

SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND **MARKED** AGENDA



PLANNING COMMISSION

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

Barney Gonzales
Christian Serena
Diana Kaminski

Wednesday, January 24, 2024

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:01 PM

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.**

Administrative Report – Tim Curtis

Minutes

1. Approval of the January 10, 2024 [Regular Meeting Minutes](#).

Commissioner Ertel moved to approve the January 10, 2024 Regular Meeting Minutes. Second by Commissioner Scarbrough. The motion carried unanimously by a vote of seven (7) to zero (0).

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 commenting on any item may complete a Comment Card for each item and submit it to Staff. 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). **Comment cards must be submitted before public testimony has begun on any item.**



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).

CONTINUANCES

2. [12-ZN-2020 \(Quail Crest Estates\)](#)

APPLICANT REQUEST TO CONTINUE TO FEBRUARY 14

Request by owner for a Zoning District Map Amendment from the Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to the Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning designation on a +/-3.3-acre site and a Density Incentive for increases in NAOS on the +/-20-acre site located at the northeast corner of N. 132nd Street and the E. Redbird Road alignment. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, (602) 313-7206.**

Item No. 2; Vice Chair Young made a motion to continue case 12-ZN-2020 to the February 14, 2024 Planning Commission meeting per request by the applicant. Second by Commissioner Kaminski. The motion carried unanimously by a vote of seven (7) to zero (0).

REGULAR AGENDA

3. [3-GP-2023 \(Axon\)](#)

Request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 Future Land Use Map to change the land use designation from Employment to Mixed-Use Neighborhoods, and a minor General Plan amendment to the Greater Airpark Character Area Plan 2010 Future Land Use Map to change the land use designation from Employment (EMP) to Airpark Mixed-Use – Residential (AMU-R) on a +/- 44.70 gross (+/-36.32 net) acre portion of a +/- 69.71 gross acre site, located at 8300 E. Axon Way near Hayden & Loop 101 Freeway. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Charles Huellmantel, 480-921-2800.**

4. [13-ZN-2020#2 \(Axon\)](#)

Request by owner for a zoning district map amendment from Planned Community District with P-C comparable Industrial Park (P-C I-1) zoning to Planned Community District with P-C comparable Planned Airpark Core, Airpark Mixed-Use - Residential (P-C PCP AMU-R) zoning to accommodate an amendment to the original development plan (13-ZN-2020) to allow for 1,975 multi-family residential units, a hotel, and +/- 47,000 square feet of commercial floor area in six buildings, varying in height from three to five stories (up to 67 feet), on a +/- 44.70 gross (+/-36.32 net) acre portion of a +/- 69.71 gross acre site, located at 8300 E Axon way near Hayden & Loop 101 Freeway. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Charles Huellmantel, 480-921-2800.**

Items No. 3-4; Vice Chair Young moved to continue cases 3-GP-2023 and 13-ZN-2020#2 to the February 14, 2024 Planning Commission meeting. Second by Commissioner Ertel. The motion carried by a vote of six (6) to one (1) with Commissioner Serena dissenting.

5. [5-GP-2021#2 \(Old Town Character Area Plan Amendment - Phase 2\)](#)

Request by City of Scottsdale for a minor amendment to the City of Scottsdale General Plan 2035, by amending and updating the Old Town Scottsdale Character Area Plan. Staff contact person is Adam Yaron, 480-312-2761. **Applicant contact person is Adam Yaron, 480-312-2761.**

6. [1-TA-2021 \(Downtown, Downtown Overlay and PBD Districts Text Amendment\)](#)



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Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Sections 5.3000. (Downtown), Section 6.1200. (Downtown Overlay), Section 6.1300. (Planned Block Development Overlay District), Section 7.1200 (Special Public Improvements), and other applicable sections of the Zoning Ordinance, to prospectively update specific names, definitions, district size requirements, sub-districts, use regulations, development types, Development Plan requirements, property development standards, the ability to grant discretionary bonus provisions and/or bonus development standards, and related city-wide requirements. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Brad Carr, AICP, 480-312-7713.**

Items No. 5-6; Commissioner Kaminski made a motion to make a recommendation to City Council to approve cases 5-GP-2021#2 and 1-TA-2021 after determining that the proposed text amendment is consistent and conforms with the adopted General Plan, with the additional recommendations to consider language in the Zoning Ordinance that sunsets the Type 2.5 Development Type within the Downtown (D) zoning district after the established time period for City Council to make a determination has expired, that establishes additional standards to qualify properties as contiguous in the application of the Planned Block Development (PBD) Overlay District, and that clarifies that the PBD Overlay District proposals that include requests for bonus development standards be required to provide public open space at the ground floor. Second by Commissioner Serena. The motion carried by a vote of six (6) to one (1) with Commissioner Ertel dissenting.

Adjournment - 8:29 PM



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