



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

WEDNESDAY, JANUARY 26, 2022

*** SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
William Scarbrough, Commissioner
Barney Gonzales, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barry Graham, Commissioner

STAFF: Tim Curtis
Joe Padilla
Meredith Tessier
Bryan Cluff
Jeff Barnes
Jesús Murillo
Ryan Garofalo
Lorraine Castro
Nicole Garcia
Mercedes McPherson
Alexis Hartley
Mark Kertis

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:05 p.m.

ROLL CALL

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

* 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"

MINUTES REVIEW AND APPROVAL

1. Approval of the January 12, 2022 [Regular Meeting Minutes](#)

Commissioner Graham moved to approve the January 12, 2022 regular meeting minutes. Seconded by Vice Chair Young, the motion carried unanimously with a vote of seven (7) to zero (0).

CONTINUANCES

2. [10-ZN-2021 \(Rezoning @ 13647 N. 87th Street\)](#)

The applicant is requesting a continuance to the February 9, 2022 Planning Commission Meeting.

Request by owner for approval of a Zoning District Map Amendment from Single-family Residential district (R1-35) to Single-family Residential district (R1-10) on a +/-13,020 square-foot site located at 13647 N. 87th Street. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is David Richert, 602-908-7647.**

Item No. 2; Commissioner Ertel moved to continue case 10-ZN-2021 to the February 23, 2022 Planning Commission Meeting, rather than the February 9, 2022 hearing. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0).

CONSENT AGENDA

3. [9-ZN-1997#2 \(Astria & Associates\)](#)

Request by owner for approval of a Zoning District Map Amendment from Downtown Office Commercial Type-1 Downtown Overlay (D/OC-1 DO) to Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning to allow for mixed-use 3-story building on a +/- 6,311 square-foot site located at 7121 E. 1st Avenue. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Greg Loper, 602-550-7004.**

Item No. 3 moved to the regular agenda. Commissioner Scarbrough moved to make a recommendation to City Council for approval of case 9-ZN-1997#2, per the staff recommended stipulations that the parking be assigned, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried with a vote of four (4) to three (3) with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel all voting in favor and Commissioner Gonzales, Commissioner Serena, and Commissioner Graham all dissenting.

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4. [4-AB-2021 \(Cactus Residence Abandonment\)](#)

Request by owner for approval of an abandonment of a 15-foot Roadway and Public Utility Easement (R/W and P.U.E.) along the southern boundary of parcel 217-23-027A, with Single-family Residential district (R1-35) zoning located at 10324 E. Cactus Road. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Jason A Steele, (602) 492-3116.**

Item No. 4 & 5; Vice Chair Young moved to make a recommendation to City Council for approval of case 4-AB-2021 and 15-UP-2021, per the staff recommended stipulations, after determining that the Abandonment is consistent and conform with the adopted General Plan, and upon the finding that the Conditional Use Permit criteria have been met. Seconded by Commissioner Graham, the motion carried unanimously with a vote of seven (7) to zero (0).

5. [15-UP-2021 \(Polestar Showroom at Fashion Square\)](#)

Request by owner for approval of a Conditional Use Permit for vehicle leasing, rental or sales in a 3,000 square foot space within Suite #1268 of Scottsdale Fashion Square mall, with Downtown/ Downtown Regional Use Type-2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning, located at 7014 E Camelback Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Thomas Stahl, (626) 381-8944.

REGULAR AGENDA

6. [25-ZN-2018 \(Megerdichian Residential Health Care Facility\)](#)

Request by owner for approval of a Zoning District Map Amendment from Single-family Residential district (R1-35) to Townhouse Residential district (R-4) zoning on a 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Ed Bull, 602-234-9913.**

Item No. 6; Vice Chair Young moved to make a recommendation to City Council for approval of case 25-ZN-2018, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan and that the additional stipulations that the step-back be employed at the southeast corner of the building at a minimum 12 feet distance and to employ alternative material in the architecture that reflects the residential characteristics of its surroundings, and to include 36 inch and 48 inch box trees in the landscape plan that enhances the area for the four northern homes near the property. Seconded by Commissioner Scarbrough, the motion carried with a vote of four (4) to two (2) with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, and Commissioner Gonzales all voting in favor and Commissioner Ertel and Commissioner Graham both dissenting. Commissioner Serena no longer present virtually and was unable to vote on case 25-ZN-2018.

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7. [19-UP-2018 \(Megerdichian Residential Health Care Facility\)](#)

Request by owner for approval of a Conditional Use Permit for a residential health care facility on a 4.8-acre portion of a +/- 7.4-acre site with Single-family Residential district (R1-35) zoning, located at 8849 E. Cholla Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Ed Bull, 602-234-9913.**

Item No. 7; Vice Chair Young moved to make a recommendation to City Council for approval of case 19-UP-2018, per the staff recommended stipulations, after and upon finding that the Conditional Use Permit criteria have been met with the additional stipulations that the step-back be employed at the southeast corner of the building at a minimum 12 feet distance and to employ alternative material in the architecture that reflects the residential characteristics of its surroundings, and to include 36 inch and 48 inch box trees in the landscape plan that enhances the area for the four northern homes near the property. Seconded by Commissioner Scarbrough, the motion was denied with a vote of three (3) to three (3) with Chair Higgs, Vice Chair Young, and Commissioner Scarbrough all voting in favor and Commissioner Gonzales, Commissioner Ertel and Commissioner Graham all dissenting. Commissioner Serena no longer present virtually and was unable to vote on case 19-UP-2018.

REQUEST TO SPEAK: Bob Pejman, Greg Loper, Hagop Naldjian, Teodor Paul, Scott Mardian, Ann Andonyan, Barry Diriz, Jane Allit, Hoory, Mary Sayadian, Grigor Papazyan, Judge Marjorie Nanian, Linda Omeara, Paul Katz, Harout Markarian, Elisabeth Bedrosyan, Artin Knadjian, Pat Frantz, James Buzzard, Gina Topalian.

WRITTEN COMMENTS: Djemile Touresian, Yelena Badalyan, Nael Adhameet, Monica Auedisian, Mark Kopoian, Bedros Touresian, Grigor Papazjan, Nick Kanaras, Maria Apostolatos, John Mardian, Hagop Jacob Naldijian, Saco Hagobian, Cery Arustamor, Korstorntiros Akrivos, Ricki Morowitz, Rev. Zacharia Saribekyan, Adam Bronnenkant.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 9:23 p.m.

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