



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

WEDNESDAY, APRIL 24, 2024

SUMMARIZED MEETING MINUTES

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

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Keith Niederer
Jesus Murillo
Greg Bloemberg
Katie Posler
Becca Cox
Jason McWilliams
Caitlin Clark

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:07 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the March 13, 2024 [Regular Meeting Minutes](#).

Vice Chair Young made a motion to approve the March 13, 2024 regular meeting minutes. Second by Commissioner Gonzales, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales,

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Commissioner Kaminski, Commissioner Ertel, Commissioner Serena and Commissioner Scarbrough.

CONSENT AGENDA

2. [3-UP-2024 \(Temporary Vehicle Storage Conditional Use Permit\)](#)
Request for approval of a Conditional Use Permit for Vehicle Storage on a +/- 3-acre site with Highway Commercial (C-3) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Kurt Waldier, (480) 429-3061.**
3. [4-AB-2023 \(Morning Vista Abandonment\)](#)
Request by owner to abandon the eastern 20-foot fee-simple half-street right-of-way, located along N. 85th Street, adjacent to western boundary of 8505 E. Morning Vista Road (parcel number 216-70-007G), with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Bob Olshan, (480) 385-2727.**
4. [9-UP-2012#3 \(The District \(aka Maya Day + Night Club\) - CUP Amendment\)](#)
Request by owner for approval of an amendment to an existing conditional use permit (9-UP-2012#2) to add a subgrade bar under and near the existing pool area for a property with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, located at 4420 N. Saddlebag Trail. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Adam Gerhard, (414) 514-5065.**

Items No. 2 & 4; Moved to Regular Agenda.

Item No. 3; Commissioner Scarbrough made a motion for recommendation of approval to City Council for case 4-AB-2023 per the staff recommend stipulations and after finding that the abandonment is consistent and conforms with the adopted General Plan. Second by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Serena and Commissioner Scarbrough.

REGULAR AGENDA

5. [2-GP-2023 \(Cosanti Commons \(AKA Sundown Commons\)\)](#)
Request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed Use Neighborhoods on a +/- 8.6 gross acre site located at 7000 E. Shea Boulevard. Staff

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contact person is Katie Posler, 480-312-2703. **Applicant contact person is John Berry, (480) 385-2753.**

6. [6-ZN-2023 \(Cosanti Commons \(aka Sundown Commons\)\)](#)

Request by owner for a Zoning District Map Amendment from Central Business (Conditional), Parking District (C-2 (C) / P-4) zoning to Planned Unit Development, Planned Shared Development Overlay (PUD PSD) zoning, including approval of a Development Plan with Amended Development Standards for a new mixed-use development, consisting of approximately 79,200 square feet of existing commercial buildings and a new 3-story, approximately 345,000 square foot, multi-family residential building with approximately 196 units on a +/- 8.6 gross acre site located at 7000 E. Shea Boulevard. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is John Berry, (480) 385-2753.**

Item No. 2; Commissioner Scarbrough made a motion for recommendation of approval to City Council for case 3-UP-2024 per the staff recommend stipulations and after finding that the Conditional Use Permit criteria have been met. Second by Commissioner Serena, the motion carried by a vote of six (6) by Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Serena and Commissioner Scarbrough to one (1) with Commissioner Gonzales dissenting.

Item No. 4; Vice Chair Young recused himself from this item. Commissioner Scarbrough made a motion for recommendation of approval to City Council for case 9-UP-2012#3 per the staff recommend stipulations and after finding that the Conditional Use Permit criteria have been met. Second by Commissioner Kaminski, the motion failed by a vote of three (3) Chair Higgs, Commissioner Kaminski and Commissioner Scarbrough to three (3) with Commissioner Gonzales, Commissioner Ertel and Commissioner Serena dissenting.

Items No. 5 & 6; Commissioner Ertel made a motion for recommendation of approval to City Council for cases 2-GP-2023 and 6-ZN-2023 per the staff recommend stipulations and that the proposed Zoning District Map Amendment is consistent and conforms with the adopted Scottsdale General Plan 2035 and that the Planned Unit Development (PUD) district criteria have been met. Second by Vice Chair Young, the motion carried by a vote of six (6) Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel and Commissioner Scarbrough to one (1) with Commissioner Serena dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:46 p.m.

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