



Approved 9/28/2022 (cg)

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

**WEDNESDAY, AUGUST 24, 2022**

**\*SUMMARIZED MEETING MINUTES \***

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

**ABSENT:**

**STAFF:** Tim Curtis  
Eric Anderson  
Meredith Tessier  
Bryan Cluff  
Greg Bloemberg  
Ryan Garofalo  
Alexis Hartley  
Caitlyn Gulsvig  
Alfred Kane

**CALL TO ORDER**

Chair Higgs 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**

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

1. Approval of August 10, 2022 [Regular Meeting Minutes](#).

**Vice Chair Young moved to approve the August 10, 2022 regular meeting minutes. Seconded by Commissioner Serena, the motion carried unanimously with a vote of seven (7) to zero (0).**

## **CONSENT AGENDA**

2. [1-UP-2022 \(One Scottsdale PU III Quick Trip\)](#)  
Request by owner for approval of a Conditional Use Permit for a new gas station on a +/- 2-acre site with Planned Regional Center, Planned Community District (PRC PCD) zoning, located at 19552 N. 73rd Street. Staff contact person is Meredith Tessier, 480-312-4211.

**Applicant contact person is Michele Hammond, (602) 463-4081.**

3. [3-UP-2022 \(ASR Well 159 MUMSP\)](#)  
Request by owner for a recommendation to the Planning Commission and City Council regarding the Municipal Use Master Site Plan for a new aquifer storage and recovery well site, on a 1.3-acre site zoned Commercial Office with comparable Planned Airpark Core Development (C-O PCP) district at 7440 E Legacy Blvd. Staff contact person is Meredith Tessier, 480-312-4211.

**Applicant contact person is Brad Walldorf, (480) 312-7790.**

**Item No. 2 & 3; Commissioner Kaminski moved to make a recommendation to City Council for approval of cases 1-UP-2022 and 3-UP-2022 per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. Seconded by Commissioner Serena, the motion carried unanimously with a vote of seven (7) to zero (0).**

## **REGULAR AGENDA**

4. [1-ZN-2014#2 \(The Osborn Residential Health Care Facility\)](#)  
Request by owner for approval of a zoning district map amendment to amend an existing development plan and zoning stipulations (1-ZN-2014) to allow for development of a residential healthcare facility with +/- 247 units/beds including both minimal and specialized care, and approximately 9,900 square feet of commercial space; and 8 feet of bonus height on a +/- 3.59 gross acre site with Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) zoning located at 3380 N Scottsdale Road. Staff contact person is Bryan Cluff, 480-312-2258.

**Applicant contact person is Michele Hammond, (480) 385-2753.**

5. [17-UP-2021 \(The Osborn Residential Health Care Facility\)](#)  
Request by owner for approval of Conditional Use Permit for a residential healthcare

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facility with +/- 247 units/beds including both minimal and specialized care, on a +/- 3.59 gross acre site with Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) zoning located at 3380 N Scottsdale Road. Staff contact person is Bryan Cluff, 480-312-2258.

**Applicant contact person is Michele Hammond, (480) 385-2753.**

**Item No. 4 & 5; Commissioner Serena moved to make a recommendation to City Council for approval of cases 1-ZN-2014#2 and 17-UP-2021 per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan and 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).**

6. [1-GP-2022 \(Scottsdale Office Remodel\)](#)

Request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 Future Land Use Map from Cultural/Institutional or Public Use to Suburban Neighborhoods Land Use Designation on a +/- 0.65-acre site located at 7339 E. McDonald Drive. Staff contact person is Greg Bloemberg, 480-312-4306.

**Applicant contact person is Neil Feaser / Jamie Angulo, (602) 955-3900.**

7. [3-ZN-2022 \(Scottsdale Office Remodel\)](#)

Request by owner for a zoning district map amendment from Single-family Residential (R1-43) zoning to Service Residential (S-R) zoning on a +/- 0.65-acre site, located at 7339 E. McDonald Drive.

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

**Applicant contact person is Neil Feaser / Jamie Angulo, (602) 955-3900.**

**Item No. 6 & 7; Commissioner Ertel moved to make a recommendation to City Council for approval of cases 1-GP-2022 and 3-ZN-2022 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 Gonzales, the motion carried unanimously with a vote of seven (7) to zero (0).**

**REQUEST TO SPEAK CARDS:**

**Item 6: Bridget Hay, Doug Craig, Larry Fink.**

**WRITTEN COMMENT CARDS:**

**Item 6: Adam Brooks.**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:30 p.m.

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