



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

WEDNESDAY, FEBRUARY 14, 2024

***SUMMARIZED MEETING MINUTES ***

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

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Greg Bloemberg
Jesus Murillo
Katie Posler
Becca Cox
Jason McWilliams
Karissa Rodorigo
Caitlin Clark
Jack Kelly

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the January 24, 2024 [Regular Meeting Minutes](#).

Commissioner Ertel moved to approve the January, 2024 Regular Meeting Minutes, Second by Commissioner Scarbrough, the motion carried unanimously by a vote of

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seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commssioner Serena, and Commissioner Scarbrough.

CONTINUANCES

2. [3-GP-2023 \(Axon\)](#)

APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED

Request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 Future Land Use Map to change the land use designation from Employment to Mixed-Use Neighborhoods, and a minor General Plan amendment to the Greater Airpark Character Area Plan 2010 Future Land Use Map to change the land use designation from Employment (EMP) to Airpark Mixed-Use – Residential (AMU-R) on a +/- 44.70 gross (+/- 36.32 net) acre portion of a +/- 69.71 gross acre site, located at 8300 E. Axon Way near Hayden & Loop 101 Freeway. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Charles Huellmantel, 480-921-2800.

3. [13-ZN-2020#2 \(Axon\)](#)

APPLICANT REQUEST TO CONTINUE TO A DATE TO BE DETERMINED

Request by owner for a zoning district map amendment from Planned Community District with P-C comparable Industrial Park (P-C I-1) zoning to Planned Community District with P-C comparable Planned Airpark Core, Airpark Mixed-Use - Residential (P-C PCP AMU-R) zoning to accommodate an amendment to the original development plan (13-ZN-2020) to allow for 1,975 multi-family residential units, a hotel, and +/- 47,000 square feet of commercial floor area in six buildings, varying in height from three to five stories (up to 67 feet), on a +/- 44.70 gross (+/-36.32 net) acre portion of a +/- 69.71 gross acre site, located at 8300 E Axon way near Hayden & Loop 101 Freeway. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Charles Huellmantel, 480-921-2800.

Items No. 2 & 3; Commissioner Gonzales made a motion to continue cases 3-GP-2023 and 13-ZN-2020#2 to a date to be determined. Second by Commissioner Ertel. The motion carried by a vote of five (5) to two (2) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel and Commissioner Scarbrough with Commissioner Kaminski and Commissioner Serena dissenting.

CONSENT AGENDA

4. [9-AB-2023 \(Storyrock Phase 3 Abandonment\)](#)

Request by applicant for approval to abandon a 20 foot Roadway and Utility Easement along the northern boundary, 40 foot Roadway and Utility Easement along the eastern boundary, and 55 foot Roadway and Utility Easement along the southern boundary, on two parcels with Planned Community District Environmentally Sensitive Lands (PCD ESL)

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zoning, located northeast of the East Pinnacle Peak Road and North 130th Street alignment with the APNs of 217-01-005N and 217-01-005M. In relation to case 5-PP-2016#14. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Zach Hill, 480-207-2666.

Item No. 4; Commissioner Kaminski made a motion for recommendation of approval to City Council for case 9-AB-2023 based upon the finding that the proposed abandonment is consistent and conforms with the adopted General Plan. Second by Vice Chair Young. The motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Serena, and Commissioner Scarbrough.

5. [12-ZN-2020 \(Quail Crest Estates\)](#)

Request by owner for a Zoning District Map Amendment from the Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to the Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning designation on a +/-3.3-acre site and a Density Incentive for increases in NAOS on the +/-20-acre site located at the northeast corner of N. 132nd Street and the E. Redbird Road alignment. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Keith Nichter, (602) 313-7206.

Item No. 5; Moved to Regular Agenda. Vice Chair Young made a motion for recommendation of approval to City Council for case 12-ZN-2020 per the staff recommended stipulations and finding that the proposed Zoning District Map Amendment and Density Incentive are consistent and conform with the adopted General Plan. Second by Commissioner Gonzales. The motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Serena, and Commissioner Scarbrough.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:36 p.m.