



Approved 8/11/2021 (BI)

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

WEDNESDAY, JUNE 23, 2021

***SUMMARIZED MEETING MINUTES ***

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

ABSENT: William Scarbrough, Commissioner

STAFF: Tim Curtis
Eric Anderson
Bryan Cluff
Kathryn Posler
Bronte Ibsen
Lorraine Castro
Chris Zimmer
Nicole Garcia

CALL TO ORDER

Chair Higgs 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 June 9, 2021 Regular Meeting Minutes.

**Vice Chair Young moved to approve the June 9, 2021 regular meeting minutes.
Seconded by Commissioner Graham, the motion carried unanimously with a vote of six
(6) to zero (0).**

* 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"

CONTINUANCES

2. [5-GP-2020 \(Hawkins - CSOK\)](#)

Applicant has requested a continuance to the August 11th Planning Commission hearing.

Request by property owner for a non-major General Plan amendment from Office to Commercial land use designation on the northern +/- 1.97 acres of a +/- 3.53 gross acre site, for a retail and office development located at the southwest corner of N. 114th Street and E. Shea Boulevard. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

3. [8-ZN-2020 \(Hawkins - CSOK\)](#)

Applicant has requested a continuance to the August 11th Planning Commission hearing.

Request approval of a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, and from Single-family Residential Planned Residential Development (R1-18 PRD) to Service Residential (S-R) on +/- 0.67 acres, and from Commercial Office (C-O) to Service Residential (S-R) on +/- 0.89 acres, and amending the development plan for the existing PRD to adjust lot size and setback requirements on +/- 1.48 acres, all representing portions of an overall +/- 5.01 gross acre site, located at the southwest corner of N. 114th Street and E. Shea Boulevard (11355 E. Shea Boulevard). Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

Items No. 2&3; Continued to the August 11th, 2021 Planning Commission hearing by a vote of 6-0; Motion by Vice Chair Young, 2nd by Commissioner Ertel.

The motion carried with a vote of six (6) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

CONSENT AGENDA

4. [4-UP-2021 \(Heliport for Ty Jenkins\)](#)

Request by owner for a Conditional Use Permit for a new heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 15827 N. 80th Street, Suite 4. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Jim Larson, 602-955-9929.**

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5. [5-UP-2021 \(Heliport for PEM Real Estate Group\)](#)
Request by owner for a Conditional Use Permit for a new heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 15827 N. 80th Street, Suites 1 and 2. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Jim Larson, (602) 955-9929.**

Items No. 4&5; Recommended City Council approve cases 4-UP-2021 and 5-UP-2021 by a vote of 5-1 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Serena, 2nd by Commissioner Ertel.

The motion carried with a vote of five (5) to one (1); with Chair Higgs, Vice Chair Young, Commissioner Graham, Commissioner Ertel, and Commissioner Serena voting in favor, and Commissioner Gonzales dissenting.

REGULAR AGENDA

6. [2-ZN-2021 \(McLaren Scottsdale\)](#)
Request by owner for a Zoning District Map Amendment from Industrial Park (I-1 and I-1(C)) to General Commercial (C-4) zoning for a new dealership on a +/-3.4-acre site located on the northwest corner of Hayden Road and Thunderbird Road. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 6; Recommended City Council approve case 2-ZN-2021 by a vote of 6-0 per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Commissioner Serena, 2nd by Commissioner Ertel.

The motion carried with a vote of six (6) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:44 p.m.