



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, SEPTEMBER 22, 2021**

**\*SUMMARIZED MEETING MINUTES \***

**PRESENT:** Renee Higgs, Chair  
Joe Young, Vice Chair  
William Scarbrough, Commissioner  
Barry Graham, Commissioner  
George Ertel, Commissioner  
Christian Serena, Commissioner  
Barney Gonzales, Commissioner

**ABSENT:**

**STAFF:** Tim Curtis  
Eric Anderson  
Meredith Tessier  
Jeff Barnes  
Brad Carr  
Doris McClay  
Adam Yaron  
David Smith  
Taylor Reynolds  
Bronte Ibsen  
Nicole Garcia  
Karen Hemby  
Ryan Garofalo  
Lorraine Castro

**CALL TO ORDER**

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

## **MINUTES REVIEW AND APPROVAL**

1. Approval of August 25, 2021 Regular Meeting Minutes including Study Session.

**Commissioner Scarbrough moved to approve the August 25, 2021 regular meeting minutes, including study session. Seconded by Commissioner Graham, the motion carried unanimously with a vote of seven (7) to zero (0).**

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham.

## **CONSENT AGENDA**

2. [6-UP-2021 \(Peoples Hangar and Heliport\)](#)  
Request by owner for approval of a Conditional Use Permit for a new heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 15902 N. 80th Street.  
Staff contact person is Meredith Tessier, 480-312-4211.  
**Applicant contact person is Scott Wahtola, 920-375-3430.**

**Item No. 2; Recommended City Council approve case 6-UP-2021 by a vote of 7-0 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.**

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham.

3. [4-GP-2021 \(Pima McDowell\)](#)  
Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located 8705 E. McDowell Road.  
Staff contact person is Jeff Barnes, 480-312-2376.  
**Applicant contact person is Brian Krob, 480-225-7359.**
4. [11-ZN-2021 \(Pima McDowell\)](#)  
Request by owner for a Zoning District Map Amendment from General Commercial (C-4) and General Commercial Conditional (C-4(C)) to Highway Commercial (C-3) zoning on a +/- 7.22-acre site located 8705 E. McDowell Road.  
Staff contact person is Jeff Barnes, 480-312-2376.  
**Applicant contact person is Brian Krob, 480-225-7359.**

**Items No. 3&4; Moved to the Regular Agenda; Recommended City Council approve cases 4-GP-2021 and 11-ZN-2021 by a vote of 7-0 per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Vice Chair Young, 2<sup>nd</sup> by Commissioner**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

**Scarborough.**

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarborough, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham.

## **REGULAR AGENDA**

5. [1-ZN-2021 \(The Miller\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) Zoning, with a development plan and proposed development standards, including but not limited to, building height (76 feet inclusive of rooftop appurtenances), residential density (87 du/ac) and building setbacks for a new multi-family development consisting of 148 units on a +/- 1.7-acre (gross) site, located at 7570 E. 6th Avenue.

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

**Applicant contact person is John Berry, 480-385-2727.**

**Item No. 5; Recommended City Council approve case 1-ZN-2021 by a vote of 6-1 per the staff recommended stipulations, after determining that the PBD findings have been met and that the proposed Zoning District Map Amendment, Development Plan and Amended Development Standards are consistent and conform with the adopted General Plan. Motion by Vice Chair Young, 2<sup>nd</sup> by Commissioner Scarborough with Commissioner Gonzales dissenting.**

The motion carried with a vote of six (6) to one (1); with Chair Higgs, Vice Chair Young, Commissioner Scarborough, Commissioner Ertel, Commissioner Serena, and Commissioner Graham voting in favor, and Commissioner Gonzales dissenting.

Request to Speak Cards: Daniel L.G. Winand, Michael Nardoci, Bill Crawford, Chad Terpstra, Scott Stuart, Sarah Bentley, Mary Turner, Danielle Pomasl.

6. [3-GP-2021 \(92nd Street Rezoning\)](#)

Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from Commercial to Mixed-Use Neighborhoods on +/- 3.92 acres of the +/-8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard.

Staff contact person is Doris McClay, 480-312-4214.

**Applicant contact person is Kurt Jones, (480) 225-8937.**

7. [6-ZN-2021 \(92nd Street Rezoning\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial Planned Community District (C-3 PCD) and Commercial Office Planned Community district (C-O PCD) to Planned Unit Development Planned Community Development District (PUD PCD) Zoning with a Development Plan on a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard for a mixed-use development including 310 multi-family units. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Kurt Jones, (480) 225-8937.**

**Items No. 6&7; Recommended City Council approve cases 3-GP-2021 and 6-ZN-2021 by a vote of 4-3 per the staff recommended stipulations after determining that the PUD criteria have been met and 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 Ertel with Commissioner Gonzales, Commissioner Serena, and Commissioner Graham dissenting.**

The motion carried with a vote of four (4) to three (3); with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel voting in favor, and Commissioner Gonzales, Commissioner Serena, and Commissioner Graham dissenting.

Request to Speak Cards: Johnathan Eberthausen, Mike Crooker, Gary Naquin, Kaitlyn Whitaker, Jason Alexander, Barbara Puggi

## **NON-ACTION ITEM**

8. [Old Town Scottsdale Policy, Regulatory, and Guideline Update](#)

Presentation to Planning Commission for review and discussion regarding City Council's August 24, 2021, initiation of:

- A non-major General Plan amendment to update the Old Town Scottsdale Character Area Plan (Case 5-GP-2021);
- A text amendment to the City's Zoning Ordinance for the Downtown (D), Downtown Overlay (DO), and Planned Block Development (PBD) zoning districts – and other affected sections of the ordinance – as well as the Downtown Infill Incentive District (Cases 1-TA-2021 and 1-II-2010#3); and
- An update to the Old Town Scottsdale Urban Design & Architectural Guidelines.

**Item No. 8; Motion by Commissioner Scarbrough to reschedule this non-action item to an October 6<sup>th</sup> Special Meeting. 2<sup>nd</sup> by Commissioner Graham. The motion passed by a vote of 6-1 with Commissioner Ertel dissenting.**

The motion carried with a vote of six (6) to one (1); with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, Commissioner Serena, and Commissioner Graham voting in favor, and Commissioner Ertel dissenting.

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 9:00 p.m.

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