

# SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AGENDA



## PLANNING COMMISSION

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

Barney Gonzales  
Christian Serena  
Diana Kaminski

Wednesday, October 26, 2022

**5:00 P.M.**

## PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order – 5:00 PM**

**Roll Call – All seven commissioners present with Chair Higgs participating remotely.**

## Public Comment

Public Comment time is reserved at the beginning of the meeting 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. Those wishing to speak are customarily given three minutes to speak. No official Planning Commission action can be taken on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting.

Written comment is also being accepted for non-agendized items and should be submitted electronically [at the Planning Commission website](#) no later than 90 minutes before the meeting. Written comments will be emailed to the Planning Commissioners.

**Administrative Report – Tim Curtis**

## Minutes

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 unanimously with a vote of seven (7) 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.**

## 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).**

## 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.**

**Public comment on Items No. 3 & 4 by Adam Weisman, Andrew Centrella, Jason Alexander, Glenn Leier, Katie Kuhne, Jen MacColl, Peter Hosmer.**

**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) 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).**

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



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).

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.**

**Public comment on Item No. 5 by Nick Eggert.**

**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 Commissioner Serena dissenting.**

**Adjournment – 8:04 PM**



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).