



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

WEDNESDAY, OCTOBER 9, 2024

SUMMARIZED MEETING MINUTES

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
William Scarbrough, Commissioner
Diana Kaminski, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Greg Bloemberg
Casey Steinke
Becca Cox
Jason McWilliams
Clayton Chults

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

Vice Chair Young made a motion to approve the September 25 regular meeting minutes. Second by Commissioner Gonzales, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.

Commissioner Scarbrough made a motion to continue the September 25, 2024 executive session meeting minutes to the October 23, 2024 regular meeting. Second by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.

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.**

Item No. 2 moved to regular agenda; Jude Nau spoke in opposition. Commissioner Ertel made a motion for recommendation of approval to City Council for case 7-UP-2023 per the staff recommended stipulations and additional stipulations regarding noise mitigation after finding that the Conditional Use Permit criteria have been met. Second by Commissioner Joyner, the motion carried by a vote of five (5) to one (1) by Chair Higgs, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough with Commissioner Gonzales dissenting and Vice Chair Young recusing himself.

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.**

Item No. 3; Commissioner Scarbrough made a motion for recommendation of approval to City Council for case 2-ZN-2010#2 per the staff recommended stipulations after finding that

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the Planned Community District (PCD) district criteria have been met and that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Joyner, the motion carried by a vote of six (6) to zero (0) by Chair Higgs, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough with Vice Chair Young recusing himself.

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.**

Item No. 4; Commissioner Joyner made a motion for recommendation of approval to City Council for case 15-ZN-2005#4 per the staff recommended stipulations after finding that the Planned Community District (PCD) district criteria have been met and that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.

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 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.,

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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

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:11 p.m.