



Approved 6/14/2023 (cg)

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

WEDNESDAY, MAY 24, 2023

***SUMMARIZED MEETING MINUTES ***

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

STAFF: Meredith Tessier
Eric Anderson
Jesús Murillo
Jeff Barnes
Greg Bloemberg
Adam Yaron
Becca Cox
Caitlyn Gulsvig
Jason McWilliams

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 May 10, 2023 [Regular Meeting Minutes](#).

Commissioner Ertel moved to approve the May 10, 2023 regular meeting minutes. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.

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CONSENT AGENDA

2. [1-AB-2009#2 \(Sonoran Sky Abandonment\)](#)
Request by owner to abandon the 55-foot E. Pinnacle Peak Road half-street right-of-way, the 40-foot roadway and public easement along the N. 124th Street alignment, the 30-foot roadway and public utility easement along the 122nd Street alignment (except the southern 250 feet), and the 30 to 60-foot roadway and public utility easement along E. Paraiso Drive located within parcels 217-09-019A, 217-09-019B, and 217-09-019C with Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning. Abandonment is associated with the Sonoran Sky final plat (3-PP-2006#3). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, 602-313-7206.**

3. [1-AB-2021 \(McDowell Mountain Manor\)](#)
Request by owner to abandon portions of the Public Utility and Roadway Easements, 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries of parcel 217-01-025A, with Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning located 12651 E. Happy Valley Road (associated with case 1-PP-2021). Abandonment is associated with the McDowell Mountain Manor final plat (16-PP-2017#27). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, 602-330-5252.**

Items No. 2 and 3; Commissioner Kaminski moved to make a recommendation to City Council for approval of Cases 1-AB-2009#2 and 1-AB-2021 per the staff recommended stipulations after determining that the proposed Abandonments are consistent and conform with the adopted General Plan. Seconded by Commissioner Serena, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.

4. [5-UP-2023 \(Unique Motorsports Outdoor Vehicle Display\)](#)
Request by owner for approval of a Conditional Use Permit for Vehicle Sales with Outdoor Display on a +/- 1.23-acre site with Highway Commercial (C-3) zoning, located at 2115 N. Scottsdale Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Ken Molfetta, 480-273-4233.**

Item No. 4 moved to the regular agenda; Commissioner Serena moved to make a recommendation to City Council for approval of Case 5-UP-2023 per the staff recommended stipulations, with the added stipulations of not allowing an outdoor public address system and not allowing parking lot lighting to be installed along the eastern boundary of the site, based upon the finding that the Conditional Use Permit criteria have been met. Seconded by Commissioner Ertel, the motion carried

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unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.

REGULAR AGENDA

5. [17-ZN-2022 \(1st Street Townhomes\)](#)

Request by owner for a zoning district map amendment from Downtown, Office Commercial, Type 2, Downtown Overlay (D/OC-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple Use, Type 2, Downtown Overlay (D/DMU-2 DO) for a new 46-foot tall townhome development with 12 units on a +/- 0.53-acre site, located at 7515 and 7521 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 5; Vice Chair Young moved to make a recommendation to City Council for approval of Case 17-ZN-2022 per the staff recommended stipulations, with the added stipulation that mature trees have a minimum 48-inch box, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.

6. [3-ZN-2023 \(City Hall Historic Preservation\)](#)

Request by City of Scottsdale for approval of a zoning district map amendment (3-ZN-2023) from Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) to Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay, Historic Property district (D/DCC-2 PBD DO HP) on +/- .65 acres of a +/- 8.54 acre site. **Staff/Applicant contact person is Adam Yaron, 480-312-2761.**

7. [21-HP-2023 \(City Hall Historic Preservation\)](#)

Request by City of Scottsdale for an approval to designate Scottsdale City Hall as a Scottsdale Landmark on +/- .65 acres of a +/- 8.54 acre site, with existing Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) zoning designation to be rezoned with case 3-ZN-2023, to Downtown/Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay, Historic Property district (D/DCC-2 PBD DO HP) zoning and approve the Historic Preservation Plan and Design Guidelines for Scottsdale City Hall. **Staff/Applicant contact person is Adam Yaron, 480-312-2761.**

Items No. 6 & 7; Commissioner Gonzales moved to make a recommendation to City Council for approval of Cases 3-ZN-2023 and 21-HP-2023 after determining that the proposed Zoning District Map amendment is consistent and conforms with the

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adopted General Plan and Old Town Scottsdale Character Area Plan, and after establishing a Historical Significance Report – with Historic Preservation Plan and Design Guidelines, designating Scottsdale City Hall as a Scottsdale Landmark finding uniqueness and exceptional significance of City Hall as a historic resource per the city’s Zoning Ordinance. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:00 p.m.