



Approved 02/24/21 (BI)

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

FEBRUARY 10, 2021

***SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Renee Higgs, Commissioner
William Scarbrough, Commissioner
Joe Young, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner

ABSENT:

STAFF: Tim Curtis
Joe Padilla
Bronte Ibsen
Greg Bloemberg
Bryan Cluff
Jesus Murillo
Doris McClay

CALL TO ORDER

Chair Alessio 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 January 27th, 2021 Regular Meeting Minutes including Study Session.

Vice Chair Smith moved to approve the January 27, 2021 regular meeting minutes. Seconded by Commissioner Higgs, the motion carried unanimously with a vote of seven (7) to zero (0).

* 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"

CONTINUANCE

2. [5-GP-2020 \(Hawkins - CSOK\)](#)

Applicant requests continuance to a date to be determined.

Request by property owner for a non-major General Plan amendment from Office to Commercial land use designation on the northern +/- 1.97 acres of an approximately +/- 3.53 gross acre site, for a retail and office development located at the southwest corner of N. 114th Street and E. Shea Boulevard. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

3. [8-ZN-2020 \(Hawkins - CSOK\)](#)

Applicant requests continuance to a date to be determined.

Request approval of a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, from Single-family Residential Planned Residential Development (R1-18 PRD) to Service Residential (S-R) on +/- 0.67 acres, and from Commercial Office (C-O) to Service Residential (S-R) on +/- 0.89 acres, all representing portions of an overall +/- 3.53 gross acre site, for a 2-lot residential subdivision a retail/office development with approximately 15,000 square feet of floor area. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

Items No. 2&3; Continued to a Planning Commission hearing date to be determined by a vote of 6-0; Motion by Commissioner Young, 2nd by Commissioner Ertel, with Vice Chair Smith recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, Commissioner Graham, and Commissioner Higgs, with Vice Chair Smith recusing himself.

CONSENT AGENDA

4. [3-AB-2020 \(St. Patrick's Catholic Church\)](#)

Request by owner to abandon the 50-foot wide E. Mercer Lane right-of-way, including the cul-de-sac, located west of N. 85th Place, surrounded by parcel 175-29-005E, located at 10815 N. 84th Street, with Single-Family Residential (R1-35) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Michele Hammond, 480-385-2753.**

Item No. 4; Recommended City Council approve case 3-AB-2020 by a vote of 6-0 per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Motion by Commissioner Ertel, 2nd by Commissioner Scarbrough, with Commissioner Graham recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Higgs, with Commissioner Graham recusing himself.

5. [10-AB-2020 \(Prasanth Residence GLO Abandonment\)](#)

Request by owner to abandon the 33-foot General Land Office Patent (GLO) easement located along the western boundaries of parcel 217-32-001E, located at 9916 N. 124th Street, with Single

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Family Residential District (R1-43) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Raja Prasanth, 303-669-4141.**

6. [12-AB-2020 \(Elrod Residence GLO Abandonment\)](#)

Request by owner to abandon the 33-foot General Land Office Patent (GLO) easement located along the northern and western boundaries of parcel 217-32-001B, located at 9950 N. 124th Street, with Single Family Residential District (R1-43) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Terry Elrod, (615) 969-1900.**

Items No. 5&6; Recommended City Council approve cases 10-AB-2020 and 12-AB-2020 by a vote of 7-0 per the staff recommended stipulations, based upon the finding that the Abandonments are consistent and conform with the adopted General Plan. Motion by Commissioner Graham, 2nd by Commissioner Young.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, Commissioner Graham, and Commissioner Higgs.

REGULAR AGENDA

7. [10-ZN-2020 \(The Kimsey \(Triangle\)\)](#)

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) district on +/- 3.4 acres of a +/- 3.87 acre site, and Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay Historic Property (D/DMU-2 PBD DO HP) district, on +/- 0.40 acres of a +/- 3.87 acre site, with a development plan for a mixed-use development including a 168 room hotel, 230 dwelling units, restaurant, and support commercial uses, and a historic preservation plan located at 7110 and 7120 E. Indian School Road and 7117 E. 3rd Avenue. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 7; Recommended City Council approve case 10-ZN-2020 by a vote of 5-1, per the staff recommended stipulations, after determining that the PBD findings have been met, and the proposed Zoning District Map Amendment, Development Plan, and Development Standards are consistent and conform with the adopted General Plan. Motion by Commissioner Scarbrough, 2nd by Commissioner Ertel, with Commissioner Graham dissenting, and Vice Chair Smith recusing himself.

The motion carried unanimously with a vote of five (5) to one (0); by Chair Alessio, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Higgs voting in favor. With Commissioner Graham dissenting and Vice Chair Smith recusing himself.

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8. [16-ZN-2003#2 \(Sherwood Heights PRD Amendment\)](#)

Request by multiple owners to amend the Single-family Residential, Planned Residential Development (R1- 10 PRD) minimum lot area requirement from 10,000 square feet to 15,325 square feet for the various properties in the Sherwood Heights subdivision located between N. 56th Street to N. 60th Street and E. Wilshire Drive south to E. Oak Street Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Billy Young, 480-201-7200.**

Item No. 8; Recommend City Council approve case 16-ZN-2003#2 by a vote of 6-0, per the staff recommended stipulations, after determining the PRD findings have been met, and that the proposed Zoning District Map Amendment, Development Plan, and Development Standards are consistent and conform with the adopted General Plan. Motion by Commissioner Ertel, 2nd by Vice Chair Smith, with Commissioner Young recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Ertel, Commissioner Graham, and Commissioner Higgs, with Commissioner Young recusing himself.

NON-ACTION ITEM

9. [1-GP-2021 \(Scottsdale General Plan 2035\)](#)

Request for the adoption of a new General Plan for the City of Scottsdale (General Plan 2035), in order to revisit and revise the community's long-term objectives and land development policies for future growth, development and redevelopment and to amend existing General Plan elements. General Plan 2035 is intended to comply with State law requiring cities to adopt new, or readopt a General Plan every ten (10) years. Staff contact person is Adam Yaron, 480-312-2761.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:49 p.m.