

CITY COUNCIL REPORT



Meeting Date: January 27, 2026
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Temporary Vehicle Storage Conditional Use Permit 3-UP-2024#2

Request to consider the following:

1. Adopt Resolution No. 13563 for a Conditional Use Permit for Vehicle Storage on a 3.11-acre site with Highway Commercial (C-3) zoning located at 8740 E. Frank Lloyd Wright Boulevard.

Goal/Purpose of Request

The applicant's request is to obtain a Conditional Use Permit to continue storing vehicles temporarily at 8740 E. Frank Lloyd Wright Boulevard for the nearby AutoNation Subaru and Ford vehicle dealerships. The subject property contains a vacant, never occupied, 13,000 square foot restaurant building, with 181 paved parking spaces.

Key Items for Consideration

- Conditional Use Permit Criteria
- Site was constructed in 2016, but the building was never occupied. The building was approved to be a restaurant with case 16-DR-2012#2 November 20, 2014.
- Approval of the vehicle storage Conditional Use Permit will be temporary. Temporary vehicle storage started in June of 2024 and was approved for 18 months with case 3-UP-2024. Applicant is requesting an additional 24 months with this request.
- Existing building will not be permitted to be occupied during the duration of the term of this temporary Conditional Use Permit.
- Existing Live Entertainment Conditional Use Permit entitlement on the property (3-UP-2017) will remain.
- Planning Commission heard this case 12/10/2025 and recommended approval with a vote of 7-0.

OWNER

Flw and Pima Plaza LLC
901-767-5785

APPLICANT CONTACT

Kurt Waldier
Gilbert Billie, PLLC
(480) 429-3061

LOCATION

8740 E Frank Lloyd Wright Bl

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods with a Regional Use overlay. This category includes neighborhoods with strong access to multiple modes of transportation and major regional access and services.

Character Area Plan

The Greater Airpark Character Area Plan designates the property as Airpark Mixed Use (AMU). This category is appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, and institutional uses.

Zoning

The site is zoned Highway Commercial (C-3) District. The site was annexed into the City of Scottsdale in 1978 and subsequently rezoned to R1-35. In 1987, case 9-Z-87 zoned the property to its current zoning of C-3. The C-3 zoning district allows for restaurants by-right, and restaurants with live entertainment with approval of a Conditional Use Permit. Vehicle storage is allowed in the C-3 zoning district with approval of a Conditional Use Permit.

The site completed construction in 2016, and a Conditional Use Permit for Live Entertainment (case 3-UP-2017) was approved by the City Council on August 29, 2017. However, to this day, the business has never opened.

Context

The subject property is located at the northwest corner of the Loop 101 Freeway and E. Frank Lloyd Wright Blvd. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Under construction Internalized Community Storage facility, zoned C-3
- South: Twin Peaks Restaurant, McDonald’s Restaurant, and Gasoline Station, zoned C-3
- East: State Route 101 Freeway
- West: Retail stores, zoned C-3

Other Related Policies, References:

Scottsdale General Plan 2035

Greater Airpark Character Area Plan

Zoning Ordinance

3-UP-2017, 16-DR-2012#2

APPLICANT’S PROPOSAL

Proposal

On June 4, 2024, the City approved a Conditional Use Permit (CUP) (Case 3-UP-2024) allowing vehicle storage on the subject site for an 18-month period. This temporary approval was granted to accommodate storage needs during the redevelopment of the AutoNation Subaru dealership. The applicant is now requesting an additional 24-month extension of the Conditional Use Permit due to excessive inventory at both the Subaru and Ford dealerships, and planned construction activity at the AutoNation Ford site, which will reduce parking capacity.

The existing building on the subject site will remain unoccupied during the extended temporary Conditional Use Permit time period. Due to limited on-site parking capacity, there will not be sufficient parking available to support both the operation of the existing building and the continued use of the property for vehicle storage. As such, the site will be utilized exclusively for vehicle storage purposes during this timeframe.

- Existing Use: Vacant building with associated parking lot
- Proposed Use: Overflow vehicle storage for nearby AutoNation dealerships
- Parcel Size: 135,447 sf +/- (3.10 acres +/-)
- Parking Required: 115 spaces for proposed restaurant
- Parking Provided: 181 spaces

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council’s consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The subject property is located within a commercial area. The proposed vehicle storage will not result in any damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **There will be no impact on the surrounding area resulting from an unusual volume of traffic. All customer and sale operations will remain at the existing dealerships. Vehicles will be transferred between the subject property and AutoNation on an as needed basis by AutoNation employees. The existing developed building on the site will remain vacant throughout the additional 24-month duration of the temporary conditional use.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **There are several car dealerships nearby to the south and west along Frank Lloyd Wright Boulevard that contain vehicle storage, as well as a storage facility to the north. The proposed vehicle storage conditional use is considered reasonably compatible with the use in the surrounding area.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- **There are no additional zoning code conditions for vehicle storage.**

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment. The applicant complied with the city's suggested best practices for public outreach.

As of the drafting of this report, both the applicant and City staff have not received any correspondence from the public.

Other Boards and Commissions

Planning Commission:

Planning Commission heard this case on December 10, 2025 and recommended approval with a 7-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13563 for a Conditional Use Permit for Vehicle Storage on a 3.11-acre site with Highway Commercial (C-3) zoning located at 8740 E. Frank Lloyd Wright Boulevard.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Keith Niederer
Telecom Policy Coordinator
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



Keith Niederer, Report Author

1/8/2026

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

1/8/2026

Date



Erin Perreault, AICP, Sr. Director
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

01/09/2026

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13563
Exhibit 1: Aerial Close Up
Exhibit 2: Stipulations
Exhibit A to Exhibit 2: Site Plan
3. Existing Zoning Map
4. Project Narrative
5. Community Involvement
6. City Notification Map
7. Planning Commission Draft Meeting Minutes December 10, 2025

RESOLUTION NO. 13563

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR VEHICLE STORAGE ON PROPERTY WITH HIGHWAY COMMERCIAL (C-3) ZONING DISTRICT DESIGNATION LOCATED AT 8740 E. FRANK LLOYD WRIGHT BOULEVARD.

WHEREAS, the Planning Commission held a public hearing on December 10, 2025;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

Section 2. The use permit is granted for a maximum of twenty-four (24) months and the Applicant is required to initiate any required further review as specifically set forth in the Zoning Ordinance.

Section 3. That a description of the conditional use permit is set forth in Case No. 3-UP-2024#2. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2026.

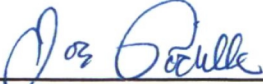
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane, City Clerk

By: _____
Lisa Borowsky, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

3-UP-2024#2

**Stipulations for the Conditional Use Permit
For Vehicle Storage
Temporary Vehicle Storage Conditional Use Permit
Case Number: 3-UP-2024#2**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. **APPLICABILITY.** Existing Conditional Use Permit for Live Entertainment, case 3-UP-2017, shall continue to apply to this property for potential future usage.

USE CONDITIONS

2. **DURATION.** This Conditional Use Permit shall be valid for a period of twenty-four (24) months from the date of City Council approval. The existing building on the subject property shall not be occupied during this timeframe.
3. **VEHICLE PARKING.** Vehicle storage shall only occur within existing striped parking spaces. No vehicles shall be parked within drive aisles.

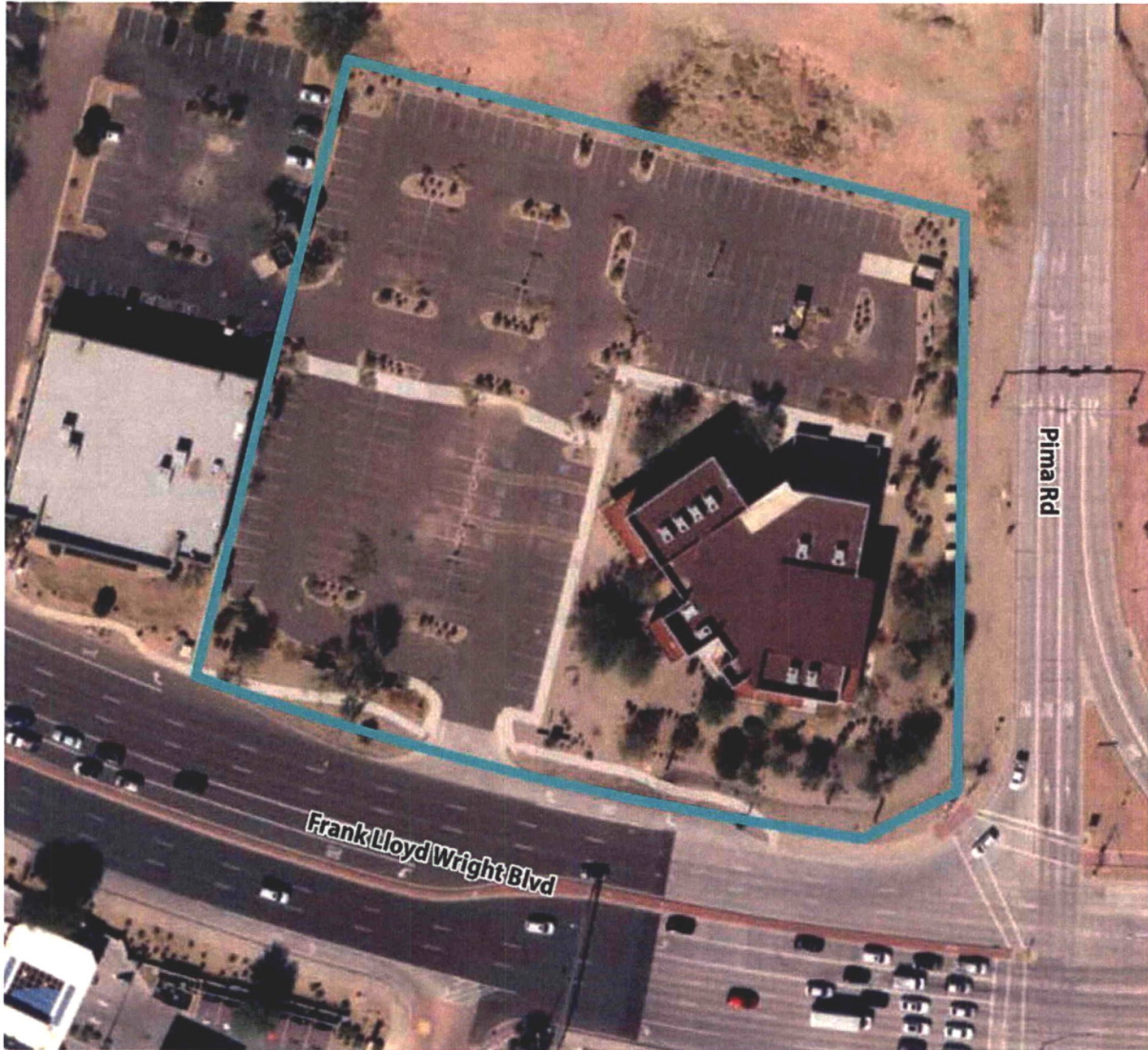


Zoning Aerial

3-UP-2024#2

AutoNation Temporary Parking CUP Narrative

8740 E Frank Lloyd Wright Blvd
Scottsdale, AZ 85260



Submitted: November 6, 2025

Submitted for
AutoNation
200 SW 1st Avenue, 14th Floor
Fort Lauderdale, FL 33301

Submitted by
Gilbert Blilie PLLC
701 North 44th Street
Phoenix, Arizona 85008
(480) 429-3000

ATTACHMENT #4

Project Overview

The purpose of this request is to extend the previously approved Conditional Use Permit (CUP), 3-UP-2024, for temporary vehicle storage on an existing parking lot at 8740 E Frank Lloyd Wright Blvd located at the northwest corner of Frank Lloyd Wright Blvd and Pima Rd (APN 215-51-022). The previous approval of this CUP permitted AutoNation to store its overflow vehicles at this location while their Subaru dealership, located nearby at 15678 N Northsight Blvd, was under construction and did not have capacity for their existing inventory (inclusive of AutoNation's adjacent Ford Dealership inventory) during this time. The CUP was approved on June 4th, 2024 for a duration of 18 months. It was also agreed as part of the previous CUP approval that the existing building on-site shall not be occupied during the duration of the approved CUP and that all vehicle storage shall only occur within existing striped parking spaces, which AutoNation and the property owner will continue to abide by. We are requesting an extension of this previously approved CUP for an additional 24 months.

While the Subaru showroom construction has now been completed, AutoNation's Subaru Dealership and adjacent Ford Dealership (8555 E Frank Lloyd Wright Blvd), which share facilities, continue to have an excess of inventory that requires a creative solution. This solution will come in three phases. Phase 1 will include the relocation of the Ford Service Center to the Subaru Dealership, which is proposed to be located beneath the existing parking deck. This first phase, which is expected to take 12 to 18 months, will cause the displacement of the vehicle inventory currently stored atop the parking deck and adjacent to it. Once the Ford Service Center is completed at the Subaru Dealership, vehicle inventory can return to the parking deck and adjacent parking at the Subaru Dealership. Next, Phase 2 will include the demolition of the existing Ford Service Center at the Ford Dealership. This demolition is expected to take 3 to 6 months. Lastly, Phase 3 includes repurposing the former demolished site of the Ford Service Center into new parking for the Ford Dealership, which is expected to take just 1 month to complete. These phases are illustrated in Exhibit A.

All vehicles stored on the subject property under this CUP, as well as any other off-site location, will be withdrawn upon the completion of Phase 3 of AutoNation's long-term parking solution and relocated back to the Subaru and Ford dealerships. The ability for AutoNation of Scottsdale to maintain their needed inventory and operations by utilizing this off-site parking lot for vehicle storage is critical for their business during the ongoing construction activity and until they complete their long-term parking solution. Concomitantly, the vehicle sales generate a significant tax revenue for the City of Scottsdale with each car sold, providing a major benefit to Scottsdale's citizens.

The subject property was fully developed in 2016 inclusive of a 13,000-square-foot building (intended for a restaurant use) and 181 paved parking spaces, and subsequently received a CUP for live musical performances in 2017. However, the building and the property have remained vacant ever since. This provided the ideal opportunity for AutoNation to lease the 181 unused parking spaces on the subject site from the property owner. Due to the temporary nature of this CUP application for vehicle storage, we would respectfully request that the existing CUP for live musical entertainment remain in abeyance until the CUP for vehicle storage is abandoned and the parking lease agreement expires.

Ingress and egress for the vehicles accessing the subject site will remain consistent with the existing use of the parking lot by AutoNation with the previously approved CUP. There is a right-in-right-out driveway located on Frank Lloyd Wright Blvd, as well as an existing cross-access easement across the adjacent parcel, APN 215-51-001R providing access to Hayden Road and the traffic light at Hayden Road and Frank Lloyd Wright Blvd intersection for full traffic movements. It should also be noted that the

traffic generated by the temporary parking storage for AutoNation's vehicle inventory will be significantly less than the anticipated traffic generated by the previously approved restaurant use of the building on the subject property. So, effectively, this CUP for temporary vehicle storage will actually reduce traffic in the area while the existing building on the subject property remains unoccupied per the conditions of the CUP.

The City's CUP criteria per Section 1.401 of the Zoning Ordinance is provided below.

A. *That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:*

1. *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*

Response: The proposed use is only temporary in nature and will not cause any damages or nuisances to the surrounding area. The parking lot on the subject site is paved with dust-proof material (asphalt). This temporary site is right across the street (Frank Lloyd Wright Blvd) from other car dealerships that have vehicle storage on site, and will maintain AutoNation's existing hours of operation from 9:00 am to 9:00 pm. This temporary CUP request is only for vehicle storage. All customer and sale operations will remain at the existing Subaru and Ford dealerships. Vehicles will be transferred between sites (the existing Subaru and Ford dealerships and this offsite location) only on an as needed basis by AutoNation employees.

2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.*

Response: The approval of this CUP would not generate any additional traffic that would otherwise exist from the existing AutoNation operations. No additional traffic will be generated at this location beyond the vehicle storage use that would cause unusual volume or character of traffic. In fact, considering that the existing building developed on site will remain vacant throughout the duration of the parking agreement with AutoNation and the approval period of this temporary CUP, the temporary vehicle storage use of the property will generate less trips per day on the subject site than the proposed restaurant.

B. *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.*

Response: The approved CUP for vehicle storage uses for AutoNation is equivalent to the existing car dealership uses located adjacent to the site across Frank Lloyd Wright Blvd. So, this location for AutoNation's temporary off-site vehicle storage of their inventory could not be more compatible with the surrounding area.

C. *The additional conditions specified in Section 1.403, as applicable, have been satisfied.*

Response: The conditions in 1.403(T) related to vehicle leasing, rental, or sales are addressed below.

1. *Required parking shall not be used for vehicle display or storage.*

Response: The existing AutoNation Subaru dealership at 15678 N Northsight Blvd maintains the required parking for the sales office. The offsite parking lot on the subject property will be for excess inventory only. However, the offsite parking lot will also maintain available parking spaces for AutoNation employees to park and swap vehicles as they transfer inventory to and from the offsite parking lot and main Subaru dealership upon a customer request to inspect.

AutoNation Scottsdale Subaru/Ford: Long-Term Parking Solution

PHASE 1:
RELOCATE FORD SERVICE CENTER TO BENEATH PARKING DECK OF SUBARU DEALERSHIP

PHASE 2:
DEMOLISH FORD SERVICE CENTER AT FORD DEALERSHIP

PHASE 3:
ADD NEW PARKING AT FORD DEALERSHIP AT SITE OF FORMER SERVICE CENTER



AutoNation Temporary Parking CUP

Public Participation

8740 E Frank Lloyd Wright Blvd
Scottsdale, AZ 85260

Project Overview

The purpose of this request is to extend the previously approved Conditional Use Permit (CUP), 3 UP 2024, for temporary vehicle storage on an existing parking lot at 8740 E Frank Lloyd Wright Blvd located at the northwest corner of Frank Lloyd Wright Blvd and Pima Rd (APN 215-51-022). The previous approval of this CUP permitted AutoNation to store its overflow vehicles at this location while their Subaru dealership, located nearby at 15678 N Northsight Blvd, was under construction and did not have capacity for their existing inventory (inclusive of AutoNation's adjacent Ford Dealership inventory) during this time. The CUP was approved on June 4th, 2024 for a duration of 18 months. We are requesting an extension of this previously approved CUP for an additional 24 months.

Notification

The applicant will send notification letters via first class mail to all property owners and HOAs within 750 feet of the site according to the most up-to-date Maricopa County Assessor's data (see Exhibit A). The draft notification letter is provided in Exhibit B, which is ready to be sent to these property owners upon application submittal and completeness review by the City of Scottsdale.

Public Participation Report

To date, no questions, comments, or other feedback has been received from the public regarding the previous CUP application or execution of the CUP. This section will be updated in the future with any feedback received from interested parties.

EXHIBIT A

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
215-51-001J	JS GAS STATION LLC	645 E MISSOURI AVE STE 170	PHOENIX	AZ	85012
215-51-001M	CASIANO HOLDINGS LLC	PO BOX 13422	SCOTTSDALE	AZ	85267
215-51-001N	DUNN-EDWARDS CORPORATION	6119 E WASHINGTON BLVD	COMMERCE	CA	90040
215-51-001R	FLW STV LLC	17500 S 40TH ST BLDG E	CHANDLER	AZ	85226
215-51-001V	CASIANO HOLDINGS LLC	10846 N SUNDOWN DR	SCOTTSDALE	AZ	85260
215-51-001W	COLLINS HERITAGE PROPERTIES LLC	PO BOX 1484	SONOITA	AZ	85637
215-51-011G	MALL AT THE CROSSROADS INC	16097 N 82ND ST STE 300	SCOTTSDALE	AZ	85260
215-51-011P	COBBLESTONE PROPCO LLC	8900 E BAHIA DR	SCOTTSDALE	AZ	85260
215-51-011Q	GOLDEN ARCH LIMITED PARTNERSHIP	16097 N 82ND STREET SUTE	SCOTTSDALE	AZ	852601800
215-51-011T	SHERMAN C LITTLE AND DELAINE K LITTLE REV TR	296 CROWN RD	KENTFIELD	CA	94904
215-51-011W	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
215-51-022	FLW AND PIMA PLAZA LLC	5050 POPLAR AVE STE 1510	MEMPHIS	TN	38157
215-51-023	BCC DEVELOPMENT LIMITED PARTNERSHIP	2424 RIDGE RD	ROCKWALL	TX	75087
215-51-029	CLEAR SKY CAPITAL SCOTTSDALE SELF STORAGE LP	2398 E CAMELBACK RD STE 615	PHOENIX	AZ	85016
215-51-031	SONORA VILLAGE LLC	15515 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260
217-13-034R	IMAGINE SCOTTSDALE TOWNE CENTER LLC	3941 W MOHAVE ST 110	PHOENIX	AZ	85009
217-13-037F	USA BUREAU OF RECLAMATION	23636 N 7TH ST	PHOENIX	AZ	85024
217-13-037G	U S A -BUREAU OF RECLAMATION-C A P	201 N CENTRAL AVE	PHOENIX	AZ	85073
217-13-037J	FLW 101 LLC	15815 N FRANK LLOYD WRIGHT BLVD STE 100	SCOTTSDALE	AZ	85260

EXHIBIT B

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Kurt Waldier
DIRECT (480) 429-3061
E-Mail Address: kwaldier@gilbertblilie.com

FILE NUMBER
100495-000003

November 10, 2025

Dear Property Owner:

The purpose of this letter is to inform you that our firm, Gilbert Blilie PLLC, is requesting to extend the temporary Conditional Use Permit (CUP) for vehicle storage at 8740 E Frank Lloyd Wright Blvd (northwest corner of Frank Lloyd Wright Blvd and Pima Rd) for a period of 24 months. The previous CUP for temporary vehicle storage was approved by City Council on June 4th, 2024 for a period of 18 months. The approval of this CUP extension will allow AutoNation to continue to store overflow vehicle inventory on the vacant parking lot while they complete construction and updates on both their Subaru Dealership and Ford Dealership in order to increase parking capabilities at the respective dealerships. All vehicles stored at this offsite location will be removed upon the completion of the construction at the dealerships.

This temporary CUP request is for vehicle storage only. All customer and sale operations will remain at the existing Subaru and Ford dealerships. Vehicles will be transferred between sites only on an as-needed basis by AutoNation employees. The existing building located at 8740 E Frank Lloyd Wright Blvd will remain vacant for the duration of this CUP. So, there will not be any increased traffic impacts on the surrounding community.

If you have any questions or comments regarding this proposed temporary CUP request, please do not hesitate to contact Kurt Waldier with Gilbert Blilie PLLC at kwaldier@gilbertblilie.com or 480-429-3061 for more information. Additionally, you may contact the City of Scottsdale Planner assigned to this case, Keith Niederer at 480-312-2953 or kniederer@scottsdaleaz.gov. You may also make your feelings known about this case over the phone or in writing by referencing Case #129-PA-2024. All correspondence will be made part of the case file with the City of Scottsdale.

Please be advised that meetings and hearings before the City of Scottsdale Planning Committee and City Council are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

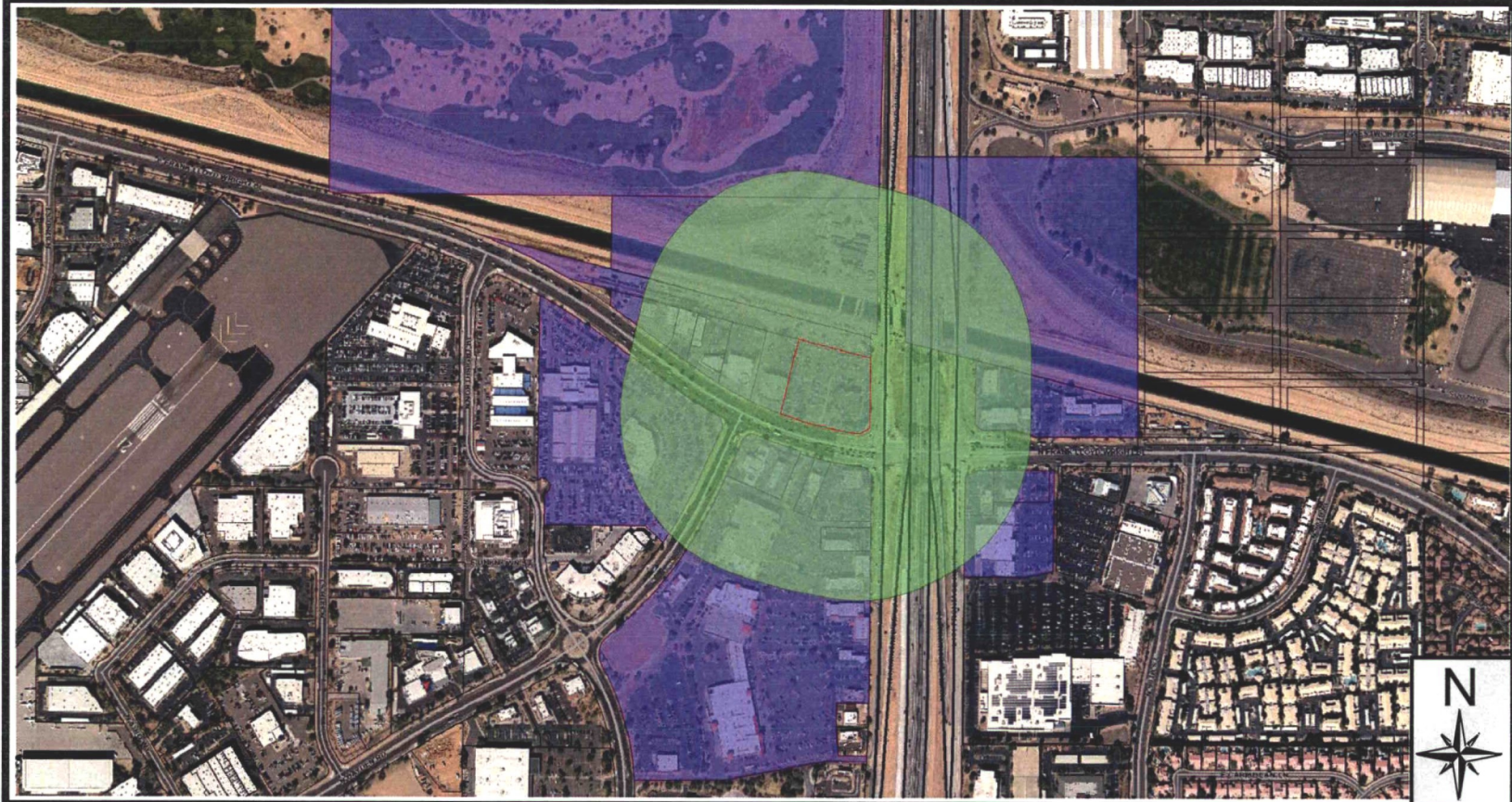
Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. We look forward to hearing from you.

Sincerely,
GILBERT BLILIE PLLC



Kurt Waldier, AICP

City Notifications – Mailing List Selection Map AutoNation Temporary Parking CUP extension



Additional Notifications:

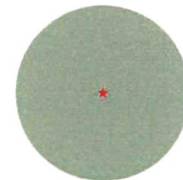
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
November 10, 2025

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 50

3-UP-2024#2



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

WEDNESDAY, DECEMBER 10, 2025

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: William Scarbrough, Chair
Joe Young, 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
Dustin Robertson
Bronte Ibsen
Keith Niederer
Andrew Dobson
Caitlin Clark
Jason McWilliams

CALL TO ORDER

Chair Scarbrough 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 October 22, 2025 Regular Meeting Minutes.

**Vice Chair Young made a motion to approve the October 22, 2025 Regular Meeting Minutes.
Second by Commissioner Reid, 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, search "Planning Commission"

CONSENT AGENDA

2. Approval of the 2026 Planning Commission Regular Meeting Calendar.
3. 6-AB-2025 (Roadway Abandonment at 7617 E. Thunderbird)
Request by owner to abandon a twenty-five (25) foot roadway easement along the northern property line of a property with existing single-family (R1-35) zoning located at 7617 East Thunderbird Road. Staff contact person is Bronte Ibsen, 480-312-7321. **Applicant contact person is Evan Schneider, (480) 510-4797.**
Item No. 3; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 6-AB-2025 after finding that the proposal is consistent with and conforms to the adopted General Plan. Second by Commissioner Reid, the motion passed unanimously by a vote of seven (7) to zero (0).
4. 3-UP-2024#2 (Temporary Vehicle Storage Conditional Use Permit)
Request by owner for approval of a Conditional Use Permit for Vehicle Storage on a +/- 3-acre site with Highway Commercial (C-3) zoning located at 8740 E. Frank Lloyd Wright Blvd. (for 24 months). Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Kurt Waldier, (480) 429-3061.**
5. 12-UP-2015#3 (Verizon PHO Poinsettia)
Request by owner for renewal of a Conditional Use Permit for an existing Type 4 alternative concealment Wireless Communication Facility (WCF) co-located on an existing 60-foot-tall artificial pine tree, with associated ground-mounted equipment, located at 12000 N. 90th Street with Multiple-family Residential (R-5) zoning. Staff contact person is Andrew Dobson, 480-312-2515. **Applicant contact person is Scott Quinn, 602-909-8885.**
6. 38-UP-2011#3 (Crown Castle Pima Inn AT&T AZL00217)
Request by owner for approval of a Conditional Use Permit, including modifying an existing Type 4, Alternative Concealment, Wireless Communication Facility (WCF) located on an existing 63-foot-tall artificial palm tree, with associated ground-mounted equipment located at 7330 N. Pima Road with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**
Items No. 2,4,5,6; Commissioner Ertel made a motion to approve the 2026 Planning Commission Regular meeting calendar and to approve cases 3-UP-2024#2, 12-UP-2015#3, and 38-UP-2011#3 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 Joyner, 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 5:21 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"