

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, October 11, 2023

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:01 PM

Roll Call – Commissioner Scarbrough absent, Commissioners Kaminski and Serena participated telephonically

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 September 27, 2023 [Regular Meeting Minutes](#).

Commissioner Ertel moved to approve the September 27, 2023 Regular Meeting Minutes, Second by Commissioner Gonzales the motion carried unanimously by 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.**



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).

CONTINUANCES

2. [18-ZN-2022 \(Magnolia on Osborn\)](#)

REQUEST BY APPLICANT FOR A CONTINUANCE TO A DATE TO BE DETERMINED

Request by owner for a zoning district map amendment from Highway Commercial Downtown Overlay (C-3 DO) to Downtown/ Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) for a new 4-story mixed use development with approximately 92 dwelling units and 6,500 square feet of non-residential floor area on a +/- 1.85 gross acre site. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, (480) 385-2727.**

Item No. 2; Vice Chair Young made a motion to continue case 18-ZN-2022 to a date to be determined, Second by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0).

REGULAR AGENDA

3. [16-ZN-2022 \(Headwaters Residential Healthcare Facility\)](#)

Request by owner for approval of a zoning district map amendment from Planned Community District with comparable Planned Neighborhood Center (P-C PNC) zoning to Planned Community District with comparable Commercial Office (P-C C-O) zoning, including an amended development plan, for a new 3-story minimal residential healthcare facility consisting of 172 dwelling units including five 1-story duplex buildings, on +/- 6.7 acres of an overall +/- 12.5-acre site, located at 13870 N. Frank Lloyd Wright Blvd. The rezoning applies to the entire +/- 12.5-acre site. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, (480) 385-2727.**

Item No. 3; Vice Chair Young moved to make a recommendation to City Council for approval of case 16-ZN-2022 per the staff recommended stipulations, and revised stipulation number eight (8) prohibiting construction prior to 7 AM on weekdays, based upon the finding that the Planned Community District criteria with comparable Commercial Office (P-C C-O) zoning, and an amended development plan have been met and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0).

Adjournment – 6:07 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).