

Wednesday, December 13, 2023

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, December 13, 2023

5:00 P.M.

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.**

Administrative Report – Tim Curtis

Minutes

1. Approval of the November 8, 2023 [Regular Meeting Minutes](#).

Commissioner Kaminski moved to approve the November 8, 2023 Regular Meeting Minutes, Second by Vice Chair Young, the motion carried unanimously by a vote of seven (7) 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. [11-ZN-2022 \(Quail Crest Estates\)](#)
APPLICANT REQUEST TO CONTINUE TO JANUARY 10 2024
Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-70 PRD ESL) zoning and approval of a Development Plan with Amended Development Standards for lot area, lot width, and setbacks for a 12-lot subdivision on a +/- 20.00-acre site located at the southeast corner of E. Pinnacle Vista Drive and N. 132nd Street. (APN is 216-77-022B) Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Keith Nichter, (602) 313-7206.**
3. [5-GP-2021#2 \(Old Town Character Area Plan Amendment - Phase 2\)](#)
APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED
Request by City of Scottsdale for a minor amendment to the City of Scottsdale General Plan 2035, by amending and updating the Old Town Scottsdale Character Area Plan. Staff contact person is Adam Yaron, 480-312-2761. **Applicant contact person is Adam Yaron, 480-312-2761.**
4. [1-TA-2021 \(Downtown, Downtown Overlay and PBD Districts Text Amendment\)](#)
APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED
Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Sections 5.3000. (Downtown), Section 6.1200. (Downtown Overlay), Section 6.1300. (Planned Block Development Overlay District), Section 7.1200 (Special Public Improvements) and other applicable sections of the Zoning Ordinance, to update specific names, district size requirements, sub-districts, use regulations, development types, Development Plan requirements, property development standards, bonus provisions, and/or bonus development standards. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Brad Carr, AICP, 480-312-7713.**

Items No. 2-4; Commissioner Scarbrough made a motion to continue case 11-ZN-2022 to January 10th, 2024, and continue cases 5-GP-2021#2 and 1-TA-2021 to a date to be determined. Seconded by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0).

CONSENT AGENDA

5. Approval of the [2024 Planning Commission Regular Meeting Calendar](#).
6. [4-AB-2018#2 \(Serenio Canyon\)](#)
Request by owner to abandon the eastern 25-foot half-street fee-simple right-of-way located along N. 122nd Street, adjacent to parcels 217-01-512 and 217-01-513, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, in the general vicinity of the southeast corner of the E. Mariposa Grande Drive alignment and N. 122nd Street intersection, totaling approximately 12,682 square-feet of right-of-way. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Jorge Garre, 480-596-1131.**



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7. [8-AB-2022 \(Preserve IV Abandonment\)](#)

Request by applicant to abandon the portions of the N. 120th Street alignment, N. 122nd Street alignment, E. Mariposa Grande Drive alignment, and E. Pinnacle Peak Road alignment adjacent to parcel no. 217-01-013, located at the northwest corner of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, totaling approximately 179,742 square-feet of right-of-way. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, (602) 313-7206.**

8. [10-AB-2022 \(Troon Highlands Estates Abandonment\)](#)

Request by applicant to abandon the portions of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment adjacent to parcel numbers 217-09-020C, 217-09-020B, and 217-08-059, located at the southwest corner of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, totaling approximately 116,747 square-feet of right-of-way. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, (602) 313-7206.**

9. [5-AB-2023 \(Ritter Abandonment\)](#)

Request by owner to abandon 8 feet of Right-Of-Way on E. Oak Street, adjacent to parcel 131-20-091 with Single-family Residential (R1-7) zoning designation, located at 2259 N. 74th Way. Owner to dedicate property interests to the City. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Herb Ritter, (925) 997-5939.**

10. [8-UP-2023 \(Pinnacle Brewing Company\)](#)

Request by owner for a Conditional Use Permit for a Bar use (Pinnacle Brewing Company) in a +/- 4,333 square foot suite with +/- 1,636 square feet of outdoor patio space, located at 15111 N. Hayden Road, Suite 100 with Highway Commercial(C-3) zoning. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Leslie Chatburn, (602) 234-8787.**

Items No. 5-10; Vice Chair Young made a motion to approve the 2024 Planning Commission Regular Meeting Calendar and make a recommendation to City Council for cases 4-AB-2018#2, 8-AB-2022, 10-AB-2022, 5-AB-2023 based upon the finding that the proposed abandonments are consistent and conform with the adopted General Plan and make a recommendation for 8-UP-2023 with updated staff recommended stipulations based upon the findings that the Conditional Use Permit criteria have been met. Seconded by Vice Chair Young, the motion carried unanimously by a vote of seven (7) to zero (0).

Adjournment – 5:08 PM



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