



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

**WEDNESDAY, MARCH 25, 2026**

**\*SUMMARIZED MEETING MINUTES \***

**PRESENT:** Joe Young, Chair  
William Scarbrough, Vice Chair  
George Ertel, Commissioner  
Michal Ann Joyner, Commissioner  
Barney Gonzales, Commissioner  
Doug Drake, Commissioner  
David Reid, Commissioner

**ABSENT:** None

**STAFF:** Tim Curtis  
Joe Padilla  
Becca Cox  
Meredith Tessier  
Andrew Dobson  
Keith Niederer  
Greg Bloemberg  
Jack Kelly  
Jason McWilliams

**CALL TO ORDER**

Chair Young 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 January 14, 2026 [Regular Meeting Minutes](#).  
**Commissioner Reid made a motion to approve the January 28, 2026 Regular Meeting Minutes. Second by Vice Chair Scarbrough, the motion passed unanimously by a vote of seven (7) to zero (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

## CONTINUANCES

2. [20-ZN-2002#5 \(One Scottsdale\)](#)

**APPLICANT REQUEST TO CONTINUE TO MAY 13, 2026**

Request by owner for a zoning district map amendment to the existing Planning Community District (P-C) with comparable Planned Regional Center (PRC) zoning for the purpose of amending Use Regulations, including amendments to the One Scottsdale Amended Development Standards (Density), and Development Plan and Land Use Budget for a mixed-use development, including residential, commercial, and hotel, all on a +/- 126-acre site located at 7355 N. Thompson Peak Parkway, 7340 E. Legacy Boulevard, 7245 E. Thompson Peak Parkway, 20159 N. Scottsdale Road, 20103 N. Scottsdale Road, 20001 N. Scottsdale Road, 19730 N. 73rd Street, 19641 N. Scottsdale Road, 19623 N. Scottsdale Road, 19605 N. Scottsdale Road, 19552 N. 73rd Street, 7395 E. Legacy Boulevard, 19355 N. 73rd Way, 7370 E. Henkel Way, 18920 N. 74th Street, 7221 E. Legacy Boulevard, 19360 N. 73rd Way, 19194 N. 73rd Way, 19001 N. Scottsdale Road, APN: 215-05-005B, 19601 N. Scottsdale Road, APN: 215-05-001A, and 19190 N. 72nd Way. The proposed changes include adding 350 for sale residential units and reducing commercial area by 1,372,145 million square feet. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Kurt Jones, 602-452-2729.**

**Item No. 2; Commissioner Drake made a motion to continue case 20-ZN-2002#5 to the May 13th, 2026 agenda. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).**

## CONSENT AGENDA

3. [UP-0003-2026 \(Crown Castle BO 826045 / T-Mobile Monarch Monopalm\)](#)

Request by owner for renewal of a conditional use permit for an existing type 4 alternative concealment wireless communication facility designed as a 55-foot-tall artificial palm tree located at 7220 E. McKellips Road (A.P.N. 131-16-143) with multiple family residential district (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**

4. [22-UP-2003#5 \(Crown Castle BU 823707 Conditional Use Permit Renewal\)](#)

Request by owner for approval of a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication Facility (WCF) concealed within a 30-foot-tall artificial cactus located on a +/-26-acre site located at 39730 N. Cave Creek Road with Open Space Environmentally Sensitive Lands District (O-S ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**

5. [4-UP-2016#3 \(Vertical Bridge - US-AZ-7008 T-Mobile PH30920A Granite Reef Church\)](#)

Request by owner for renewal of a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76+/- acre

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property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning. Staff contact person is Andrew Dobson, 480-312-2515. **Applicant contact person is Isabel Chavez, 951-496-2452.**

6. [7-UP-2016#2 \(Oasis Cafe\)](#)

Request by owner for an amendment to an existing conditional use permit for a bar to allow for a +/- 1,863 square foot bar expansion on a 6,210 square foot site located at 4441 N. Buckboard Trail with Central Business/Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**

**Item No. 3, 4, 5, 6; Vice Chair Scarbrough made a motion for recommendation for cases UP-0003-2026, 22-UP-2003#5, 4-UP-2016#3, and 7-UP-2016#2 after finding that the CUP criteria have been met and that the proposed Conditional Use Permits are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0).**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:06 p.m.