



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

WEDNESDAY, MAY 28, 2025

SUMMARIZED MEETING MINUTES

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

ABSENT: None

STAFF: Tim Curtis
Shane Morrison
Becca Cox
Jason McWilliams
Caitlin Clark
Brad Carr
Meredith Tessier

CALL TO ORDER

Chair Scarbrough called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the May 14, 2025 [Regular Meeting Minutes](#).
Commissioner Joyner made a motion to approve the May 14, 2025 Regular Meeting Minutes. Second by Commissioner Gonzales, the motion passed unanimously by a vote of six (6) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.
- 2.

* 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"

CONSENT AGENDA

2. [3-TA-2024#2 \(Adaptive Reuse Text Amendment\)](#)

Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article III., Section 3.100. (Definitions), Article VII. Sections 7.1300. through 7.1304. (Multifamily Conversion developments.), and any associated sections for the purpose of addressing recent State of Arizona legislation of HB2110 intended to allow for the adaptive reuse or redevelopment of existing commercial, office, or mixed-use parcels for multifamily residential use. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Brad Carr, AICP, 480-312-7713.**

Item No. 2; Commissioner Ertel made a motion for recommendation of approval to City Council for case 3-TA-2024#2 after finding that the proposed Text Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Joyner the motion passed unanimously by a vote of six (6) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.

REGULAR AGENDA

3. [6-ZN-2024 \(Palm Lane Residence\)](#)

Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning for a new residential development project comprised of twenty-two (22) detached units at 2-stories in height on a +/-2.26-acre site located at 7320 E Palm Lane. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**

Item No. 3; Commissioner Ertel motion for recommendation of approval to City Council for case 6-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 passed unanimously by a vote of six (6) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.

4. [6-TA-2024 \(C-O Internalized Community Storage Text Amendment\)](#)

Request by property owner to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article XI, Land Use Tables to allow for internalized community storage facilities, warehouse and vehicle storage as a permitted use in the Commercial Office (C-O) zoning district. Catalyst Site located at 10001 N. 92nd Street. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Carolyn Oberholtzer, 602-888-7860.**

Item No. 4; Commissioner Joyner made a motion to continue case 6-TA-2024 to the July 9, 2025 Planning Commission Regular Meeting. Second by Commissioner Ertel, the motion passed unanimously by a vote of six (6) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.

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ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:53 p.m.