



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

WEDNESDAY, FEBRUARY 23, 2022

*** SUMMARIZED MEETING MINUTES ***

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

STAFF: Tim Curtis
Eric Anderson
Jeff Barnes
Bryan Cluff
Chris Zimmer
Meredith Tessier
Ryan Garofalo
Lorraine Castro
Nicole Garcia
Alexis Hartley
Mark Kertis

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the January 26, 2022 [Regular Meeting Minutes](#)

Vice Chair Young moved to approve the January 26, 2022 regular meeting minutes. Seconded by Commissioner Gonzales, the motion carried unanimously with a vote of seven (7) to zero (0).

CONSENT AGENDA

2. [8-AB-2021 \(Chavez Property GLO Abandonment\)](#)

Request by owner to abandon the 33-foot-wide GLO roadway easements along the eastern and western boundaries and a 13-foot-wide GLO roadway easement along the southern boundary of parcel 217-32-015, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12514 E. Cochise Drive. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Jim Loftis, 480-990-0545.**

Item No. 2; Commissioner Scarbrough moved to make a recommendation to City Council for approval of case 8-AB-2021 per the staff recommended stipulations, after determining that the Abandonment is consistent and conform with the adopted General Plan. Seconded by Commissioner Graham, the motion carried unanimously with a vote of seven (7) to zero (0).

REGULAR AGENDA

3. [10-ZN-2021 \(Rezoning @ 13647 N. 87th Street\)](#)

Request by owner for approval of a Zoning District Map Amendment from Single-family Residential district (R1-35) to Single-family Residential district (R1-10) on a +/-13,020 square-foot site located at 13647 N. 87th Street. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is David Richert, 602-908-7647.**

Item No. 3; Commissioner Ertel moved to make a recommendation to City Council for approval of case 10-ZN-2021 per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Scarbrough,

* 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"

the motion was denied with a vote of five (5) to two (2) with Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Serena, and Commissioner Graham all voting against the motion. Commissioner Graham moved to make a recommendation to City Council for denial of case 10-ZN-2021. Seconded by Vice Chair Young, the motion passed for denial with a vote of five (5) to two (2) with Commissioner Scarbrough and Commissioner Ertel both dissenting.

4. [3-ZN-2021 \(Artisan Scottsdale\)](#)

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) and Downtown/Downtown CoreType-1 Planned Block Development Downtown Overlay (D/DC-1 PBD DO) including a development plan for approximately 83 +/- dwelling units and approximately 5,000 square feet of commercial floor area, located at 7017 - 7041 E. Indian School Road and generally the northwest corner of E. 1st Avenue and N. Marshall Way. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 4; Commissioner Graham moved to make a recommendation to City Council for approval of case 3-ZN-2021 per the staff recommended stipulations with the additional stipulation that reasonable efforts be made to include a construction mitigation plan in the Development Plan and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Serena, the motion carried with a vote of six (6) to one (1) with Commissioner Gonzales dissenting.

Request to speak cards: Mark Speno, Mark Preul, Louis Palmieri, Bob Pejman, Jimmy Eriksson, French Thompson, David Michael Miller, Mike Crooker

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:59 p.m.