

SCOTTSDALE

PLANNING COMMISSION MEETING

*** AMENDED MEETING NOTICE AND AGENDA

*EDITED LANGUAGE FOR ITEM 7



PLANNING COMMISSION

Renee Higgs, Chair
Joe Young, Vice Chair
George Ertel
William Scarbrough

Barney Gonzales
Christian Serena
Barry Graham

Wednesday, September 22,
2021

The City Hall Kiva Forum (Kiva) is open to the public during Planning Commission meetings at a reduced capacity. Seating in the Kiva will be available on a first come, first served basis. Planning Commission meetings 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 5:00 PM

Roll Call - All Present

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.**

Minutes

1. Approval of August 25, 2021 [Regular Meeting Minutes](#).

Item No. 1 approved 7-0; Motion by Commissioner Scarbrough, 2nd by Commissioner Graham.

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. [6-UP-2021 \(Peoples Hangar and Heliport\)](#)

Request by owner for approval of a Conditional Use Permit for a new heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 15902 N. 80th Street.
Staff contact person is Meredith Tessier, 480-312-4211.

Applicant contact person is Scott Wahtola, 920-375-3430.

Item No. 2; Recommended City Council approve case 6-UP-2021 by a vote of 7-0 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Graham, 2nd by Commissioner Ertel.

3. [4-GP-2021 \(Pima McDowell\)](#)

Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located 8705 E. McDowell Road.
Staff contact person is Jeff Barnes, 480-312-2376.

Applicant contact person is Brian Krob, 480-225-7359.

4. [11-ZN-2021 \(Pima McDowell\)](#)

Request by owner for a Zoning District Map Amendment from General Commercial (C-4) and General Commercial Conditional (C-4(C)) to Highway Commercial (C-3) zoning on a +/- 7.22-acre site located 8705 E. McDowell Road.

Staff contact person is Jeff Barnes, 480-312-2376.

Applicant contact person is Brian Krob, 480-225-7359.

Items No. 3&4; Moved to the Regular Agenda; Recommended City Council approve cases 4-GP-2021 and 11-ZN-2021 by a vote of 7-0 per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Vice Chair Young, 2nd by Commissioner Scarbrough.

REGULAR AGENDA

5. [1-ZN-2021 \(The Miller\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) Zoning, with a development plan and proposed development standards, including but not limited to, building height (76 feet inclusive of rooftop appurtenances), residential density (87 du/ac) and building stepbacks for a new multi-family development consisting of 148 units on a +/- 1.7-acre (gross) site, located at 7570 E. 6th Avenue.

Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is John Berry, 480-385-2727.



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. 5; Recommended City Council approve case 1-ZN-2021 by a vote of 6-1 per the staff recommended stipulations, after determining that the PBD findings have been met and that the proposed Zoning District Map Amendment, Development Plan and Amended Development Standards are consistent and conform with the adopted General Plan. Motion by Vice Chair Young, 2nd by Commissioner Scarbrough with Commissioner Gonzales dissenting.

6. [3-GP-2021 \(92nd Street Rezoning\)](#)

Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from Commercial to Mixed-Use Neighborhoods on +/- 3.92 acres of the +/-8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard.

Staff contact person is Doris McClay, 480-312-4214.

Applicant contact person is Kurt Jones, (480) 225-8937.

*7. [6-ZN-2021 \(92nd Street Rezoning\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial Planned Community District (C-3 PCD) and Commercial Office Planned Community district (C-O PCD) to Planned Unit Development Planned Community Development District (PUD PCD) Zoning with a Development Plan on a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard for a mixed-use development including 310 multi-family units. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Kurt Jones, (480) 225-8937.**

Items No. 6&7; Recommended City Council approve cases 3-GP-2021 and 6-ZN-2021 by a vote of 4-3 per the staff recommended stipulations after determining that the PUD criteria have been met and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Commission Scarbrough, 2nd by Commissioner Ertel with Commissioner Gonzales, Commissioner Serena, and Commissioner Graham dissenting.

NON-ACTION ITEM

8. [Old Town Scottsdale Policy, Regulatory, and Guideline Update](#)

Presentation to Planning Commission for review and discussion regarding City Council's August 24, 2021, initiation of:

- A non-major General Plan amendment to update the Old Town Scottsdale Character Area Plan (Case 5-GP-2021);
- A text amendment to the City's Zoning Ordinance for the Downtown (D), Downtown Overlay (DO), and Planned Block Development (PBD) zoning districts – and other affected sections of the ordinance – as well as the Downtown Infill Incentive District (Cases 1-TA-2021 and 1-II-2010#3); and
- An update to the Old Town Scottsdale Urban Design & Architectural Guidelines.

Item No. 8; Motion by Commissioner Scarbrough to reschedule this non-action item to an October 6th Special Meeting. 2nd by Commissioner Graham. The motion passed by a vote of



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6-1 with Commissioner Ertel dissenting.

Adjournment - 9:00 PM



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