

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, November 9, 2022

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:02 PM

Roll Call – All seven commissioners present with Commissioner Scarbrough joining remotely at 5:21 PM.

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 26, 2022 [Regular Meeting Minutes](#).

Vice Chair Young moved to approve the October 26, 2022 regular meeting minutes. Seconded by Commissioner Kaminski, the motion carried unanimously with 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.**

CONSENT AGENDA

2. [5-GP-2022 \(City of Scottsdale General Plan 2035 - HB2482\)](#)
Request by City of Scottsdale for a minor General Plan amendment to the City of Scottsdale General Plan 2035 in response to the recently approved House Bill 2482 amending Arizona Revised Statutes 9-461.06, relating to the City's major General Plan amendment process. **Staff/Applicant contact person is Adam Yaron, (480) 312-2761.**

Item No. 2 moved to the regular agenda; Commissioner Serena moved to make a recommendation to City Council for approval of 5-GP-2022. Seconded by Vice Chair Young, the motion carried unanimously with a vote of six (6) to zero (0).

3. [1-AB-2020#2 \(Rancho Vista Alley Abandonment\)](#)
Request for abandonment of the sixteen (16) foot alley right-of-way located between Lots 4, 5, 6, 7, 8, and 9 of the Rancho Vista subdivision, generally located between E. Chaparral Road and E. Mariposa Drive, west of N. 69th Place (adjacent to 4994 N. 69th Place, 6909 & 6915 E. Chaparral Road, 6908 & 6916 E. Mariposa Drive and 4826 N. 69th Street), with Single-family Residential District (R1-7) zoning. Staff contact person is Brad Carr, AICP, (480) 312-7713. **Applicant contact person is Suzanne Dubarry, (760) 808-5010.**
4. [27-UP-2006#4 \(T-Mobile Scottsdale Ranch PH10928B\)](#)
Request by owner to renew a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility concealed within an artificial palm tree with Single-family Residential, Planned Community District (R1-18 PCD) zoning located at the southwest corner of E. Shea Blvd and N. 100th Street. Staff contact person is Omar Smailbegovic, (480) 312-3087. **Applicant contact person is Todd Daoust, (602) 549-9054.**

Public comment on Item No. 3 by Bill Janiga.

Items No. 3 & 4; Commissioner Serena moved to make a recommendation to City Council for approval of cases 1-AB-2020#2 and 27-UP-2006#4 per the staff recommended stipulations and after determining that the Abandonment is consistent and conforms with the adopted General Plan and the Conditional Use Permit criteria have been met. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of six (6) to zero (0).

REGULAR AGENDA

5. [6-ZN-2022 \(Scottsdale 3200 North\)](#)
Request by owner for a zoning district map amendment from Highway Commercial (C-3) to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO), including a development plan with amended development standards for building location and bonus residential density (50 du/ac to 55.8 du/ac), for a total of 135 residential units, on a +/- 2.4-acre site, located at 3202 N. Scottsdale Road. Staff contact person is Greg Bloemberg, (480) 312-4306. **Applicant contact person is David Gulino, (602) 330-5252.**

Public comment on Item No. 5 by Darrell Blomberg.



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).

Item No. 5; Commissioner Ertel moved to make a recommendation to City Council for approval of 6-ZN-2022 per the staff recommended stipulations, with the added stipulation to limit the building height to five (5) stories, and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Vice Chair Young, the motion carried with a vote of six (6) to one (1) with Commissioner Gonzales dissenting.

6. [3-GP-2022 \(94 Hundred Shea - The Village\)](#)

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 +/- 11-acre site located at 9375 E. Shea Blvd. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant contact person is Andy Jochums, (480) 429-3063.**

7. [8-ZN-2022 \(94 Hundred Shea - The Village\)](#)

Request by owner to rezone from Commercial Office Planned Community District (C-O PCD) and Highway Commercial Planned Community District (C-3 PCD) to Planned Unit Development Planned Community District (PUD PCD) on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street to allow for a maximum of 219 new residential units with a development plan. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant contact person is Andy Jochums, (480) 429-3063.**

Public comment on Items No. 6 & 7 by Daniell Thompson

Items No. 6 & 7 heard after Items No. 8 & 9; Commissioner Ertel moved to make a recommendation to City Council for approval of cases 3-GP-2022 and 8-ZN-2022 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 Vice Chair Young, the motion carried with a vote of five (5) to two (2) with Commissioner Gonzales and Commissioner Serena dissenting.

8. [6-GP-2022 \(Mercado Courtyards\)](#)

Request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on +/- 3.92 acres of the +/-8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant contact person is Jennifer Hall, (480) 505-3939.**

9. [12-ZN-2022 \(Mercado Courtyards\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial, Planned Community District (C-3 PCD) and Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community Development District (PUD PCD) Zoning with a Development Plan on a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard for a mixed-use development including 273 multi-family units and +/- 24,000 sq. ft. of commercial area. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant contact person is Jennifer Hall, (480) 505-3939.**

Public comment on Items No. 8 & 9 by Daniel Court, Cameron Steiner, Jason Phillips, Rob Rossi, Jason Alexander, Andrew Podore, Barbara Poggi, Heather Muench, Dan Smith, Carolyn Oberholtzer, Kurt Bowe, and Nick DeRegis.



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Items No. 8 & 9; Commissioner Ertel moved to make a recommendation to City Council for approval of cases 6-GP-2022 and 12-ZN-2022 per the staff recommended stipulations with clarification that the density had been adjusted to 30.7 dwelling units per acre (262 units), that 12 live/work units be located on the 1st floor (along with 4,000 sq. ft. of co-working space), and that the rent allowances offered by applicant be recommended to be included in a separate agreement determined by City Council, and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Vice Chair Young, the motion carried with a vote of four (4) to three (3) with Commissioner Gonzales, Commissioner Kaminski and Commissioner Serena dissenting.

Adjournment – 9:17 PM



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