

# 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, April 24, 2024

*One or more members of the Planning Commission may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).*

**5:00 P.M.**

### PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order – 5:07 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.**

Written comments, is also being accepted for non-agendized items and may be submitted in-person at the hearing or electronically by [clicking here](#). Written comments submitted electronically will be emailed to the Commission Members.

**Administrative Report – Tim Curtis**

### Minutes

1. Approval of the March 13, 2024 [Regular Meeting Minutes](#).

**Vice Chair Young made a motion to approve the March 13, 2024 regular meeting minutes. Second by Commissioner Gonzales, 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



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).

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.**

## CONSENT AGENDA

2. [3-UP-2024 \(Temporary Vehicle Storage Conditional Use Permit\)](#)  
Request for approval of a Conditional Use Permit for Vehicle Storage on a +/- 3-acre site with Highway Commercial (C-3) zoning. Staff contact person is Keith Niederer, 480-312-2953.  
**Applicant contact person is Kurt Waldier, (480) 429-3061.**
3. [4-AB-2023 \(Morning Vista Abandonment\)](#)  
Request by owner to abandon the eastern 20-foot fee-simple half-street right-of-way, located along N. 85th Street, adjacent to western boundary of 8505 E. Morning Vista Road (parcel number 216-70-007G), with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Bob Olshan, (480) 385-2727.**
4. [9-UP-2012#3 \(The District \(aka Maya Day + Night Club\) - CUP Amendment\)](#)  
Request by owner for approval of an amendment to an existing conditional use permit (9-UP-2012#2) to add a subgrade bar under and near the existing pool area for a property with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, located at 4420 N. Saddlebag Trail. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Adam Gerhard, (414) 514-5065.**

**Items No. 2 & 4; Moved to Regular Agenda.**

**Item No. 3; Commissioner Scarbrough made a motion for recommendation of approval to City Council for case 4-AB-2023 per the staff recommend stipulations and after finding that the abandonment is consistent and conforms with the adopted General Plan. Second by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0).**

## REGULAR AGENDA

5. [2-GP-2023 \(Cosanti Commons \(AKA Sundown Commons\)\)](#)  
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 +/- 8.6 gross acre site located at 7000 E. Shea Boulevard. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is John Berry, (480) 385-2753.**
6. [6-ZN-2023 \(Cosanti Commons \(aka Sundown Commons\)\)](#)  
Request by owner for a Zoning District Map Amendment from Central Business (Conditional), Parking District (C-2 (C) / P-4) zoning to Planned Unit Development, Planned Shared Development Overlay (PUD PSD) zoning, including approval of a Development Plan with Amended Development Standards for a new mixed-use development, consisting of approximately 79,200 square feet of existing commercial buildings and a new 3-story, approximately 345,000 square foot, multi-family residential building with approximately 196 units on a +/- 8.6 gross acre



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site located at 7000 E. Shea Boulevard. Staff contact person is Katie Posler, 480-312-2703.

**Applicant contact person is John Berry, (480) 385-2753.**

**Item No. 2; Commissioner Scarbrough made a motion for recommendation of approval to City Council for case 3-UP-2024 per the staff recommend stipulations and after finding that the Conditional Use Permit criteria have been met. Second by Commissioner Serena, the motion carried unanimously by a vote of six (6) to one (1) with Commissioner Gonzales dissenting.**

**Item No. 4; Vice Chair Young recused himself from this item. Commissioner Scarbrough made a motion for recommendation of approval to City Council for case 9-UP-2012#3 per the staff recommend stipulations and after finding that the Conditional Use Permit criteria have been met. Second by Commissioner Kaminski, the motion failed by a vote of three (3) to three (3) with Commissioner Gonzales, Commissioner Ertel and Commissioner Serena dissenting.**

**Items No. 5 & 6; Commissioner Ertel made a motion for recommendation of approval to City Council for cases 2-GP-2023 and 6-ZN-2023 per the staff recommend stipulations and that the proposed Zoning District Map Amendment is consistent and conforms with the adopted Scottsdale General Plan 2035 and that the Planned Unit Development (PUD) district criteria have been met. Second by Vice Chair Young, the motion carried unanimously by a vote of six (6) to one (1) with Commissioner Serena dissenting.**

**Adjournment – 6:46 PM**



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