

# 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

Wednesday, April 13, 2022

*The City Hall Kiva (Kiva) is open to the public during Planning Commission Hearings. 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](https://www.scottsdaleaz.gov) (search "live stream").*

**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 six commissioners 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.

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 March 9, 2022 [Regular Meeting Minutes](#)

**Commissioner Serena moved to approve the March 9, 2022 regular meeting minutes. Seconded by Commissioner Ertel, 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.**

## CONTINUANCES

2. [13-UP-2021 \(Birdcall - Live Music\)](#)

Request by owner for a Conditional Use Permit for live entertainment in a restaurant located at 7204 E Shea Boulevard, with Highway Commercial (C-3) zoning district designation. Staff contact person is Jesus Murillo, 480-312-7849.

**Applicant contact person is Kelley Kiesling, (720) 252-8459.**

**Item No. 2; Vice Chair Young moved to continue case 13-UP-2021 to a Planning Commission hearing date to be determined per request by the applicant. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of six (6) to zero (0).**

## CONSENT AGENDA

3. [7-AB-2021 \(Carder Abandonment\)](#)

Request by owner to abandon the 33-foot-wide GLO roadway easement along the north property line and the east 13 feet of the 33 foot GLO roadway easement along the west property line for a parcel located at 26795 N 77th St with Single-family Residential zoning (R1-70 ESL FO). Staff contact person is Desirae Mayo, 480-312-4218.

**Applicant contact person is Michele Hammond, 480-385-2753.**

**Item No. 3; Commissioner Serena moved to make a recommendation to City Council for approval of case 7-AB-2021, per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Seconded by Vice Chair Young, the motion carried with a vote of five (5) to one (1) with Commissioner Gonzales dissenting.**

4. [12-AB-2021 \(Harbut Residence\)](#)

Request by owner to abandon the eastern eight (8) feet of the General Land Office Patent Easement (GLO), and portion of the half cul-de-sac, fee-simple, right-of-way located along the western boundary (N. 78th Street), and the northern fifteen (15) feet (E. Dynamite Boulevard) located along the southern boundary of parcel 216-69-156A, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning located 28247 N. 78th Street. Staff contact person is Jesus Murillo, 480-312-7849.

**Applicant contact person is John T. Oliver, (602) 452-2733.**



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. 4; Vice Chair Young moved to make a recommendation to City Council for approval of case 12-AB-2021, per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried with a vote of five (5) to one (1) with Commissioner Gonzales dissenting.**

5. [5-GP-2020#2 \(Hawkins General Plan 2035 Amendment\)](#)

Request for a minor General Plan amendment to the City of Scottsdale General Plan 2035 from Office to Commercial land use designation on the northern +/- 1.97 acres of an approximately +/- 3.53 gross acre site, located at the southwest corner of N. 114th Street and E. Shea Boulevard. Amending the 2035 General Plan land use map pursuant to [Resolution 12255](#). All approved entitlements and stipulations on the property will remain as previously approved with case [8-ZN-2020](#) by Council. Staff contact person is Ben Moriarity, 480-312-2836.

**Applicant contact person is Ben Moriarity, 480-312-2836.**

**Item No. 5; Commissioner Serena moved to make a recommendation to City Council for approval of case 5-GP-2020#2. Seconded by Commissioner Gonzales, the motion carried unanimously with a vote of six (6) to zero (0).**

6. [4-GP-2021#2 \(Pima McDowell General Plan 2035 Amendment\)](#)

Request for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located 8705 E. McDowell Road. Amending the 2035 General Plan land use map pursuant to [Resolution 12287](#). All approved entitlements and stipulations on the property will remain as previously approved with case [11-ZN-2021](#) by Council. Staff contact person is Ben Moriarity, 480-312-2836.

**Applicant contact person is Ben Moriarity, 480-312-2836.**

**Item No. 6; Vice Chair Young moved to make a recommendation to City Council for approval of case 4-GP-2021#2. Seconded by Commissioner Serena, the motion carried unanimously with a vote of six (6) to zero (0).**

## REGULAR AGENDA

7. [2-AB-2022 \(6750 E Exeter Blvd - Abandonment\)](#)

Request by owner for approval of an Abandonment of the west 10-feet of the existing 85-foot-wide Public Right-of-Way for N. 68th Street, located along the eastern boundary of parcel 173-44-014C, with Single-family Residential district (R1-35) zoning, at 6750 E. Exeter Boulevard. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Omar Abdallah, 480-240-5641.**



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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. 7; Commissioner Serena moved to make a recommendation to City Council for approval of case 2-AB-2022, along with the citizen petition, per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel the motion carried unanimously with a vote of six (6) to zero (0).**

**Adjournment - 6:56 pm**



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