



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

**WEDNESDAY, MAY 26<sup>TH</sup> 2021**

**\*SUMMARIZED MEETING MINUTES \***

**PRESENT:** Joe Young, Vice Chair  
Renee Higgs, Commissioner  
William Scarbrough, Commissioner  
Barry Graham, Commissioner  
Christian Serena, Commissioner  
George Ertel, Commissioner

**ABSENT:**

**STAFF:** Tim Curtis  
Margaret Wilson  
Meredith Tessier  
Doris McClay  
Bronte Ibsen  
Karen Hemby  
Nicole Garcia

**CALL TO ORDER**

Vice Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

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

**ADMINISTRATIVE ITEMS**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

1. Updated 2021 [Planning Commission Calendar](#)

## **MINUTES REVIEW AND APPROVAL**

2. Approval of June 14, 2019 Regular Meeting Minutes.

**Commissioner Scarbrough moved to approve the May 12, 2021 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0).**

## **CONSENT AGENDA**

3. [3-TA-2020 \(Ina Levine Jewish Community Campus\)](#)  
Request by applicant for a text amendment to the Zoning Ordinance (Ord. No. 455), specifically the Use Regulations identified in Section 6.803 of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is John Berry, 480-385-2719.**
4. [11-ZN-2020 \(Ina Levine Jewish Community Campus\)](#)  
Request by applicant for a zoning district map amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development District (SC PSD) District, including a Development Plan with amended (Transition) performance standards for building setbacks, building stepbacks and landscape buffers, on a +/- 28.5-acre site located at 12701, 12752, and 12707 N. Scottsdale Road. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is John Berry, 480-385-2719.**

**Items No. 3&4; Recommended City Council approve cases 3-TA-2020 and 11-ZN-2020 by a vote of 7-0, after determining that the proposed Text Amendment, Zoning District Map Amendment, and Development Plan are consistent and conform with the adopted General Plan. Motion by Commissioner Serena, 2<sup>nd</sup> by Commissioner Scarbrough.**

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

## **REGULAR AGENDA**

5. [6-GP-2019 \(District at 9400 Shea\)](#)  
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 Commercial to Mixed-Use Neighborhoods on a +/- 11-acre site located at 9375 E. Shea Blvd. Staff contact person is

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Doris McClay, 480-312-4214. **Applicant contact person is Felipe Zubia, (480) 429-3065.**

6. [16-ZN-2019 \(District at 9400 Shea\)](#)

Request to rezone from Commercial Office Planned Community District (C-O PCD) and Highway Commercial Planned Community District (C-3 PCD) to Planned Unit Development Planned Community District (PUD PCD) on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street to allow for approximately 219 new residential units. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Felipe Zubia, (480) 429-3065.**

**Items No. 5&6; Recommend City Council approve cases 6-GP-2019 and 16-ZN-2019 per the staff recommended stipulations, after determining that the PCD and PUD findings have been met, and that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan. Motion by Commissioner Scarbrough, failed due to lack of second.**

**Items No. 5&6; Recommended City Council deny cases 6-GP-2019 and 16-ZN-2019 by a vote of 4-3. Motion by Commissioner Ertel, 2<sup>nd</sup> by Commissioner Gonzales.**

The motion carried with a vote of four (4) to three (3); with Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales voting in favor, and Vice Chair Young, Commissioner Higgs, and Commissioner Scarbrough dissenting.

7. Planning Commission Election of Officers

**Nomination for Chair:**

**Commissioner Ertel nominated Commissioner Higgs for Chair. The nomination passed by a vote of 4-3.**

The motion carries with a vote of four (4) to three (3); with Commissioner Ertel, Commissioner Scarbrough, Commissioner Higgs, and Vice Chair Young voting in favor, and Commissioner Graham, Commissioner Serena, and Commissioner Gonzales dissenting.

**Commissioner Graham nominated Commissioner Gonzales for Chair. The nomination had no vote.**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:00 p.m.