZN-2020 \(Hawkins - CSOK\)](#)

Applicant requests continuance to a date to be determined.

Request approval of a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, 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, all representing portions of an overall +/- 3.53 gross acre site, for a 2-lot residential subdivision a retail/office development with approximately 15,000 square feet of floor area. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

Items No. 2&3; Continued to a Planning Commission hearing date to be determined by a vote of 6-0; Motion by Commissioner Young, 2nd by Commissioner Ertel, with Vice Chair Smith recusing himself.

CONSENT AGENDA

4. [3-AB-2020 \(St. Patrick's Catholic Church\)](#)

Request by owner to abandon the 50-foot wide E. Mercer Lane right-of-way, including the cul-de-sac, located west of N. 85th Place, surrounded by parcel 175-29-005E, located at 10815 N. 84th Street, with Single-Family Residential (R1-35) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Michele Hammond, 480-385-2753.**

Item No. 4; Recommended City Council approve case 3-AB-2020 by a vote of 6-0 per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Motion by Commissioner Ertel, 2nd by Commissioner Scarbrough, with Commissioner Graham recusing himself.

5. [10-AB-2020 \(Prasanth Residence GLO Abandonment\)](#)

Request by owner to abandon the 33-foot General Land Office Patent (GLO) easement located along the western boundaries of parcel 217-32-001E, located at 9916 N. 124th Street, with Single Family Residential District (R1-43) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Raja Prasanth, 303-669-4141.**



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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).

6. [12-AB-2020 \(Elrod Residence GLO Abandonment\)](#)

Request by owner to abandon the 33-foot General Land Office Patent (GLO) easement located along the northern and western boundaries of parcel 217-32-001B, located at 9950 N. 124th Street, with Single Family Residential District (R1-43) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Terry Elrod, (615) 969-1900.**

Items No. 5&6; Recommended City Council approve cases 10-AB-2020 and 12-AB-2020 by a vote of 7-0 per the staff recommended stipulations, based upon the finding that the Abandonments are consistent and conform with the adopted General Plan. Motion by Commissioner Graham, 2nd by Commissioner Young.

REGULAR AGENDA

7. [10-ZN-2020 \(The Kimsey \(Triangle\)\)](#)

Request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) district to Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) district on +/- 3.4 acres of a +/- 3.87 acre site, and Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay Historic Property (D/DMU-2 PBD DO HP) district, on +/- 0.40 acres of a +/- 3.87 acre site, with a development plan for a mixed-use development including a 168 room hotel, 230 dwelling units, restaurant, and support commercial uses, and a historic preservation plan located at 7110 and 7120 E. Indian School Road and 7117 E. 3rd Avenue. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 7; Recommended City Council approve case 10-ZN-2020 by a vote of 5-1, per the staff recommended stipulations, after determining that the PBD findings have been met, and the proposed Zoning District Map Amendment, Development Plan, and Development Standards are consistent and conform with the adopted General Plan. Motion by Commissioner Scarbrough, 2nd by Commissioner Ertel, with Commissioner Graham dissenting, and Vice Chair Smith recusing himself.

8. [16-ZN-2003#2 \(Sherwood Heights PRD Amendment\)](#)

Request by multiple owners to amend the Single-family Residential, Planned Residential Development (R1- 10 PRD) minimum lot area requirement from 10,000 square feet to 15,325 square feet for the various properties in the Sherwood Heights subdivision located between N. 56th Street to N. 60th Street and E. Wilshire Drive south to E. Oak Street Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Billy Young, 480-201-7200.**

Item No. 8; Recommend City Council approve case 16-ZN-2003#2 by a vote of 6-0, per the staff recommended stipulations, after determining the PRD findings have been met, and that the proposed Zoning District Map Amendment, Development Plan, and Development Standards are consistent and conform with the adopted General Plan. Motion by Commissioner Ertel, 2nd by Vice Chair Smith, with Commissioner Young recusing himself.



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NON-ACTION ITEM

9. [1-GP-2021 \(Scottsdale General Plan 2035\)](#)

Request for the adoption of a new General Plan for the City of Scottsdale (General Plan 2035), in order to revisit and revise the community's long-term objectives and land development policies for future growth, development and redevelopment and to amend existing General Plan elements.

General Plan 2035 is intended to comply with State law requiring cities to adopt new, or readopt a General Plan every ten (10) years. Staff contact person is Adam Yaron, 480-312-2761.

Adjournment - 8:49 PM



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