

Wednesday, June 23, 2021

SCOTTSDALE PLANNING COMMISSION MEETING



*** AMENDED MEETING NOTICE AND AGENDA

*ADDED CONTINUANCES SECTION

PLANNING COMMISSION

Renee Higgs, Chair
Joe Young, Vice Chair
Christian Serena
Barney Gonzales

William Scarbrough
Barry Graham
George Ertel

Wednesday, June 23, 2021

The City Hall Kiva Forum (Kiva) is open to the public during Planning Commission meetings at a reduced capacity. Seating in the Kiva will be available on a first come, first served basis. Planning Commission meetings are also televised on Cox Cable Channel 11 and streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to virtually attend, participate telephonically, and listen/view the meeting in progress.

5:00 P.M. MARKED
PLANNING COMMISSION MEETING
City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order 5:00 PM

Roll Call - Commissioner Scarbrough Absent

Public Comment

Public Comment time is reserved 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 meeting or may submit to speak telephonically [here](#) no later than 90 minutes prior to the meeting.

Administrative Report and possible discussion – Tim Curtis

Minutes

1. Approval of the June 9, 2021 [Regular Meeting Minutes](#).

Item No. 1 Approved 6-0; Motion by Vice Chair Young, 2nd by Commissioner Graham.



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).

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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 speaking on any agenda item may **submit a blue “Request to Speak” card in person prior to the beginning of public testimony or may sign up to speak telephonically [here](#) no later than 90 minutes prior to the meeting.** 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). Persons interested in submitting a written comment on any item may **submit a yellow “Written Comments” card in person prior to the beginning of public testimony or may submit digitally [here](#) no later than 90 minutes prior to the meeting.**

*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.

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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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).

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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.

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.

Adjournment - 5:44 PM



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