

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, August 10, 2022

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order 5:01 PM

Roll Call - All seven commissioners present

Public Comment

Public Comment time is reserved at the beginning of the meeting 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. Those wishing to speak are customarily given three minutes to speak. No official Planning Commission action can be taken on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting.

Written comment is also being accepted for non-agendized items and should be submitted electronically [at the Planning Commission website](#) no later than 90 minutes before the meeting. Written comments will be emailed to the Planning Commissioners.

Administrative Report – Tim Curtis

Minutes

1. Approval of the July 13, 2022 [Regular Meeting Minutes](#).
Motion to approve the July 13, 2022 Minutes by Commissioner Ertel, Second by Scarbrough. Motion passed unanimously, 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.**

CONSENT AGENDA

2. [6-AB-2022 \(Hanella Estates Abandonment\)](#)

Request by owner to abandon the 33-foot-wide GLO easements along the eastern and western boundaries and the north 13-feet of the 33-foot-wide GLO easement along the southern boundary, of a site with Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning, located at 12481 E. Shea Boulevard. Staff contact person is Jeff Barnes, 480-312-2376.

Applicant contact person is Corey Richter, (480) 627-9568.

Public comment from Naz Ahmad

3. [10-AB-2021 \(Garmo Residence Abandonment\)](#)

Request by owner to abandon 20 feet of the Public Right of Way along the south property line, and abandon the east 8 feet of the 33-foot GLO roadway easement along the west, and abandon the south 8 feet of the 33-foot GLO roadway easement along the north property line for a parcel located at 27301 N 79th St with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Omar Smailbegovic, 480-312-3087.

Applicant contact person is Carlos Rayas, (602) 368-9375.

4. [4-UP-2022 \(Provost Collective\)](#)

Request by owner for approval of a Conditional Use Permit for Vehicle Storage on a 0.9-acre site and a 0.64-acre site with Industrial Park Planned Community District (I-1 PCD) zoning, located at 9220 E. Verde Grove View and 9208 E. Verde Grove View. Staff contact person is Meredith Tessier, 480-312-4211.

Applicant contact person is Skye Oxberger, (623) 521-7414.

5. [6-GP-2021 \(Narazona Corporation\)](#)

Request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/-1.7-acre site located at 6500 N. Scottsdale Road. Staff contact person is Katie Posler, 480-312-2703.

Applicant contact person is George Pasquel, (602) 230-0660.

6. [13-ZN-2021 \(Narazona Corporation\)](#)

Request by owner for a Zoning District Map Amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) zoning on a +/-1.7-acre site located at 6500 N. Scottsdale Road. Staff contact person is Katie Posler, 480-312-2703.

Applicant contact person is George Pasquel, (602) 230-0660.

Commissioner Scarbrough moved to make a recommendation to City Council for approval of cases 6-AB-2022, 10-AB-2022, 4-UP-2022, 6-GP-2022 and 13-ZN-2022 per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria has been met, and after determining that the Abandonments and the proposed Zoning District Map Amendment are consistent and conform with the adopted General Plan. Second by Vice Chair Young. The motion carries unanimously with a vote of seven (7) to zero (0).



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).

REGULAR AGENDA

7. [18-UP-2021 \(Ashler Hills Park MUMSP\)](#)

Request by owner for approval of a Municipal Use Master Site Plan for a new park on a +/- 15-acre site with Multiple-Family Residential Environmentally Sensitive Lands (R-5 ESL) zoning located at the northwest corner of E. Ashler Hills Drive and N. 74th Way (APN: 216-51-098). Staff contact person is Katie Posler, 480-312-2703.

Applicant contact person is Chris Brown, (602) 321-2818.

Public comment on Item 7 by Susan Harnois, Ryan Coates, Mike Fiflis, Yuri Kuechle and Alisa McMahon

Commissioner Gonzales moved to make a recommendation to continue 18-UP-2022. Second by Commissioner Ertel. The motion passes Four (4) to Three (3) in favor by Chair Higgs, Commissioner Gonzales, Commissioner Ertel and Commissioner Serena with Vice Chair Young, Commissioner Kaminski and Commissioner Scarbrough dissenting.

Adjournment - 7:36 PM



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