



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

**WEDNESDAY, APRIL 13, 2022**

**\* SUMMARIZED MEETING MINUTES \***

**PRESENT:** Renee Higgs, Chair  
Vice Chair Young  
Barney Gonzales, Commissioner  
George Ertel, Commissioner  
William Scarbrough, Commissioner  
Christian Serena, Commissioner

**STAFF:** Tim Curtis  
Eric Anderson  
Jeff Barnes  
Desirae Mayo  
Ben Moriarty  
Ryan Garofalo  
Alexis Hartley  
Caitlyn Gulsvig  
Rebecca Cox

**CALL TO ORDER**

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

## **MINUTES REVIEW AND APPROVAL**

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) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.**

## **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) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.**

## **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 and Chair Higgs, Vice Chair Young, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena all voting in favor.**

\* 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"

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.**

**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 and Chair Higgs, Vice Chair Young, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena all voting in favor.**

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.

**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) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.**

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) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.**

## **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.**

**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) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.**

### **REQUEST TO SPEAK CARDS:**

Leslie Alvarez, Harold Back, Laura Norton Schwartz.

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:56 p.m.

\* 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"