

# SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AGENDA



## PLANNING COMMISSION

Renee Higgs, Chair  
Joe Young, Vice Chair  
George Ertel  
William Scarbrough

Barney Gonzales  
Christian Serena  
Barry Graham

Wednesday, October 6, 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](http://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 P.M.**

**Roll Call - All Present**

## 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. No official Planning Commission action can be taken on these items. **Speakers may submit a comment card to address the Planning Commission and are limited to three minutes.**

## NON-ACTION ITEM

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.**

1. [Old Town Scottsdale Policy, Regulatory, and Guideline Update](#)  
Presentation to Planning Commission for review and discussion regarding City Council's August 24, 2021, initiation of:
  - A non-major General Plan amendment to update the Old Town Scottsdale Character Area Plan (Case 5-GP-2021);
  - A text amendment to the City's Zoning Ordinance for the Downtown (D), Downtown Overlay (DO), and Planned Block Development (PBD) zoning districts – and other affected

sections of the ordinance – as well as the Downtown Infill Incentive District (Cases 1-TA-2021 and 1-II-2010#3); and

- An update to the Old Town Scottsdale Urban Design & Architectural Guidelines.
- **Long Range Planning Principle Planner Adam Yaron and Planning and Development Area Manager Brad Carr gave a presentation regarding the Old Town Scottsdale Policy, Regulatory, and Guideline Update.**
- **Discussion among Commissioners went as follows:**
  - **Commissioner Gonzales requested consistent updates regarding the public outreach efforts and events from Long Range Planning staff including dates of outreach events and summaries of what was discussed.**
  - **Commissioner Ertel noted the timing of previous outreach efforts and questioned whether the timeline for public outreach as planned would allow for enough feedback, especially over the holidays. Commissioner Scarbrough echoed Commissioner Ertel’s concern about the timing over the upcoming holiday months.**
  - **Commissioner Ertel also questioned if notification should also be extended to people outside of the Downtown boundary line. He also asked how property value changes would be accommodated with the proposed policy revisions.**
  - **Commissioner Serena questioned the parking requirements for those property owners taking advantage of the bonus system and whether those requirements specified above or below ground parking.**
  - **Commissioner Graham questioned the necessity of the 2.5 development type. He also inquired about any future plans for potential street closures in the downtown area. He also expressed concern about the term “flexibility” and what is allowed within that terminology. He concurred with Council’s direction to remove the terms “metropolitan” and “vertical”.**
  - **Commissioner Serena asked about the removal of Type 1 designation areas between 1984 and 2009, indicating the choice may be deemed controversial.**
  - **Vice Chair Young asked about where the bonus payments end up.**
  - **Commissioner Scarbrough also expressed concern about the proposed outreach timeline – emphasizing that he could only make a recommendation to Council with a significant amount of public input. He was also interested in how the proposal will be impacted by Prop. 207.**

**Adjournment - 6:22 P.M.**



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).