



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

WEDNESDAY, OCTOBER 25, 2023

***SUMMARIZED MEETING MINUTES ***

PRESENT:

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

ABSENT:

Renee Higgs, Chair

STAFF:

Tim Curtis
Eric Anderson
Bryan Cluff
Greg Bloemberg
Becca Cox
Jason McWilliams
Lorraine Castro

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:04 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the October 11, 2023 [Regular Meeting Minutes](#).

Commissioner Scarbrough moved to approve the October 11, 2023 Regular Meeting Minutes, Second by Commissioner Kaminski the motion carried unanimously by a vote of six (6) to zero (0) by Vice Chair Young, Commissioner Gonzales, Commissioner

* 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"

Kaminski, Commissioner Ertel, and Commissioner Serena, and Commissioner Scarbrough.

CONTINUANCES

2. [15-ZN-2022 \(Northsight Residential Health Care\)](#)

REQUEST BY APPLICANT FOR A CONTINUANCE TO A DATE TO BE DETERMINED

Request by owner for a zoning district map amendment, amending the stipulations and development plan of case 14-ZN-1991, increasing the allowed building height from 36 feet to 42 feet 4 inches and the allowed floor area ratio from 0.25 to 0.79 to allow for redevelopment of the site into a new 3-story residential health care facility including up to 143 residential healthcare units having 164 beds (both minimal and specialized care) on a +/- 5.78-acre site with Central Business Planned Community District (C-2 PCD) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, (480) 385-2727.**

Item No. 2; Commissioner Scarbrough made a motion to continue case 15-ZN-2022 to a date to be determined, Second by Commissioner Ertel, the motion carried unanimously by a vote of six (6) to zero (0) by Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena, and Commissioner Scarbrough.

CONSENT AGENDA

3. [1-AB-2023 \(Pueblo Elementary School Abandonment\)](#)

Request by applicant to abandon a 40-foot right-of-way easement, as part of a land assemblage and school development project, on a +/- 15.62-acre site with Single-family Residential (R1-10) and Multiple-family Residential (R-5) zoning. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is John Marshall, (602) 619-6971.**

[3-TA-2023 \(PCP Bank Drive-Through Text Amendment \(Core Center Text Amendment\)\)](#)

Request by owner to amend the Zoning Ordinance (Ordinance No. 455), Article V., Section 5.4006 (Planned Airpark Core Development, PCP - Use Regulations) to allow drive-through services associated with financial institutions (banks) as a permitted use in the PCP-AMU subdistrict with use limitations. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Jim Elson, 602-903-5311.**

Items No. 3 & 4; Commissioner Scarbrough moved to make a recommendation to City Council for approval cases 1-AB-2023 and 3-TA-2023 after determining that the proposed Abandonment and Text Amendment are consistent and conform with the adopted General Plan. Second by Commissioner Ertel the vote carried unanimously by a vote of six (6) to zero (0) Vice Chair Young, Commissioner Gonzales,

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Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena, and Commissioner Scarbrough.

[19-ZN-2013#3 \(Core Center Amendment\)](#)

Request by owner for a zoning district map amendment, amending the stipulations and Development Plan of case 19-ZN-2013#2, including approval of Bonus Development Standards for floor area ratio (FAR) in exchange for Special Public Improvements (in lieu contributions) and a modified site plan that includes retail, restaurant, and a financial institution with an associated drive-through, on a +/- 6.2-acre site with Planned Airpark Core Development - Airpark Mixed Use (PCP/AMU) zoning located at 15301 N. Hayden Road. See also related text amendment case 3-TA-2023. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Jim Elson, 602-903-5311.**

Item No. 5; Moved to Regular Agenda. Commissioner Ertel moved to make a recommendation to City Council for approval of Case 19-ZN-2013#3 per the staff recommended stipulations and that the proposed Development Plan and Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0) Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena, and Commissioner Scarbrough.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:22 p.m.