



**CITY OF SCOTTSDALE  
NEIGHBORHOOD ADVISORY COMMISSION  
REGULAR DRAFT SUMMARIZED MEETING MINUTES**

**Wednesday, May 28, 2025**

Community Design Studio – Nave  
7506 East Indian School Road  
Scottsdale, AZ 85251

**PRESENT:** Larry Hewitt, Chair  
Bridget Schwartz-Manock, Vice-Chair  
Kim Beres, Commissioner  
Nancy Doty Brady, Commissioner  
Craig Handzlik, Commissioner  
Richard Siegel, Commissioner

**ABSENT:** George Spatola, Commissioner

**STAFF:** Taylor Reynolds, Commission Liaison  
Nick Carroll, Commission Coordinator

**Call to Order**

Chair Hewitt called the meeting to order at 5:00 p.m.

**Roll Call**

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

**Public Comment – Non-Agendized Items**

There were no members of the public who wished to speak on Non-Agendized Items.

## MINUTES

### 1. Approval of the April 23, 2025, Regular Meeting Minutes

Commissioner Beres made a motion to approve the April 23, 2025 regular meeting minutes. Seconded by Commissioner Siegel. The motion passed unanimously by a vote of six (6) to zero (0) by Chair Hewitt, Vice Chair Schwartz-Manock, Commissioners Beres, Doty Brady, Handzlik, and Siegel.

## REGULAR AGENDA

### 2. Scottsdale Neighborhoods Overview

Presentation by Nick Carroll, Staff Coordinator, concerning Scottsdale Neighborhoods, citywide.

### 3. Zoning Code Amendment

Presentation by Taylor Reynolds, Commission Liaison, providing an overview of a Zoning Code Amendment initiated by Scottsdale (Case No. 3-TA-2024#2) in response to recently signed state legislation (HB 2110). Mr. Reynolds explained that the purpose of this item was to offer the Commission an opportunity to discuss the proposed amendment and potentially provide comments to the City Council.

Commission discussion included the following points of general consensus:

- Concern and dissatisfaction with recent state legislation affecting Scottsdale's local zoning authority.
- A recommendation that the City Council ensure neighborhoods continue to have meaningful opportunities for engagement through the public hearing process.
- Support for the City Council to actively pursue future opportunities to preserve and protect local control over zoning matters.

### 4. Commissioner Items

At the request of Commissioner Beres, agendaize a future discussion with staff regarding Neighborhood Block Watch Captain collaboration and/or presentation to raise awareness of the Neighborhood Enhancement Grant Program.

Resident Jayne Brenna provided an emailed, written public comment regarding this future item request that was distributed to the Commission for their review.

Chair Hewitt made a motion to agendaize a future discussion regarding Neighborhood Block Watch Captain collaboration regarding the Neighborhood Enhancement Grant Program. Seconded by Commissioner Beres. The motion passed unanimously by a vote of six (6) to zero (0) by Chair Hewitt, Vice Chair Schwartz-Manock, Commissioners Beres, Doty Brady, Handzlik, and Siegel.

## **5. Staff Updates**

Mr. Reynolds updated the Commission on the progress of the Southwest Village Monument Sign Neighborhood Enhancement Grant Program project.

The next meeting is scheduled for June 25, 2025.

## **Adjournment**

With no further business to discuss, Chair Hewitt moved to adjourn the meeting, seconded by Commissioner Siegel. The motion passed unanimously by voice vote, and the meeting was adjourned at 6:10 p.m.



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**May 28, 2025 – Neighborhood Advisory Commission**

The Neighborhood Advisory Commission advises and makes recommendations to the city council on policies, plans, strategies and programs for the preservation, improvement and revitalization of Scottsdale’s neighborhoods.

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**Commissioners**

- Kim Beres
- Nancy Doty Brady
- Craig Handzlik
- Larry Hewitt, *Chair*
- Bridget Schwartz-Manock, *Vice-Chair*
- Richard Siegel
- George Spatola

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**City Staff**

- Taylor Reynolds,  
*Commission Liaison*
- Nick Carroll,  
*Staff Coordinator / Planner*

*(Commission members may be participating electronically)*

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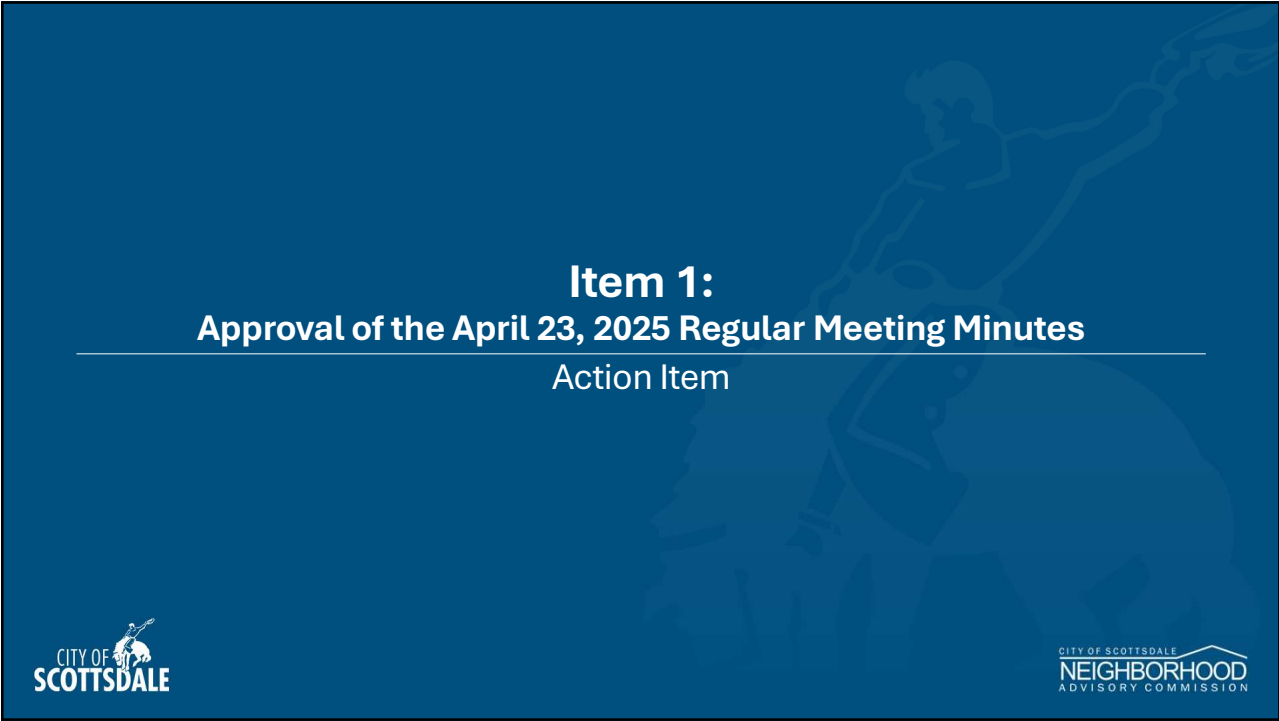
**Public Comment**  
Non-Agendized Items

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 CITY OF SCOTTSDALE


 CITY OF SCOTTSDALE  
NEIGHBORHOOD  
ADVISORY COMMISSION

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**Item 1:**  
**Approval of the April 23, 2025 Regular Meeting Minutes**  
Action Item

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 CITY OF SCOTTSDALE

 CITY OF SCOTTSDALE  
NEIGHBORHOOD  
ADVISORY COMMISSION

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**Item 2:**  
**Scottsdale Neighborhoods Overview**  
Nick Carroll, Staff Coordinator  
Information & Discussion Only

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**Item 2 – Scottsdale Neighborhoods Overview**

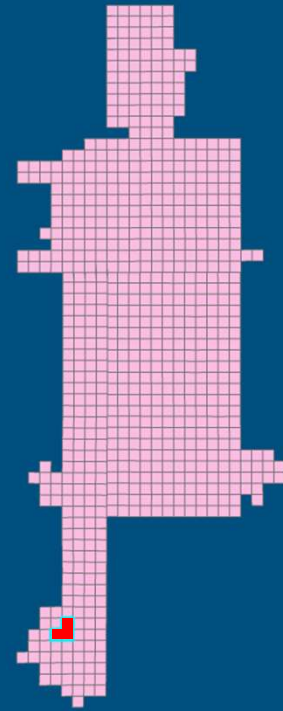
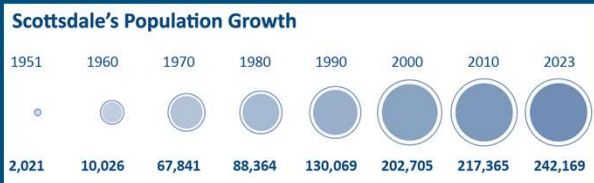
- Confirm receipt of public comments
- Information & Discussion Only



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# Scottsdale Neighborhoods

- Incorporation (1951)
  - Focus on agriculture
  - 1/2 square mile
  - 2,000 residents
- Growth (1960 – Today)
  - Economic growth – healthcare/tourism
  - Master planned communities
  - Infill/revitalization
  - 184.5 square miles

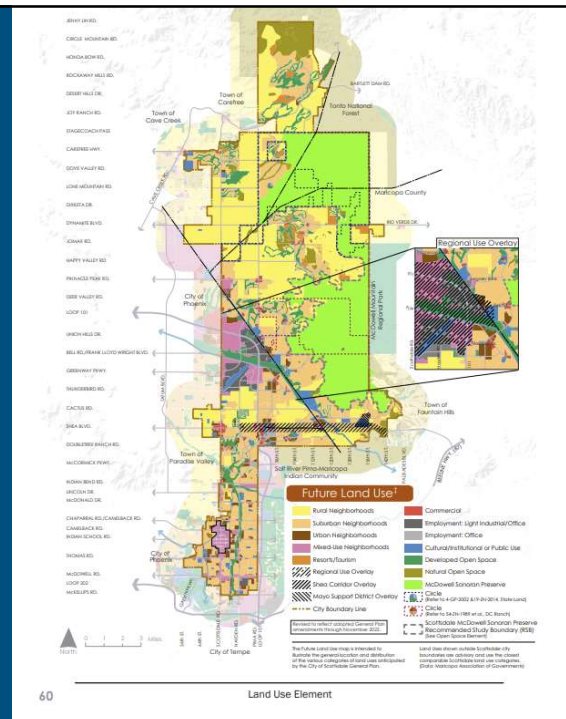


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# General Plan 2035

- Land Use Map – orderly and efficient distribution of land uses in the city

GENERAL PLAN 2035 LAND USE MIXTURE					
Land Use Group	Land Use Category	General Density	Percentage*	Existing Acreage*	Total Percentage of Group
Residential	Rural Neighborhoods	1 dwelling unit per 1 or more acres	26%	30,955	51%
	Suburban Neighborhoods	More than 1 and less than 8 dwelling units per acre	23%	27,181	
	Urban Neighborhoods	8 or more dwelling units per acre	2%	2,545	
Mixed Uses	Mixed-Use Neighborhoods		3%	4,087	5%
	Resorts/Tourism		2%	1,870	
Non-Residential	Cultural/Institutional or Public Use		3%	3,254	7%
	Commercial		1%	1,311	
	Employment		3%	3,193	
Open Space	Developed Open Space		7%	8,430	37%
	Natural Open Space		5%	5,410	
	McDowell Sonoran Preserve		25%	29,862	



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# Scottsdale Neighborhoods

**Homeowners Association – Emerald Scottsdale**

- Shared development standards, character
- Typically include shared common areas
- Legal entities created to maintain common areas and enforce private deed restrictions (CC&R's), including maintenance and design standards in addition to those established by City ordinances

**Subdivision, No HOA – Paradise Vista Estates**

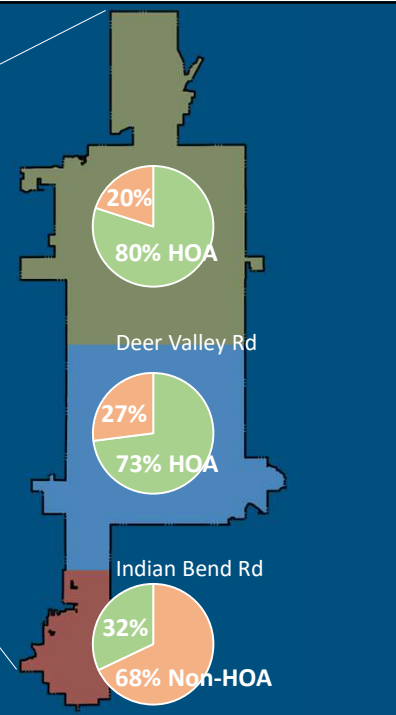
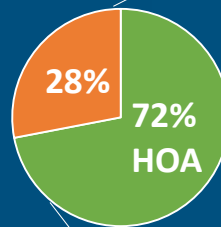
- Shared development standards, character
- Do not typically include common areas
- City ordinances enforce maintenance, development standards



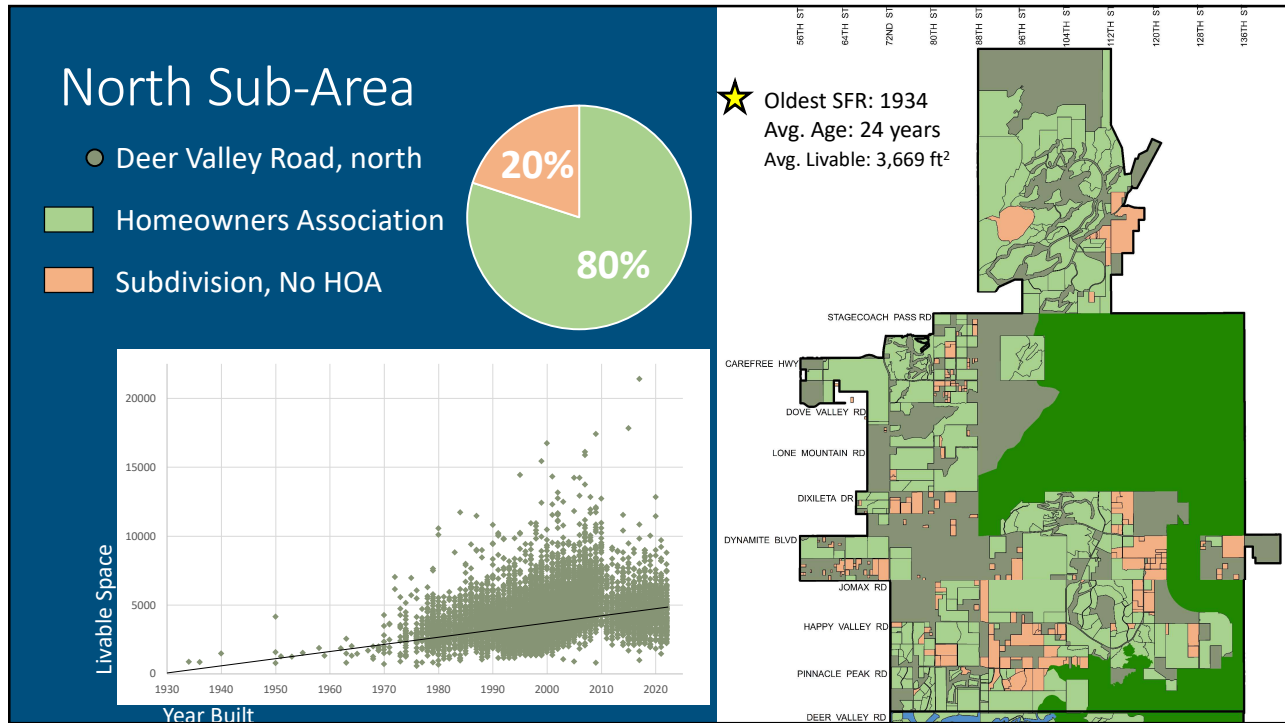
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# Scottsdale Neighborhoods

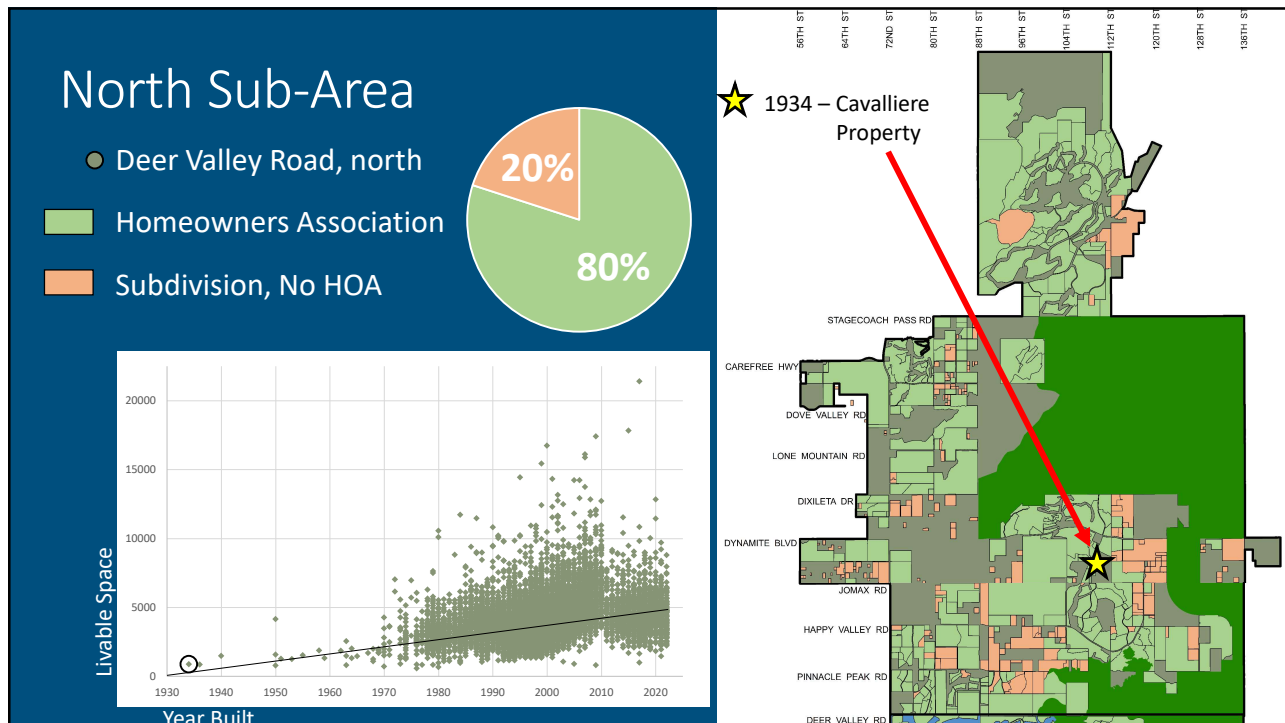
- North Sub-Area  
270 HOA's – 35 sq/miles
- Central Sub-Area  
604 HOA's – 24 sq/miles
- South Sub-Area  
340 HOA's – 3 sq/miles



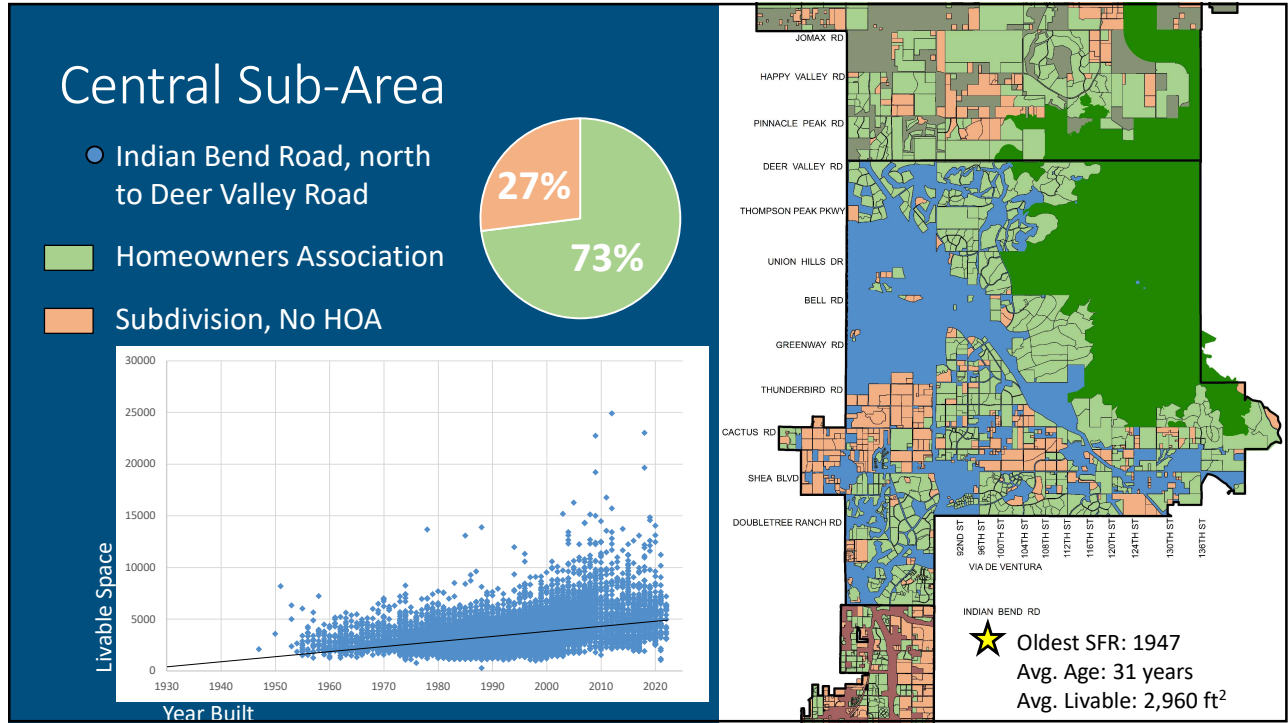
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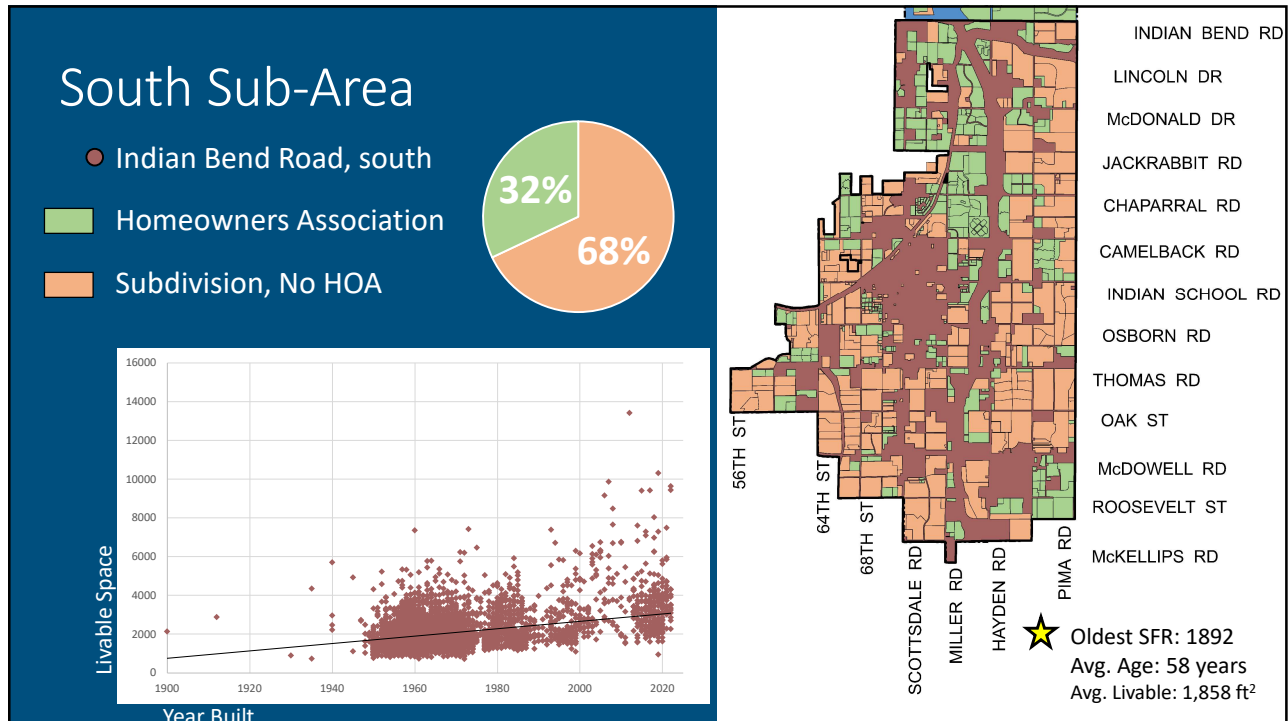
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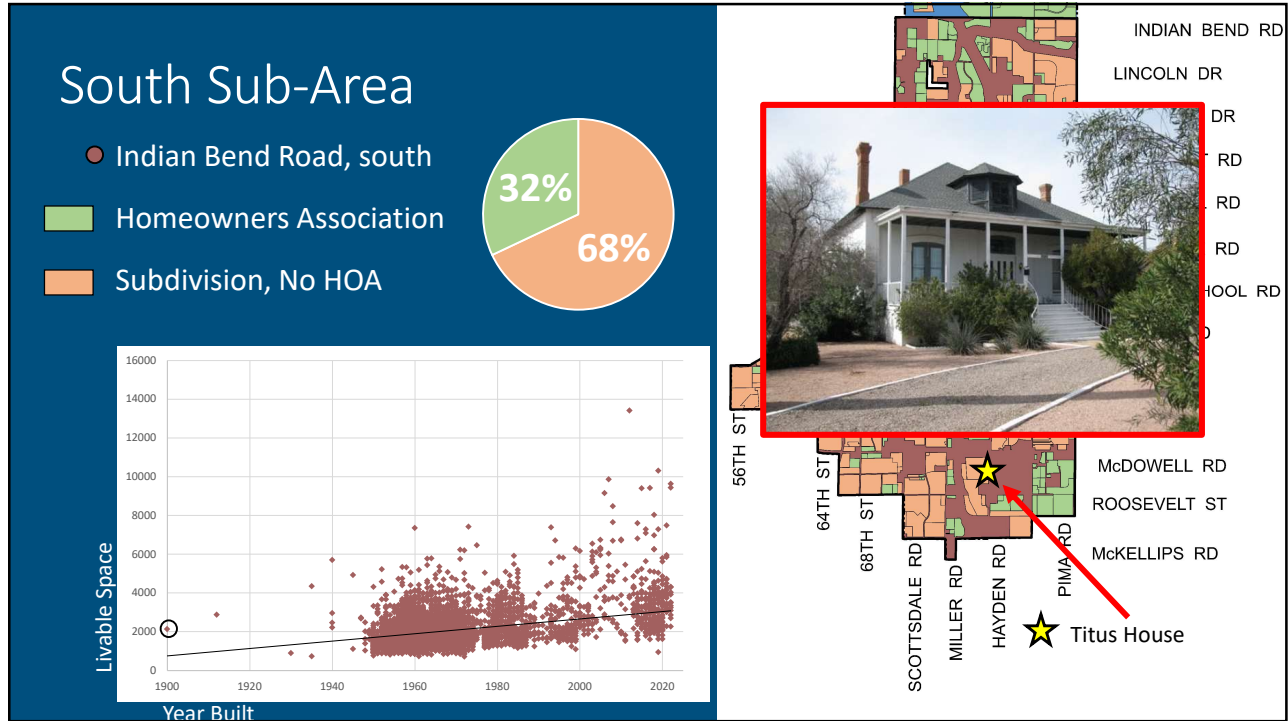
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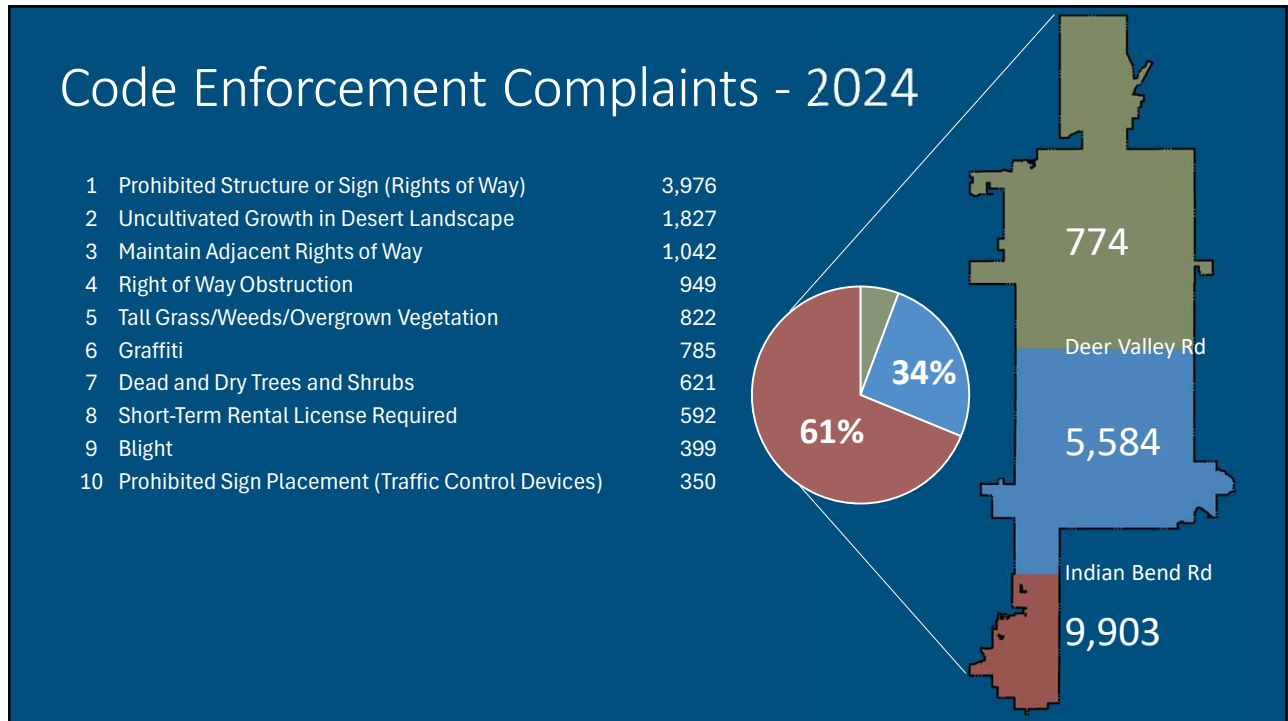
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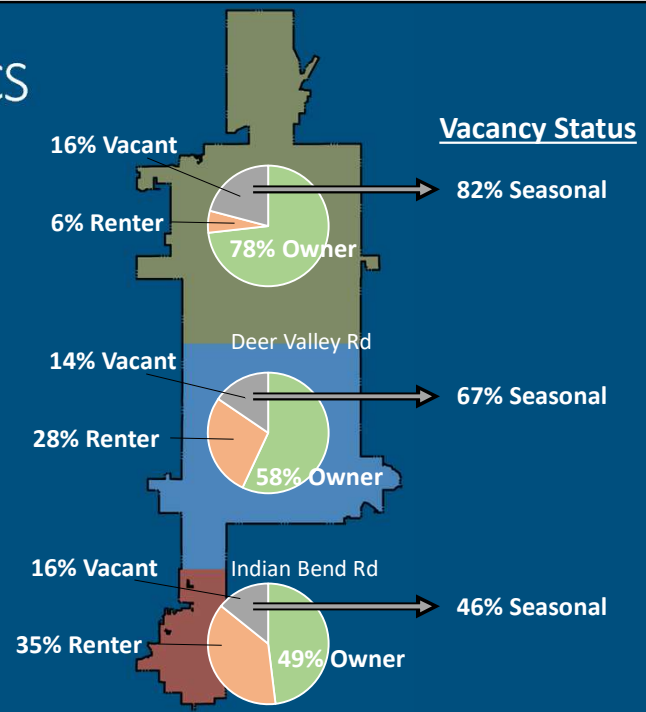
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## Demographics – 2023 ACS

- North Sub-Area  
Total Pop: 38,595  
Total Housing: 20,880
- Central Sub-Area  
Total Pop: 120,865  
Total Housing: 65,175
- South Sub-Area  
Total Pop: 82,506  
Total Housing: 52,309



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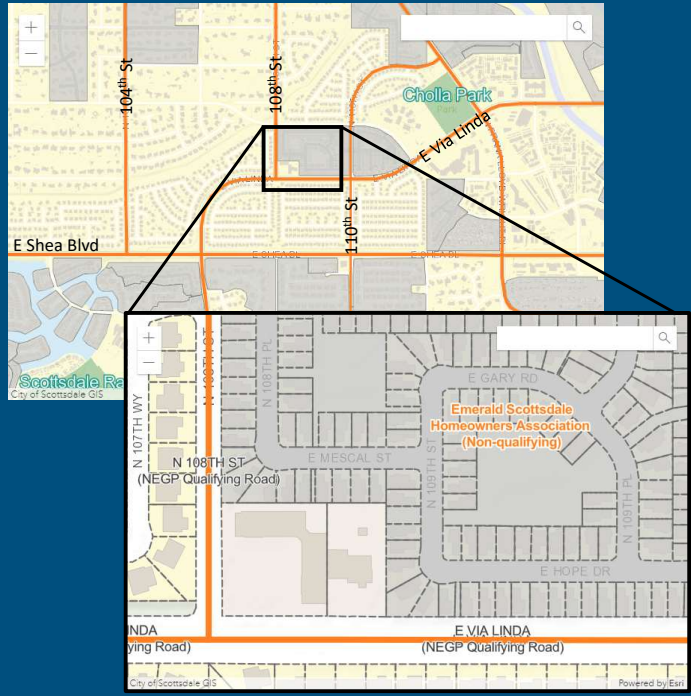
## Neighborhood Resources

- NEGP Criteria Map
- Map Center
  - My Neighborhood
  - Parcel Information
    - County Assessor
- Property Information Request

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# NEGP Criteria Map

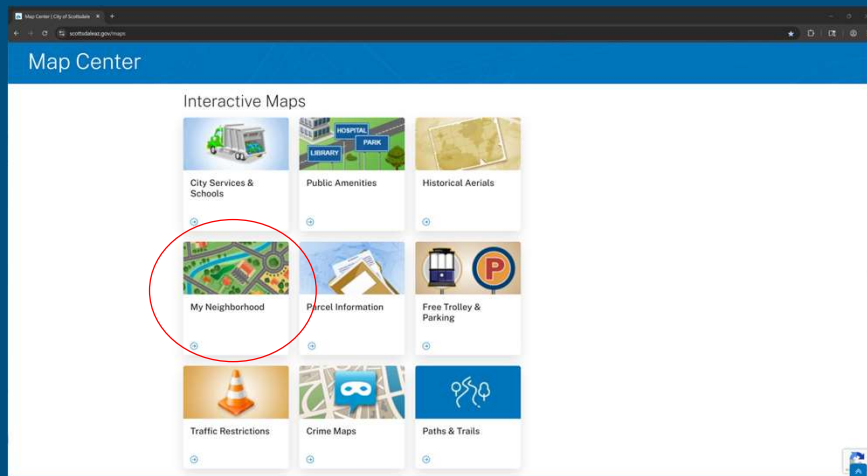
- Provides clarity on NEGP request eligibility
- Homeowners Associations
- Qualifying Street



ScottsdaleAZ.gov keyword search "NEGP"

19

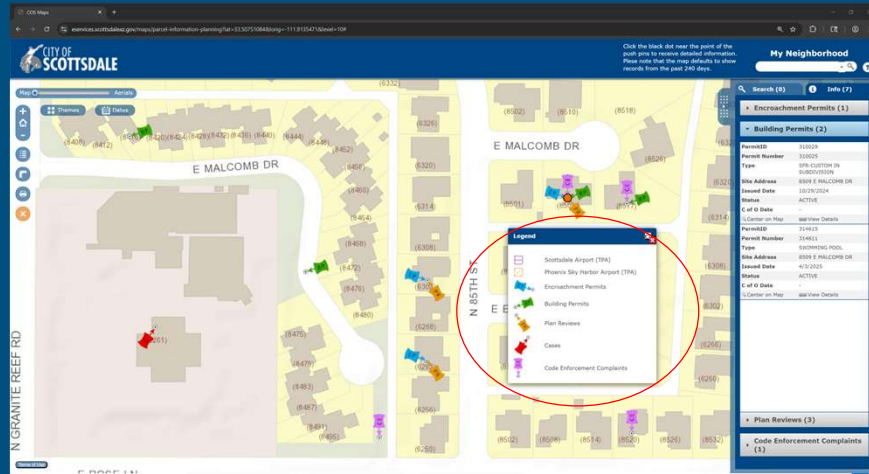
# Map Center



ScottsdaleAZ.gov keyword search "Map Center"

20

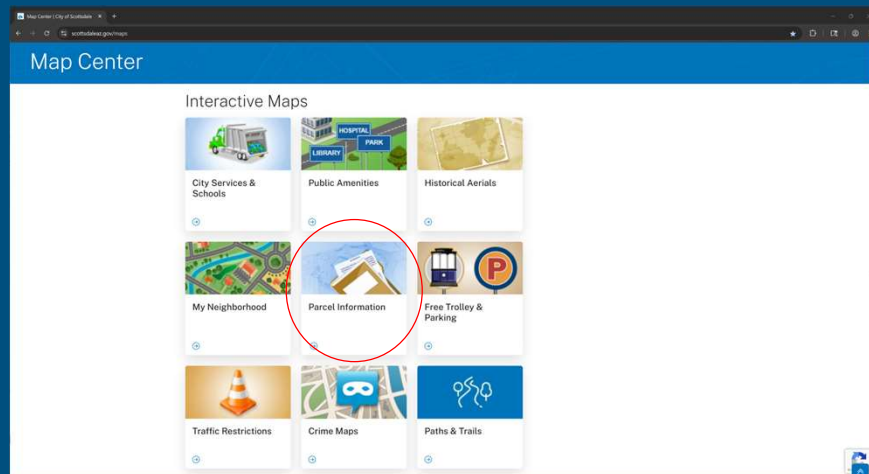
# Map Center – My Neighborhood



ScottsdaleAZ.gov keyword search "Map Center"

21

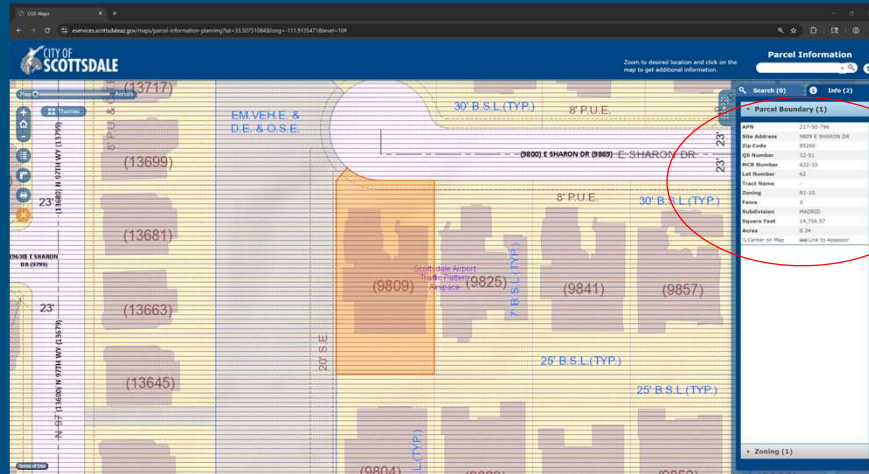
# Map Center



ScottsdaleAZ.gov keyword search "Map Center"

22

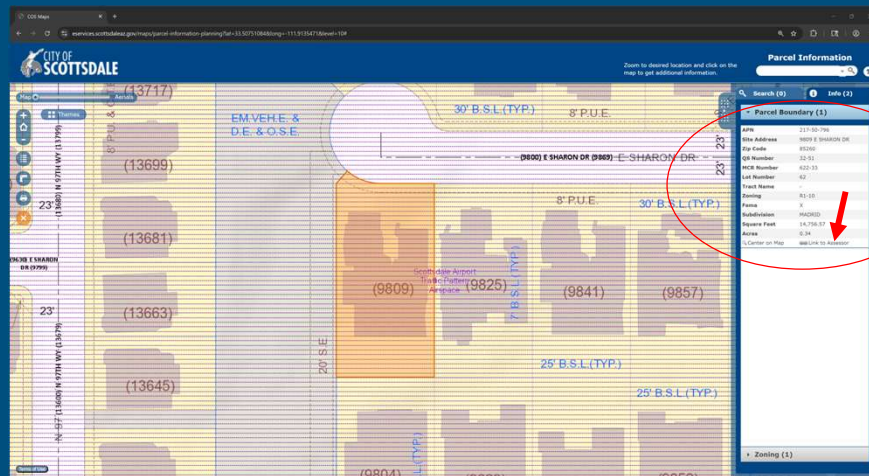
# Map Center – Parcel Information



ScottsdaleAZ.gov keyword search "Map Center"

23

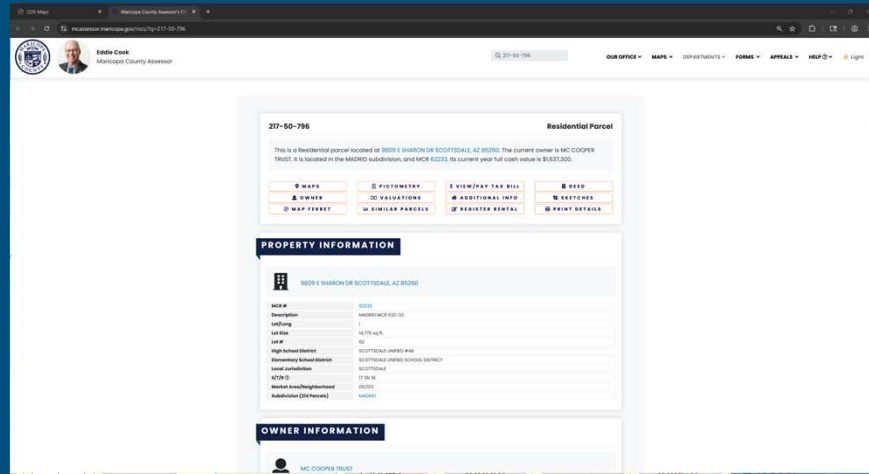
# Map Center – Parcel Information



ScottsdaleAZ.gov keyword search "Map Center"

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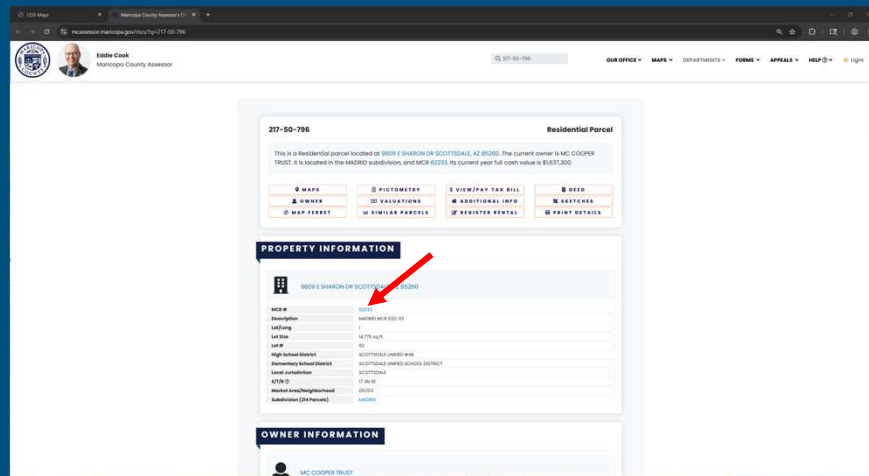
# Map Center – Parcel Information



ScottsdaleAZ.gov keyword search "Map Center"

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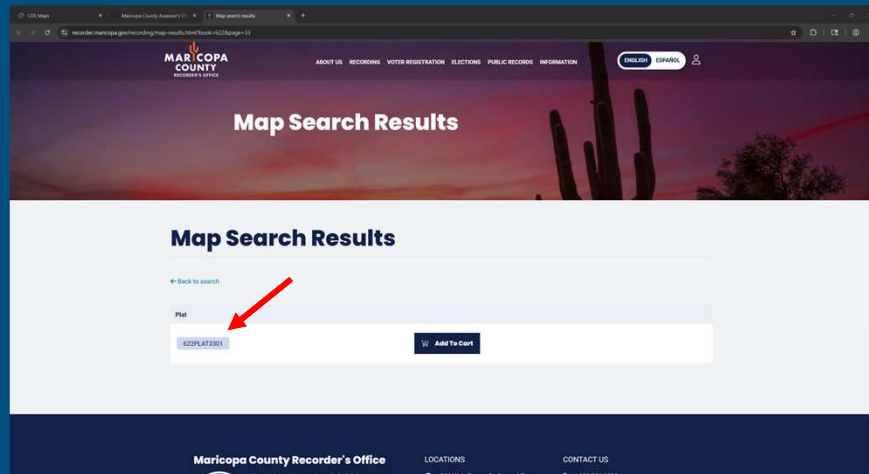
# Map Center – Parcel Information



ScottsdaleAZ.gov keyword search "Map Center"

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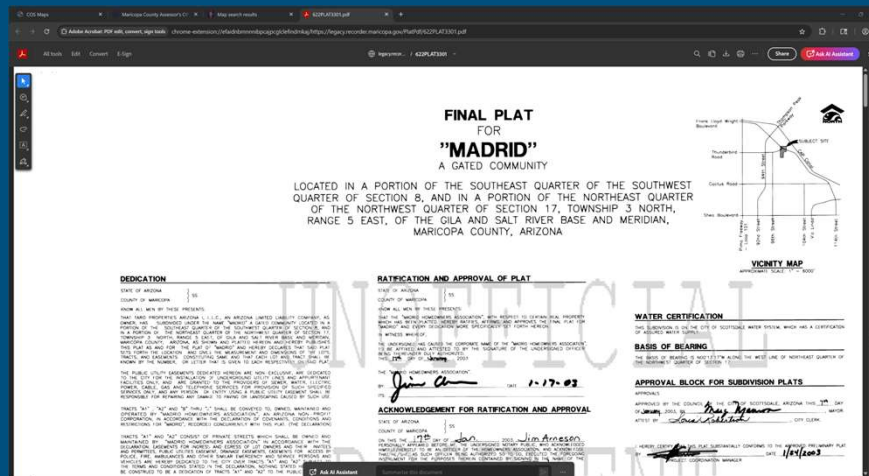
# Map Center – Parcel Information



ScottsdaleAZ.gov keyword search "Map Center"

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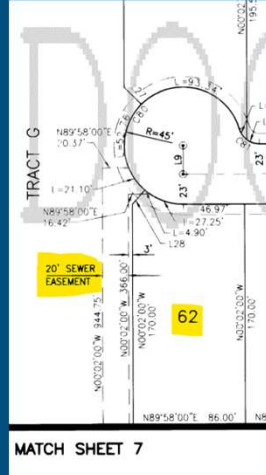
# Map Center – Parcel Information



ScottsdaleAZ.gov keyword search "Map Center"

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# Map Center – Parcel Information



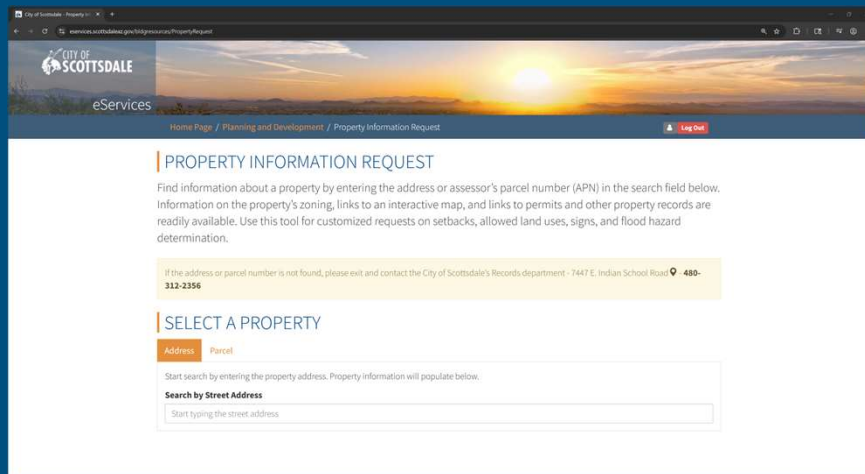
## NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION TO BE PLANTED NOR BE ALLOWED TO GROW WITHIN ANY DRAINAGE TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE TRACTS THE CITY OF SCOTTSDALE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE TRACTS.
2. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
3. A HOMEOWNERS' ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, DRAINAGE FACILITIES AND PERIMETER WALLS IN ACCORDANCE WITH THE APPROVED PLANS.
4. THE STREETS ARE PRIVATE STREETS (TRACTS A1 AND A2), TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. NORMALLY, AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC IN ORDER TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
5. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND THE LANDSCAPING SHALL BE MAINTAINED BETWEEN THE BACK OF CURB AND THE RIGHT-OF-WAY BY THE HOMEOWNERS ASSOCIATION.
6. ALL DRAINAGE EASEMENTS OR FACILITIES AND BUFFERED LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. WHEN AN EASEMENT LIES WITHIN THE BOUNDARIES OF A SUBDIVISION LOT, MAINTENANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LOT OWNER EXCEPT WHEN OTHERWISE SPECIALLY NOTED ON THE PLAT AS APPROVED BY THE CITY.
8. MADRID IS SUBJECT TO BALL FIELD LIGHTS AND FLY-BALL HAZARDS FROM THE EXISTING ADJACENT SCHOOL/PARK SITE TO THE SOUTHEAST.

ScottsdaleAZ.gov keyword search "Map Center"

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# Property Information Request



ScottsdaleAZ.gov keyword search "Property Information Request"

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# Property Information Request

**RESULTS FOR: 7447 E INDIAN SCHOOL RD**

**Parcel Information:**

Lot Number	1
APN	130-25-122
Owners Name	SCOTTSDALE CITY OF
QS	16-45
MCR Number	247-32
Zoning	D/DCC-2 PBD DO
FEMA Flood Zone	X
Character Area	DOWNTOWN
Parcel Area	122

**GIS Information:**

Open Scottsdale Interactive Map

**SUBMIT REQUEST FOR:**

Setback    Allowed Land Uses    Signage    Flood Hazard

**RECORDS:**

ScottsdaleAZ.gov keyword search "Property Information Request"

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**GIS Information:**

Open Scottsdale Interactive Map

**SUBMIT REQUEST FOR:**

Setback    Allowed Land Uses    Signage    Flood Hazard

**RECORDS:**

ScottsdaleAZ.gov keyword search "Property Information Request"

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## Property Information Request

City of Scottsdale - Property 01  
 Submit Request For: Setback  
 Details Contact Review Close  
 Setback Project Request Required  
 Submitting a setback request will help identify the development standards and easements that apply to a property; these factors together create the building envelope or available developable area. Refer to your title report and HOA for additional restrictions.  
 Development activity proposed: \*  
 New Construction  
 Addition - Detached  
 Detached Garage  
 Fence / Wall  
 Addition - Attached  
 Guest House  
 Swimming Pool  
 Other  
 Do you also need:  
 NAOS Required  
 ESL Landform  
 Process Information  
 NAOS Dedicated  
 Easement Summary  
 Please describe your scope of work:  
 Next

ScottsdaleAZ.gov keyword search "Property Information Request"

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## Neighborhood Resources



- NEGP Criteria Map
- Map Center
  - My Neighborhood
  - Parcel Information
    - County Assessor
- Property Information Request

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**Item 3:**  
**Zoning Code Amendment**

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Taylor Reynolds, Commission Liaison  
Information & Discussion Only



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Item 3 – Zoning Code Amendment

- Confirm receipt of public comments
- Information & Discussion Only



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## HB2110

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- Intended to address the conversion of commercial, office, or mixed-use **parcels** to multifamily residential uses *without a public hearing*
- **Minimum of 10%** of existing commercial, office, or mixed-use parcels
- City can designate Commercial/Employment Hubs for exclusion – maximum 10%
- Excludes “**land in the territory in the vicinity**” of airports
- Refines provisions of setbacks, building height, and density
- Requires objective criteria, including: adequate public services, functional obsolescence, and provisions for low or moderate-income housing
- *New provisions must be adopted by local municipalities no later than July 6, 2025*

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## What Does State Law Dictate to the City?

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### The City **CANNOT**:

- Require a public hearing for adaptive reuse proposals – including rezoning, conditional use permits or Development Review Board action
- Establish setback, density, parking & building height that is any greater than the requirements set forth in State Law

### The City **CAN REQUIRE**:

- Site plan review and approval process
- Compliance with building/fire codes
- Adequate public sewer and water service
- Public utility review
- Existing buildings be economically or functionally obsolete
- A minimum of 10% of the total new multi-family units be set aside for either moderate-income, or low-income housing for at least 20 years
- Parcels within the vicinity of an airport, up to 10% of existing buildings, and historic properties can be excluded

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## How does this differ from 2024?

### HB 2297 (2024)

- ✓ **Not more than 10%** of existing **buildings** eligible (1%)
- ✓ Building height and density based on highest existing **multifamily zoning district** within one mile of redevelopment site

### HB 2110 (2025)

- ✓ **Minimum of 10%** of **parcels** with existing buildings eligible
- ✓ Building height and density based on highest existing multifamily or **mixed-use zoning districts** within one mile of redevelopment site
- ✓ Excluding existing commercial, office, and mixed-use buildings on parcels if the **average level at the parcel is above sixty-five decibels**.

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## Exclusions, Impacts & What Remains

- ✓ Excludes historic properties
- ✓ Excludes properties in vicinity of an airport
- ✓ Excluding existing commercial, office, and mixed-use buildings on parcels if the average level at the parcel is above sixty-five decibels
- ✓ Excludes city identified commercial/employment hubs (not to exceed 10%)
- ✓ 10% of parcels with existing buildings may be eligible for adaptive reuse to multi-family
  - ✓ 404 parcels = 40 may be eligible

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## Commercial/Employment Hubs Exclusion

- City can exclude up to 10% of parcels with existing buildings by designating them as Commercial/Employment Hubs
- 404 parcels = 40 parcels designated as Commercial/Employment Hubs
  - Areas with ongoing or past redevelopment activity (to preserve the public hearing process)
  - Neighborhood retail centers (e.g., grocery-anchored sites)
  - Proximity to existing single-family neighborhoods, multifamily developments, and resorts.

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Scottsdale Commercial and Employment Hubs and Essential Areas Table

EXHIBIT A

Commercial and Employment Hubs ID	APN	Commercial and Employment Hubs ID	APN
1	173-75-004L	21	217-28-984
2	173-25-993B	22	217-28-741B
3	174-64-007	23	217-02-008V
4	174-64-006N	24	216-80-150
5	174-64-006M	25	217-69-041
6	174-64-006L	26	217-69-040
7	174-64-006K	27	217-30-002P
8	174-64-006F	28	217-20-942
9	217-28-737	29	174-65-015C
10	217-28-009X	30	174-65-001D
11	216-81-383	31	217-28-985
12	216-81-382	32	217-28-743
13	216-81-379	33	217-28-740
14	216-66-806	34	174-57-008
15	216-48-500	35	174-15-001L
16	216-49-003R	36	174-15-001M
17	174-14-003A	37	173-14-191
18	173-04-014B	38	173-23-005A
19	173-04-024A	39	173-33-015D
20	216-51-090G	40	173-25-002Y
<b>Total Parcels</b>		<b>40</b>	

Source: Maricopa County Assessor's Office, 2024  
Commercial and Employment Hubs designated as per A.R.S. 9-462.10.B

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## Timeline

- Initiation of text amendment with Planning Commission – 3-TA-2024#2 (May 14, 2025)
- Public outreach and open houses (May 12 & 15, 2025)
- Drafting of amendments by staff (complete)
- Neighborhood Advisory Commission review & feedback (May 28, 2025)
- Planning Commission recommendation hearing (May 28, 2025)
- City Council possible action (June 24, 2025)

*New provisions must be adopted no later than July 6, 2025*

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## Item 4: Commissioner Items

Taylor Reynolds, Commission Liaison  
Information, Discussion, & Possible Action



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## Item 4 – Commissioner Items

NAC Bylaws (Section 205) provide the Commission an opportunity to consider future agenda items, the process may include:

1. Request that the Commission Liaison agendaize the item for a future meeting;
2. Request that the Commission Liaison investigate the matter and prepare a written response to the Commission; or
3. Take no further action.

- One (1) item submitted.

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## Item 4 – Commissioner Items

At the request of Commissioner Beres, agendaize a future discussion with staff regarding Neighborhood Block Watch Captain collaboration and/or presentation to raise awareness of the Neighborhood Enhancement Grant Program.

Options:

1. Request that the Commission Liaison agendaize the item for a future meeting;
2. Request that the Commission Liaison investigate the matter and prepare a written response to the Commission; or
3. Take no further action.

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CITY OF SCOTTSDALE  
NEIGHBORHOOD  
ADVISORY COMMISSION

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## Item 5: Staff Updates (A.R.S. 38 - 431.02(K))

Taylor Reynolds, Commission Liaison  
Information Only

CITY OF  
SCOTTSDALE

CITY OF SCOTTSDALE  
NEIGHBORHOOD  
ADVISORY COMMISSION

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## Item 5 - Staff Updates

- NEGP Update
  - Southwest Village Monument Sign
- Next Meeting of the NAC
  - June 25, 2025

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## Adjournment

May 28, 2025



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## Reynolds, Taylor

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**From:** Reynolds, Taylor  
**Sent:** Tuesday, May 27, 2025 11:38 AM  
**To:** Neighborhood Advisory Commission; Carroll, Nick  
**Subject:** RE: Neighborhood Advisory Commission Public Comment

Ms. Brenna,

Thank you for your comment. I will share it with the Commission in advance of their discussion pertaining to [Item #4](#) – a Commissioner request for a future agenda item.

Taylor Reynolds  
Principal Planner  
Long Range Planning | Planning and Development  
City of Scottsdale  
480.312.7924  
[treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov)

*Resources and information provided by Planning & Development Services staff are provided as a courtesy. Staff members cannot provide legal advice regarding any property or project. Additionally, staff members cannot provide any guarantees that the resources and information provided are definitive, accurate, or comprehensive. Customers are responsible for conducting their own due diligence and are encouraged to consult with legal counsel if they need assistance or advice concerning their property or project.*

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**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Sunday, May 25, 2025 10:39 AM  
**To:** Carroll, Nick <NCarroll@Scottsdaleaz.gov>; Reynolds, Taylor <TReynolds@scottsdaleaz.gov>  
**Subject:** Neighborhood Advisory Commission Public Comment  
**Importance:** High

**Name:** Jayne Brenna  
**Address:** 8226 E Montecito Ave, Scottsdale, AZ, 85251  
**Email:** [jaynebrenna1@gmail.com](mailto:jaynebrenna1@gmail.com)  
**Phone:** (602) 743-3183

**Comment:**

**This is somewhat related to one of the agenda items for the May 28 commission meeting, specifically the item to request adding an agenda item to the next meeting in June about collaborating with the Neighborhood Watch group to discuss the Neighborhood Enhancement Grant Program. Given the movement of Code Enforcement to the Police Department (which I found out by accident when I went on the city website) the proposed new agenda item would benefit the community immensely with an enhanced scope of discussion in general about Neighborhood Enhancement projects as a partner program with Code Enforcement and overall beautification of some of the neighborhoods most likely to need a grant opportunity. By not just involving Neighborhood Watch captains but also working with code enforcement to identify potential opportunities for enhancement grants you expand your reach in the community. I used to be the Neighborhood Watch captain on our street but I found that the focus on crime does nothing to help**

**neighbors in South Scottsdale who have many nearby or next door neighbors who HABITUALLY do not keep their yards neat and clean. Our neighborhoods that don't have the benefit of an HOA are depending on the City for help with keeping Scottsdale beautiful. My experience so far has been that what we need is a much broader approach than just a few Enhancement grants. South Scottsdale needs help from the city, can we think bigger and beyond a partnership with Neighborhood Watch ?**