



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

**WEDNESDAY, APRIL 14, 2021**

**\*SUMMARIZED MEETING MINUTES \***

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

**ABSENT:**

**STAFF:** Tim Curtis  
Joe Padilla  
Bryan Cluff  
Ben Moriarity  
Jeff Barnes  
Bronte Ibsen  
Chad Sharrard  
Lorraine Castro  
Karen Hemby  
Nicole Garcia

**CALL TO ORDER**

Chair Alessio 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.

**MINUTES REVIEW AND APPROVAL**

1. Approval of March 24, 2021 Regular Meeting Minutes.

**Commissioner Scarbrough moved to approve the March 24, 2021 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of six (6) to zero (0).**

## **CONSENT AGENDA**

2. [2-AB-2021 \(Roadway Easement Abandonment\)](#)

Request by owner to abandon the twenty-five (25) foot wide Easement for Future Roadway along the northern property line of the parcel located at 7601 E. Thunderbird Road with Single-family Residential zoning (R1-35). Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Andrei Rojdestvenski, (602) 684-1943.**

**Item No. 2; Recommended City Council approve case 2-AB-2021 by a vote of 6-0 per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Motion by Commissioner Graham, 2<sup>nd</sup> by Commissioner Ertel.**

The motion carried unanimously with a vote of seven (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, and Commissioner Ertel.

## **REGULAR AGENDA**

3. [5-TA-2020 \(Parking Text Amendment\)](#)

Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Article IX Parking and Loading Requirements, Sections 9.100. through 9.201., including any applicable sections related to the required parking for hotels, multi-family residential, and office, the in-lieu parking program, downtown overlay, and Article VII General Provisions, Section 7.1200. related to special improvement requirements for public parking. **Staff contact person is Bryan Cluff, 480-312-2258.**

**Item No. 3; Recommended City Council deny items all items except a recommendation to approve the special improvement portion of the proposal by a vote of 5-1, based upon a need for an updated parking study for the denied items, per the comments and discussion. Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Commissioner Ertel, with Commissioner Graham dissenting.**

The Planning Commission comments and discussion included the following:

Overarching Discussion

- The majority of members of the Commission agreed that a parking study/analysis, with a scope specific to each of the proposed text amendment topics, is crucial to provide the data necessary to justify the proposed changes to the City of Scottsdale parking requirements, and to ensure the proposed increases or decreases in the requirements will result in a sufficient parking supply.
- Scottsdale and its demographic are special and unique, and are not easily compared with other communities' parking demands.

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

- Old Town does not yet have grocers or other diverse uses to be truly walkable for residents living in Old Town.
- The Planning Commission should be included in developing the scope of any future parking study related to changes to the parking requirements.

#### 1. Travel Accommodations (Hotels)

- The requirements for employee parking should be based on peak demand, and the employee spaces need to be specifically designated in the parking area.
- Administrative approval of parking master plans could be limited to a 10% parking reduction, instead of 20%.
- It may be appropriate to have separate requirements for hotel parking in Old Town and outside of Old Town.
- The proposed exemption for the first 5,000 square feet of auxiliary commercial floor area in a hotel seems to be geared towards stimulating development, rather than provided adequate parking supply.

#### 2. Multi-Family Residential

- Reducing the requirement for 2- and 3- bedroom units to 1.7 and 1.9 spaces per unit does not seem appropriate. Scottsdale specific parking data is needed to identify what ratios are appropriate for Scottsdale.
- A guest parking ratio of 1 space per 8 units may not be enough, however, more data is needed to find the right ratio.
- Spaces allocated for guest parking need to have un-restricted access and be outside of any gated areas.
- Additional analysis and/or requirements should be considered regarding management and assignment of guest parking spaces, to make sure the required guest spaces are actually available to guests.
- Smaller condominium and townhouse developments also need to have a guest parking requirement.
- Increasing housing costs are resulting in tenants “doubling up” in units, which means more drivers and more cars per unit.

#### 3. Office

- 1 space per 200 square feet may not be enough parking when you consider how many employees can be in a 200 square feet area.
- Current trends need to be considered, including the possibility that more people will be working from home.

4. Downtown Overlay Waivers

- Generally, the changes seem appropriate and are heading in the right direction.
- It may be appropriate to further reduce the waiver, or completely eliminate it, especially the dwelling unit waiver.

5. In-Lieu Parking

- Generally, this is a good program, but the cost of in-lieu spaces should be based on the price to construct a physical (structured) parking space.
- The option to purchase permanent spaces should remain, but the cost should be higher.
- There should be a physical parking supply associated with the sale of in-lieu parking spaces.

6. Special Improvement Requirements

- The Planning Commission was supportive of this change, and recommended approval of this section of the text amendment.

The motion carried with a vote of five (5) to one (1); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel, with Commissioner Graham dissenting.

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:47 p.m.