



Approved 12/14/2022 (cg)

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

WEDNESDAY, NOVEMBER 9, 2022

*** SUMMARIZED MEETING MINUTES ***

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

REMOTE: William Scarbrough, Commissioner (arrived remotely at 5:21 PM)

STAFF: Tim Curtis
Joe Padilla
Adam Yaron
Bryan Cluff
Omar Smailbegovic
Greg Bloemberg
Jeff Barnes
Becca Cox
Caitlyn Gulsvig
Ryan Garofalo
Lorraine Castro

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 October 26, 2022 [Regular Meeting Minutes](#) including Study Session.

**Vice Chair Young moved to approve the October 26, 2022 regular meeting minutes.
Seconded by Commissioner Kaminski, the motion carried unanimously with a vote of**

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six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel and Commissioner Serena.

CONSENT AGENDA

2. [5-GP-2022 \(City of Scottsdale General Plan 2035 - HB2482\)](#)

Request by City of Scottsdale for a minor General Plan amendment to the City of Scottsdale General Plan 2035 in response to the recently approved House Bill 2482 amending Arizona Revised Statutes 9-461.06, relating to the City's major General Plan amendment process. **Staff/Applicant contact person is Adam Yaron, (480) 312-2761.**

Item No. 2 moved to the regular agenda; Commissioner Serena moved to make a recommendation to City Council for approval of 5-GP-2022. Seconded by Vice Chair Young, the motion carried unanimously with a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel and Commissioner Serena.

3. [1-AB-2020#2 \(Rancho Vista Alley Abandonment\)](#)

Request for abandonment of the sixteen (16) foot alley right-of-way located between Lots 4, 5, 6, 7, 8, and 9 of the Rancho Vista subdivision, generally located between E. Chaparral Road and E. Mariposa Drive, west of N. 69th Place (adjacent to 4994 N. 69th Place, 6909 & 6915 E. Chaparral Road, 6908 & 6916 E. Mariposa Drive and 4826 N. 69th Street), with Single-family Residential District (R1-7) zoning. Staff contact person is Brad Carr, AICP, (480) 312-7713. **Applicant contact person is Suzanne Dubarry, (760) 808-5010.**

4. [27-UP-2006#4 \(T-Mobile Scottsdale Ranch PH10928B\)](#)

Request by owner to renew a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility concealed within an artificial palm tree with Single-family Residential, Planned Community District (R1-18 PCD) zoning located at the southwest corner of E. Shea Blvd and N. 100th Street. Staff contact person is Omar Smailbegovic, (480) 312-3087. **Applicant contact person is Todd Daoust, (602) 549-9054.**

Items No. 3 & 4; Commissioner Serena moved to make a recommendation to City Council for approval of cases 1-AB-2020#2 and 27-UP-2006#4 per the staff recommended stipulations and after determining that the Abandonment is consistent and conforms with the adopted General Plan and the Conditional Use Permit criteria have been met. 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 Kaminski, Commissioner Ertel and Commissioner Serena.

REGULAR AGENDA

5. [6-ZN-2022 \(Scottsdale 3200 North\)](#)

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), including a development plan with amended development standards for building location and bonus residential density (50 du/ac to 55.8 du/ac), for a total of 135 residential units, on a +/- 2.4-acre site, located at 3202 N. Scottsdale Road. Staff contact person

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is Greg Bloemberg, (480) 312-4306. **Applicant contact person is David Gulino, (602) 330-5252.**

Item No. 5; Commissioner Ertel moved to make a recommendation to City Council for approval of 6-ZN-2022 per the staff recommended stipulations, with the added stipulation to limit the building height to five (5) stories, and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Vice Chair Young, the motion carried with a vote of six (6) to one (1) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena all voting in favor and Commissioner Gonzales dissenting. Separate from the motion, Commissioner Ertel suggested the traffic signal be paid out of the bonus payment.

6. [3-GP-2022 \(94 Hundred Shea - The Village\)](#)

Request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 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 Jeff Barnes, (480) 312-2376. **Applicant contact person is Andy Jochums, (480) 429-3063.**

7. [8-ZN-2022 \(94 Hundred Shea - The Village\)](#)

Request by owner 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 a maximum of 219 new residential units with a development plan. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant contact person is Andy Jochums, (480) 429-3063.**

Items No. 6 & 7 heard after Items No. 8 & 9; Commissioner Ertel moved to make a recommendation to City Council for approval of cases 3-GP-2022 and 8-ZN-2022 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Vice Chair Young, the motion carried with a vote of five (5) to two (2) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel and Commissioner Scarbrough all voting in favor and Commissioner Gonzales and Commissioner Serena dissenting.

8. [6-GP-2022 \(Mercado Courtyards\)](#)

Request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 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 Jeff Barnes, (480) 312-2376. **Applicant contact person is Jennifer Hall, (480) 505-3939.**

9. [12-ZN-2022 \(Mercado Courtyards\)](#)

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 273 multi-family units and +/- 24,000 sq. ft. of commercial area. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant**

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contact person is Jennifer Hall, (480) 505-3939.

Items No. 8 & 9; Commissioner Ertel moved to make a recommendation to City Council for approval of cases 6-GP-2022 and 12-ZN-2022 per the staff recommended stipulations with clarification that the density had been adjusted to 30.7 dwelling units per acre (262 units), that 12 live/work units be located on the 1st floor (along with 4,000 sq. ft. of co-working space), and that the rent allowances offered by applicant be recommended to be included in a separate agreement determined by City Council, and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Vice Chair Young, the motion carried with a vote of four (4) to three (3) with Chair Higgs, Vice Chair Young, Commissioner Ertel and Commissioner Scarborough all voting in favor and Commissioner Gonzales, Commissioner Kaminski and Commissioner Serena dissenting.

REQUEST TO SPEAK CARDS:

Item No. 3: Bill Janiga.

Item No. 5: Darrell Blomberg.

Items No. 6 & 7: Daniell Thompson.

Items No. 8 & 9: Daniel Court, Cameron Steiner, Jason Phillips, Rob Rossi, Jason Alexander, Andrew Podore, Barbara Poggi, Heather Muench, Dan Smith, Carolyn Oberholtzer, Kurt Bowe, and Nick DeRegis.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 9:17 p.m.