



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

**PLANNING COMMISSION MEETING AGENDA
MAY 3, 2022
5:00 PM**

LOCATION: CITY HALL, 301 W. CHESTNUT STREET
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89481425092](https://us02web.zoom.us/j/89481425092)

**COMMITTEE SESSIONS
4:00 PM**

DEVELOPMENT REVIEW COMMITTEE – COMMUNITY ROOM

- LSDP WAIVER: W. HUDSON ROAD COMMERCIAL
 - LSDP: PLAZA AT PINNACLE HILLS NE
- LSDP VARIANCE DIXIELAND TOWNHOMES (LANDSCAPING)
 - PRELIMINARY PLAT: BLOSSOM WOODS SUBDIVISION
 - LSDP: JUNCTION OF SCOTTSDALE NORTH
 - LSDP: JUNCTION OF SCOTTSDALE SOUTH
- PRELIMINARY PLAT: EVENING STAR SUBDIVISION

PLANS & POLICIES COMMITTEE – COMMITTEE ROOM 1

- BELLVIEW PLACE, REZONE/DCP
- CHELTENHAM, REZONE/DCP
- COMPREHENSIVE GROWTH PLAN AND DEVELOPMENT CODE UPDATE PROPOSAL

**REGULAR SESSION
5:00 PM**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. April 19, 2022



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REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review Committee
2. Plans & Policies Committee

CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: Fuentes
A request by Abelardo Fuentes to rezone 262 E. Pine Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.
 - *STAFF: Justin Couch*
 - *REPRESENTED BY: Abelardo Fuentes*
2. Rezone: Ganoung
A request application by Ganoung Living Trust to rezone 0.8 acres south of W. Elm Street and east of S. 21st Street from C-2 (Highway Commercial) to the U-NBT (Uptown Neighborhood Transition) zoning district.
 - *STAFF: Kyle Richard Belt*
 - *REPRESENTED BY: Geoff Bates*
3. RZN/DCP: Bellview Place
A request by Crafton Tull on behalf of Bespoke Builders for Bellview Place to rezone 4030 W. West Drive from A-1 (Agricultural) to the RMF-6.5 (Residential Multifamily, 6.5 units per acre) zoning district with a Density Concept Plan.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Taylor Lindley*
4. RZN/DCP: Cheltenham
A request by Crafton Tull on behalf of Bespoke Builders for the Cheltenham project to rezone 2.6 acres on the northwest corner of W. Emerald Heights Road and S. Bellview Road from A-1 (Agricultural) to



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the RMF-10.3 (Residential Multifamily, 10.3 units per acre) zoning district with a Density Concept Plan.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

5. CUP: Blue Zoo Aquarium

A request by Blue Zoo Aquarium for a Conditional Use Permit to allow the use "Commercial Assembly, Recreation, & Entertainment" at 2203 Promenade Blvd. in the C-2 (Highway Commercial) zoning.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Ryan Faust*

6. CUP: Tidal Wave Spa

A request by Tidal Wave Auto Spa for a Conditional Use Permit to allow "Vehicle Washing" at 3757 W. New Hope Rd. in the C-2 (Highway Commercial) zoning district.

- *STAFF: Justin Couch*
- *REPRESENTED BY: Todd A. Butler*

NEW BUSINESS:

1. LSDP: Junction at Scottsdale North

A mixed-use development on 5.21 acres at the southwest corner of W. Olive and N. 40th streets in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Libby Topping*

2. LSDP: Junction at Scottsdale South

A mixed-use development on 4.39 acres along the west side of N. 40th Street at W. Cedar Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Libby Topping*

3. LSDP: Plaza at Pinnacle Hills NE

A mixed-use development on 3.28 acres at the southwest corner of W. Northgate Road and S. Champions Drive in the U-COM (Uptown Commercial Mixed Use) zoning district.



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- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ali Karr*

4. PRELIMINARY PLAT: Blossom Woods Subdivision

A 159-lot subdivision on 40.03 acres at the southeast corner of W. Laurel Avenue and S. Concord Street in the RSF (Residential Single Family) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

5. LSDP VARIANCE: Dixieland Townhomes

A variance due to revision of the landscape plan for a previously approved LSDP.

- *STAFF: Kyle Richard Belt*
- *REPRESENTED BY: Barry Williams*

6. LSDP WAIVER: W. Hudson Road Commercial Park

A waiver of development code requirements for connectivity for a future LSDP.

- *STAFF: Kristifier Paxton*
- *REPRESENTED BY: Will Kellstrom*

7. PRELIMINARY PLAT: Evening Star Subdivision

A 230-lot subdivision on 90.53 acres northeast of the intersection of W. Haxton and Gaston roads in the RSF (Residential Single Family) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Bradley Bridges*

8. CGM

Comprehensive Growth Plan and Development Code Update Proposal

- *STAFF: Amber Long, John McCurdy*

ADJOURN: