



Approved 8/25/2021 (BI)

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

WEDNESDAY, AUGUST 11, 2021

***SUMMARIZED MEETING MINUTES ***

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

ABSENT: Renee Higgs, Chair

STAFF: Tim Curtis
Joe Padilla
Bryan Cluff
Katie Posler
Meredith Tessier
Bronte Ibsen
Nicole Garcia
Karen Hemby
Lorraine Castro

CALL TO ORDER

Vice Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of June 23, 2021 Regular Meeting Minutes including Study Session.

* 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"

Commissioner Scarbrough moved to approve the June 23, 2021 regular meeting minutes. Seconded by Commissioner Graham, the motion carried unanimously with a vote of six (6) to zero (0).

CONSENT AGENDA

2. [7-UP-2021 \(4Group Building Heliport\)](#)
Request by applicant for approval of a Conditional Use Permit for a new heliport on a +/- 0.8-acre site with Industrial Park (I-1) zoning located at 16115 N. 81st Street. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is John S. Szafran, (480) 941-4222.**

Item No. 2; Moved to Regular Agenda, recommended City Council approve case 7-UP-2021 by a vote of 6-0 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Graham, 2nd by Commissioner Ertel.

The motion carried with a vote of six (6) to zero (0); by Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

REGULAR AGENDA

3. [5-GP-2020 \(Hawkins - CSOK\)](#)
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.**
4. [8-ZN-2020 \(Hawkins - CSOK\)](#)
Request by property owner for a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, and 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, and amending the development plan for the existing PRD to adjust lot size and setback requirements on +/- 1.48 acres, all representing portions of an overall +/- 5.01 gross acre site, 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.**

Items No. 3&4; Recommended City Council approve cases 5-GP-2020 and 8-ZN-2020 by a vote of 6-0 per the staff recommended stipulations minus stipulations 15.a.2 and 15.b.3, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Commissioner Scarbrough, 2nd by Commissioner Serena.

The motion carried with a vote of six (6) to zero (0); by Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

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Request to Speak Cards: Joshua Lewis and Frank Gostyla.

5. [9-UP-2021 \(WestWorld Sport Fields MUMSP\)](#)

Request by the City of Scottsdale for approval of a Municipal Use Master Site Plan for a 29-acre new multi-use sports field with field lighting located at the east side of Westworld, 15514 & 15522 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road, 15939 N. 98th Street, and Parcel APN 217-14-038B, zoned Single-family Residential, Environmentally Sensitive Lands (R1-35, ESL) and Western Theme Park District (WP). Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Joe Phillips, (480) 861-4823.**

Item No. 5; Recommended City Council approve case 9-UP-2021 by a vote of 6-0 per the staff recommended stipulations, with the additional requirement that the applicant continue to work with the adjacent property owners for a drainage solution, based upon the finding that the Municipal Use Master Site Plan criteria have been met. Motion by Commissioner Scarbrough, 2nd by Commissioner Graham.

The motion carried with a vote of six (6) to zero (0); by Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

Request to Speak Cards: Jeffrey Gross and Mike Delmarter.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:43 p.m.