



Approved 11/09/2022 (cg)

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

WEDNESDAY, OCTOBER 26, 2022

***SUMMARIZED MEETING MINUTES ***

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

REMOTE: Renee Higgs, Chair

STAFF: Tim Curtis
Eric Anderson
Casey Steinke
Bryan Cluff
Meredith Tessier
Alfred Kane
Caitlyn Gulsvig
Ryan Garofalo
Mark Kertis

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 the October 12, 2022 [Regular Meeting Minutes](#).

Commissioner Ertel moved to approve the October 12, 2022 regular meeting minutes. Seconded by Commissioner Scarbrough, the motion carried

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unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

CONSENT AGENDA

2. [8-AB-2019 \(Sunrise Desert Views LLC Abandonment \(AKA Oakwood Project\)\)](#)
Request by owner to abandon the 50-foot wide 94th St. right-of-way located along the eastern boundary of parcel 217-05-284 south of Desert Vista Rd., with Single-family Residential District, Environmentally Sensitive Lands, Hillside District (R1-190/ESL/HD) zoning located at 9393 E. Desert Vista Rd. Staff contact person is Casey Steinke, (480) 312-2611. **Applicant contact person is John Berry, (480) 385-2727.**

Item No. 2; Commissioner Ertel moved to make a recommendation to City Council for approval of case 8-AB-2019 per the staff recommended stipulations and based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Serena, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

REGULAR AGENDA

3. [2-GP-2022 \(High Street Residential \(Scottsdale & Gold Dust\)\)](#)
Request by owner for a minor amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on a 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road). Staff contact person is Bryan Cluff, (480) 312-2258. **Applicant contact person is John Berry, (480) 385-2727.**
4. [4-ZN-2022 \(High Street Residential \(Scottsdale & Gold Dust\)\)](#)
Request by owner for a zoning district map amendment from Central Business (C-2) district to Planned Unit Development (PUD) district and a development plan with amended development standards for a new mixed use development with approximately 225 dwelling units and 11,000 square feet of non-residential floor area on a 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road). Staff contact person is Bryan Cluff, (480) 312-2258. **Applicant contact person is John Berry, (480) 385-2727.**

Items No. 3 & 4; Commissioner Ertel moved to make a recommendation to City Council for approval of Cases 2-GP-2022 and 4-ZN-2022 per the staff recommended stipulations, with the added stipulation to limit the building height to three (3)

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stories (36-feet plus mechanical) and with the recommendation that the minutes reflect the suggestions that were not stipulated (promoting water conservation and garden partnership with Chaparral High School), and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

5. [20-ZN-2002#4 \(Optima McDowell Mountain Village\)](#)
Request by owner to amend zoning case 20-ZN-2002, including an amendment to the One Scottsdale Development Plan and Land Use Budget, a Zoning District Map Amendment from General Commercial, Planned Community Development (C-4 PCD) to Planned Airpark Core Development, Airpark Mixed-Use-Residential, Planned Community Development, Planned Shared Development (PCP/AMU-R, PCD PSD) zoning including a Development Plan with amended development standards (Floor Area Ratio, Building Height, Stepbacks and Special Conditions-Building material), for a mixed-use development with building height up to 133 feet, including residential and commercial, all on a +/- 21.88-acre site located at 18777 N. Scottsdale Road. Staff contact person is Meredith Tessier, (480) 312-4211. **Applicant contact person is Mark Riehle, (480) 874-9900.**

Item No. 5; Commissioner Scarbrough moved to make a recommendation to City Council for approval of case 20-ZN-2002#4 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried with a vote of six (6) to one (1), with Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough all voting in favor and Commissioner Serena dissenting.

WRITTEN COMMENT CARDS:

Items No. 3 & 4: Peter Hosmer

REQUEST TO SPEAK CARDS:

Items No. 3 & 4: Adam Weisman, Andrew Centrella, Jason Alexander, Glenn Leier, Katie Kuhne, Jen MacColl.

Item No. 5: Nick Eggert.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:04 p.m.

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