



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

WEDNESDAY, OCTOBER 11, 2023

***SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
Diana Kaminski, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner

ABSENT: William Scarbrough, Commissioner

STAFF: Tim Curtis
Eric Anderson
Bryan Cluff
Greg Bloemberg
Becca Cox
Jason McWilliams
Lorraine Castro

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 September 27, 2023 [Regular Meeting Minutes](#).

Commissioner Ertel moved to approve the September 27, 2023 Regular Meeting Minutes, Second by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena.

* 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"

CONTINUANCES

2. [18-ZN-2022 \(Magnolia on Osborn\)](#)

REQUEST BY APPLICANT FOR A CONTINUANCE TO A DATE TO BE DETERMINED

Request by owner for a zoning district map amendment from Highway Commercial Downtown Overlay (C-3 DO) to Downtown/ Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) for a new 4-story mixed use development with approximately 92 dwelling units and 6,500 square feet of non-residential floor area on a +/- 1.85 gross acre site. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, (480) 385-2727.**

Item No. 2; Vice Chair Young made a motion to continue case 18-ZN-2022 to a date to be determined, Second by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena.

REGULAR AGENDA

3. [16-ZN-2022 \(Headwaters Residential Healthcare Facility\)](#)

Request by owner for approval of a zoning district map amendment from Planned Community District with comparable Planned Neighborhood Center (P-C PNC) zoning to Planned Community District with comparable Commercial Office (P-C C-O) zoning, including an amended development plan, for a new 3-story minimal residential healthcare facility consisting of 172 dwelling units including five 1-story duplex buildings, on +/- 6.7 acres of an overall +/- 12.5-acre site, located at 13870 N. Frank Lloyd Wright Blvd. The rezoning applies to the entire +/- 12.5-acre site. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, (480) 385-2727.**

Item No. 3; Vice Chair Young moved to make a recommendation to City Council for approval of case 16-ZN-2022 per the staff recommended stipulations, and revised stipulation number eight (8) prohibiting construction prior to 7 AM on weekdays, based upon the finding that the Planned Community District criteria with comparable Commercial Office (P-C C-O) zoning, and an amended development plan have been met and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, and Commissioner Serena.

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ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:07 p.m.