

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND **MARKED AGENDA**



PLANNING COMMISSION

Renee Higgs, Chair
Joe Young, Vice Chair
George Ertel
William Scarbrough

Barney Gonzales
Christian Serena
Diana Kaminski

Wednesday, October 25, 2023

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:04 PM

Roll Call – Chair Higgs absent, Commissioner Serena participated telephonically

Public Comment

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Planning Commission's jurisdiction and is limited to a total of 15 minutes. No official Planning Commission action can be taken on these items. **Speakers may submit a comment card to address the Planning Commission and are limited to three minutes.**

Administrative Report – Tim Curtis

Minutes

1. Approval of the October 11, 2023 [Regular Meeting Minutes](#).

Commissioner Scarbrough moved to approve the October 11, 2023 Regular Meeting Minutes, Second by Commissioner Kaminski, the motion carried unanimously by a vote of six (6) to zero (0).

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

CONTINUANCES

2. [15-ZN-2022 \(Northsight Residential Health Care\)](#)

REQUEST BY APPLICANT FOR A CONTINUANCE TO A DATE TO BE DETERMINED

Request by owner for a zoning district map amendment, amending the stipulations and development plan of case 14-ZN-1991, increasing the allowed building height from 36 feet to 42 feet 4 inches and the allowed floor area ratio from 0.25 to 0.79 to allow for redevelopment of the site into a new 3-story residential health care facility including up to 143 residential healthcare units having 164 beds (both minimal and specialized care) on a +/- 5.78-acre site with Central Business Planned Community District (C-2 PCD) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, (480) 385-2727.**

Item No. 2; Commissioner Scarbrough made a motion to continue case 15-ZN-2022 to a date to be determined, Second by Commissioner Ertel, the motion carried unanimously by a vote of six (6) to zero (0).

CONSENT AGENDA

3. [1-AB-2023 \(Pueblo Elementary School Abandonment\)](#)

Request by applicant to abandon a 40-foot right-of-way easement, as part of a land assemblage and school development project, on a +/- 15.62-acre site with Single-family Residential (R1-10) and Multiple-family Residential (R-5) zoning. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is John Marshall, (602) 619-6971.**

4. [3-TA-2023 \(PCP Bank Drive-Through Text Amendment \(Core Center Text Amendment\)\)](#)

Request by owner to amend the Zoning Ordinance (Ordinance No. 455), Article V., Section 5.4006 (Planned Airpark Core Development, PCP - Use Regulations) to allow drive-through services associated with financial institutions (banks) as a permitted use in the PCP-AMU subdistrict with use limitations. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Jim Elson, 602-903-5311.**

Items No. 3 & 4; Commissioner Scarbrough moved to make a recommendation to City Council for approval cases 1-AB-2023 and 3-TA-2023 after determining that the proposed Abandonment and Text Amendment are consistent and conform with the adopted General Plan. Second by Commissioner Ertel the vote carried unanimously by a vote of six (6) to zero (0).

5. [19-ZN-2013#3 \(Core Center Amendment\)](#)

Request by owner for a zoning district map amendment, amending the stipulations and Development Plan of case 19-ZN-2013#2, including approval of Bonus Development Standards for floor area ratio (FAR) in exchange for Special Public Improvements (in lieu contributions) and a modified site plan that includes retail, restaurant, and a financial institution with an associated drive-through, on a +/- 6.2-acre site with Planned Airpark Core Development - Airpark Mixed Use (PCP/AMU) zoning located at 15301 N. Hayden Road. See also related text amendment case 3-TA-2023. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Jim**



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Elson, 602-903-5311.

Item No. 5; Moved to Regular Agenda. Commissioner Ertel moved to make a recommendation to City Council for approval of Case 19-ZN-2013#3 per the staff recommended stipulations and that the proposed Development Plan and Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0).

Adjournment - 5:22 PM



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