



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

WEDNESDAY, OCTOBER 23, 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
Brad Carr
Casey Steinke
Meredith Tessier
Jesus Murillo
Jeff Barnes
Katie Posler
Becca Cox
Jason McWilliams
Caitlin Clark

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.

* 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 October 9, 2024 [Regular Meeting Minutes](#).
Approval of the September 25, 2024 Executive Session Meeting Minutes.

Vice Chair Young made a made a motion to approve the October 9, 2024 Regular Meeting Minutes. 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.

Commissioner Scarbrough made a motion to approve the September 25, 2024 Executive Session Meeting Minutes. Second by Commissioner Joyner, the motion carried by a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Joyner, Commissioner Scarbrough, with Commissioner Kaminski abstaining.

2.

CONSENT AGENDA

2. [11-AB-2023 \(Triple Wash Ranch Abandonment\)](#)
Request by Applicant to abandon the western five feet of N. 114th Street adjacent to parcels 216-74-005F, 216-74-739, and 216-74-006E and the portions of E. Morning Vista Road adjacent to parcels 216-74-005F and 216-74-739 (various widths), for properties located at 11348 and 11303 E. Morning vista Road, and N. 114th Street, with Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, (602) 330-5252.**
3. [1-TA-2024 \(PRC Internalized Community Storage Facilities Text Amendment \(One Scottsdale\)\)](#)
Request by owner to amend the Zoning Ordinance (Ord. No. 455), Article V, Section 5.2605 (Planned Regional Center District-Use Regulations) to allow underground internalized community storage facilities as a permitted use in the Planned Regional Center (PRC) District. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Kurt Jones, (602) 452-2729.**

Item No. 2 & 3; Commissioner Scarbrough made a motion a motion for recommendation of approval to City Council for case 11-AB-2023 per the staff recommended stipulations after finding that the proposed abandonment is consistent and conforms with the adopted General Plan and for case 1-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. 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.
4. [2-TA-2024 \(Downtown District Health and Fitness Studio Text Amendment\)](#)
Request by owner to amend the Zoning Ordinance (Ordinance No. 455), Article V.,

* 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"

Section 5.3004 (Downtown District Subdistricts - Use Regulations) to allow health and fitness studios as a permitted use in the Downtown Core (DC) subdistrict. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Whitney Goodwin, (480) 370-6309.**

Item No. 4; Commissioner Kaminski made a motion for recommendation of approval to City Council for case 2-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Vice Chair Young, 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.

5. [2-UP-2024 \(Sanchas Cocina y Cantina\)](#)

Request by applicant for a bar Conditional Use Permit on a +/- 4,650 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4333 N. Civic Center Plaza. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Lauren Proper Potter, (480) 921-2800.**

Item No. 5; Moved to Regular Agenda. Commissioner Ertel a motion for recommendation of approval to City Council for case 2-UP-2024 per the staff recommended stipulations and an additional stipulation to add planters for noise mitigation after finding that the Conditional Use Permit criteria have been met. Second by Vice Chair Young, the motion carried by a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough. with Commissioner Gonzales dissenting.

REGULAR AGENDA

6. [3-ZN-2024 \(The CLAYTON on Earll\)](#)

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) zoning, on a +/- 2.93-gross-acre site located at 7330 E. Earll Drive, 7332 E. Earll Drive, 3126 N. Civic Center Plaza, and 3134 N. Civic Center Plaza. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kristjan Sigurdsson, (602) 505-2525.**

Item No. 6; Commissioner Ertel made a motion for recommendation of approval to City Council for case 3-ZN-2024 per the staff recommended stipulations after finding that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Joyner, 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.

7. [3-TA-2024 \(Adaptive Reuse & Development Application Determination Text Amendment\)](#)

* 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"

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.**

Item No. 7; Commissioner Kaminski made a motion for recommendation of approval to City Council for case 3-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Scarbrough, the motion carried by a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Joyner and Commissioner Scarbrough with Commissioner Ertel dissenting.

8. [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.**

Item No. 8; Commissioner Ertel made a motion for recommendation of approval to City Council for case 4-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Kaminski, 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.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:31 p.m.

* 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"