

# SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AGENDA



## PLANNING COMMISSION

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

Barney Gonzales  
Michal Ann Joyner  
Diana Kaminski

Wednesday, October 9, 2024

*One or more members of the Planning Commission may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).*

**5:00 P.M.**

## PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

### Call to Order

### Roll Call

### Public Comment – Non-Agendized Items

Citizens may address the members of the Planning Commission during Public Comment. Public Comment time is reserved at the beginning of the meeting 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. Arizona State law prohibits the Planning Commission from discussing or taking any action on these non-agendized items. Speakers may submit a blue “Request to Speak” card in person prior to the beginning of the meeting. Public testimony is limited to three (3) minutes per speaker.

Written comments, is also being accepted for non-agendized items and may be submitted in-person at the hearing or electronically [at the Planning Commission website](#). Written comments submitted electronically will be emailed to the Commission Members.

### Administrative Report - Tim Curtis

### Minutes

1. Approval of the September 25, 2024 [Regular Meeting Minutes](#).  
Approval of the September 25, 2024 Executive Session Meeting Minutes.



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).

## 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.**

## CONSENT AGENDA

2. [7-UP-2023 \(Paloma\)](#)  
Request by owner for approval of a conditional use permit for a bar in a new +/- 4,000 square foot building with Central Business, Parking District, Downtown Overlay (C-2/P-3 DO) and Parking District, Downtown Overlay (P-2 DO) zoning, located at 4439 N. Saddlebag Trail. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Robert W Leavitt, (480) 290-1685.**
3. [2-ZN-2010#2 \(The Loop\)](#)  
Request by owner for approval of a Zoning District Map Amendment to amend the previously approved development plan, including amended development standards including Building height, Floor Area Ratio, Volume, Open space, Front yard setback and Permissible height and Area regulations resulting in a development plan that conforms to the development standards of the Industrial Park (I-1) zoning district, on a +/- 18.36-acre site located at 17821 N. 85th Street, 17799 N. 85th Street, 17791 N. 85th Street, and 17761 N. 85th Street with Planned Community District (P-C) zoning with Industrial Park District (I-1) as the comparable zoning district. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Kurt Jones, (602) 452-2729.**

## REGULAR AGENDA

4. [15-ZN-2005#4 \(Aria at Silverstone\)](#)  
Request by owner for a zoning district map amendment from Planned Community District with P-C comparable Commercial Office District (P-C C-O) to Planned Community District with P-C comparable Multiple-family Residential District (P-C R-5), including an amendment to the Silverstone development plan and amendment to the Silverstone Land Use Budget to allow R-5 zoning on this site and increase the overall number of residential units in the Silverstone PCD from 976 units to 1,076 units, for a new 100-unit townhome community on a +/- 16.3-acre site located at 22602 N. 74th Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, (480) 385-2753.**

## NON-ACTION ITEMS

5. [3-TA-2024 \(Adaptive Reuse & Development Application Determination Text Amendment\)](#)  
Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Article I., Section 1.206. (Processing of development applications.) and Section 1.305. (Review of applications.), Article III., Section 3.100. (Definitions), Article V., Section 5.2102. (Planned Community – P-C, General Provisions) and Section 5.2605 (Planned Regional Center – PRC, Use



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).

Regulations), Article VII. – General Provisions, and Article XI. – Land Use Tables, and any associated sections for the purposes of addressing recent State of Arizona legislation of HB2297 regarding adaptive reuse and SB1162 regarding development application time frames. **Staff contact person is Brad Carr, AICP, (480) 321-7713.**

6. [4-TA-2024 \(Accessory Dwelling Unit \(ADU\) Text Amendment\)](#)

Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Article I., Section 1.206. (Processing of development applications.) and Section 1.1304. (Enlargement, extension, reconstruction or structural alteration of nonconforming structure; enlargement of nonconforming use.), Article III., Section 3.100. (Definitions), Article V., Sections 5.010. through 5.556. (Single-family Residential), Sections 5.600. through 5.606. (Two-family Residential), Sections 5.700. through 5.707. (Medium Density Residential), Sections 5.800. through 5.807. (Townhouse Residential), Sections 5.900. through 5.907. (Resort/Townhouse Residential), Sections 5.1000. through 5.1007. (Multiple-family Residential), Sections 5.1100. through 5.1107. (Service Residential), and Sections 5.2000. through 5.2008. (Manufactured Home), Article VI., Section 6.1004. (Property development standards.), Article VII., Sections 7.200.A. through 7.200.G. (Additional Area Regulations.), Section 7.203. (Vacation rentals or Short-term rentals.), and Section 7.900., Article XI. – Land Use Tables, and any associated sections for the purposes of addressing recent State of Arizona legislation of HB2720 regarding accessory dwelling units and HB2325 regarding backyard fowl. **Staff contact person is Brad Carr, AICP, (480) 321-7713.**

## Adjournment



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).