



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

**WEDNESDAY, JANUARY 24, 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  
Eric Anderson  
Greg Bloemberg  
Adam Yaron  
Brad Carr  
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 10, 2024 [Regular Meeting Minutes](#).

**Commissioner Ertel moved to approve the January 10, 2024 Regular Meeting Minutes, Second by Commissioner Scarbrough, the motion carried unanimously by a vote of**

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

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

## CONTINUANCES

2. [2-ZN-2020 \(Quail Crest Estates\)](#)

**APPLICANT REQUEST TO CONTINUE TO FEBRUARY 14**

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. 2; Vice Chair Young made a motion to continue case 2-ZN-2020 to the February 14, 2024 Planning Commission meeting per request by the applicant. Second by Commissioner Kaminski. 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.**

## REGULAR AGENDA

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

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.**

4. [13-ZN-2020#2 \(Axon\)](#)

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

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Greg Bloemberg, 480-312-4306. **Applicant contact person is Charles Huellmantel, 480-921-2800.**

**Items No. 3-4; Vice Chair Young moved to continue cases 3-GP-2023 and 13-ZN-2020#2 to the February 14, 2024 Planning Commission meeting. Second by Commissioner Ertel. The motion carried by a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Scarbrough with Commissioner Serena dissenting.**

5. [5-GP-2021#2 \(Old Town Character Area Plan Amendment - Phase 2\)](#)  
Request by City of Scottsdale for a minor amendment to the City of Scottsdale General Plan 2035, by amending and updating the Old Town Scottsdale Character Area Plan. Staff contact person is Adam Yaron, 480-312-2761. **Applicant contact person is Adam Yaron, 480-312-2761.**
  
6. [1-TA-2021 \(Downtown, Downtown Overlay and PBD Districts Text Amendment\)](#)  
Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Sections 5.3000. (Downtown), Section 6.1200. (Downtown Overlay), Section 6.1300. (Planned Block Development Overlay District), Section 7.1200 (Special Public Improvements), and other applicable sections of the Zoning Ordinance, to prospectively update specific names, definitions, district size requirements, sub-districts, use regulations, development types, Development Plan requirements, property development standards, the ability to grant discretionary bonus provisions and/or bonus development standards, and related city-wide requirements. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Brad Carr, AICP, 480-312-7713.**

**Items No. 5-6; Commissioner Kaminski moved to approve cases 5-GP-2021#2 and 1-TA-2021 based upon the finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Serena. The motion carried by a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Scarbrough, and Commissioner Serena with Commissioner Ertel dissenting.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:29 p.m.