

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
Barry Graham

Wednesday, February 23, 2022

The City Hall Kiva (Kiva) is open to the public during Planning Commission Hearings at a reduced capacity. Seating in the Kiva will be available on a first come, first served basis. Planning Commission Hearings are also televised on Cox Cable Channel 11 and streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to virtually attend, participate telephonically, and listen/view the meeting in progress.

5:00 P.M. **MARKED**

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order **5:02 PM**

Roll Call – **All Present**

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, or may submit to speak telephonically [at the Planning Commission website](http://the Planning Commission website) no later than 90 minutes prior to the meeting.

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

Minutes

1. Approval of the January 26, 2022 [Regular Meeting Minutes](#)

Vice Chair Young moved to approve the January 26, 2022 regular meeting minutes. Seconded by Commissioner Gonzales, 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 speaking on any agenda item may **submit a blue “Request to Speak” card in person prior to the beginning of public testimony or may sign up to speak telephonically [here](#) no later than 90 minutes prior to the meeting.** 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). Persons interested in submitting a written comment on any item may **submit a yellow “Written Comments” card in person prior to the beginning of public testimony or may submit digitally [here](#) no later than 90 minutes prior to the meeting.**

CONSENT AGENDA

2. [8-AB-2021 \(Chavez Property GLO Abandonment\)](#)

Request by owner to abandon the 33-foot-wide GLO roadway easements along the eastern and western boundaries and a 13-foot-wide GLO roadway easement along the southern boundary of parcel 217-32-015, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12514 E. Cochise Drive. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Jim Loftis, 480-990-0545.**

Item No. 2; Commissioner Scarbrough moved to make a recommendation to City Council for approval of case 8-AB-2021 per the staff recommended stipulations, after determining that the Abandonment is consistent and conform with the adopted General Plan. Seconded by Commissioner Graham, the motion carried unanimously with a vote of seven (7) to zero (0).

REGULAR AGENDA

3. [10-ZN-2021 \(Rezoning @ 13647 N. 87th Street\)](#)

Request by owner for approval of a Zoning District Map Amendment from Single-family Residential district (R1-35) to Single-family Residential district (R1-10) on a +/-13,020 square-foot site located at 13647 N. 87th Street. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is David Richert, 602-908-7647.**

Item No. 3; Commissioner Ertel moved to make a recommendation to City Council for approval of case 10-ZN-2021 per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Scarbrough, the motion was denied with a vote of five (5) to two (2) with Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Serena, and Commissioner Graham all voting against the motion. Commissioner Graham moved to make a recommendation to City Council for denial of case 10-ZN-2021. Seconded by Vice Chair Young, the motion passed for denial with a vote of five (5) to two (2) with Commissioner Scarbrough and Commissioner Ertel both dissenting.



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).

4. [3-ZN-2021 \(Artisan Scottsdale\)](#)

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) and Downtown/Downtown Core Type-1 Planned Block Development Downtown Overlay (D/DC-1 PBD DO) including a development plan for approximately 83 +/- dwelling units and approximately 5,000 square feet of commercial floor area, located at 7017 - 7041 E. Indian School Road and generally the northwest corner of E. 1st Avenue and N. Marshall Way. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 4; Commissioner Graham moved to make a recommendation to City Council for approval of case 3-ZN-2021 per the staff recommended stipulations with the additional stipulation that reasonable efforts be pursued to include a construction mitigation plan in the Development Plan and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Serena, the motion carried with a vote of six (6) to one (1) with Commissioner Gonzales dissenting.

Adjournment - 7:59 pm



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