

CITY COUNCIL REPORT



Meeting Date: January 27, 2026
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Roadway Abandonment at 7617 E. Thunderbird 6-AB-2025

Request to consider the following:

1. Adopt Resolution No. 13556 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.

Goal/Purpose of Request

The applicant's intent is to remove the existing roadway easement such that the front yard setback will be taken from the edge of the right-of-way as opposed to the edge of the easement. This will be consistent with actions taken by adjacent property owners to the east and west of the subject parcel.

Key Items for Consideration

- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- One public comment received regarding the proposed abandonment
- Planning Commission heard this case 12/10/2025, recommending approval with a vote of 7-0.

OWNER

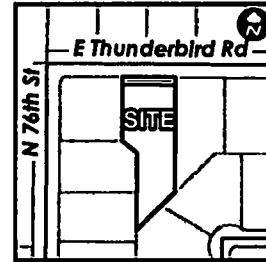
Evan Schneider
(480) 510-4797

APPLICANT CONTACT

Evan Schneider
(480) 510-4797

LOCATION

7617 E Thunderbird Rd



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes large-lot single-family neighborhoods.

Zoning

The site is zoned Single Family (R1-35). The R1-35 zoning district allows for single-family residences. The subject property is in the Paradise Valley Ranchos No. 2 subdivision which was annexed into the city in 1962 through Ordinance 165.

Context

The subject twenty-five foot roadway easement was dedicated in 1959 by final plat 93-8. The subject property is located to the east of the intersection of North 76th Street and East Thunderbird Road. Surrounding uses are primarily single-family residences to the south and east, with a school and commerce park complex to the west. To the north there are primarily industrial uses related to Scottsdale Airport. Please refer to context graphics attached.

Related Policies, References:

2008 Scottsdale Transportation Master Plan

APPLICANTS PROPOSAL

Development Information

This is an existing developed residential parcel which currently contains a single-family residence. The owner is intending to demolish existing site improvements and build a new home upon approval of his abandonment request.

IMPACT ANALYSIS

Land Use

With or without this abandonment, this property can continue to function as a single-family residential property. If this abandonment is approved, the shape of this property would not change, however the incumbrance of the existing roadway easement would be removed. This would allow the homeowner to utilize a front-yard setback that begins at the property line as opposed to the edge of the roadway easement. Approval of this abandonment would not change the current function or allowable land uses on this property.

Traffic/Trails

Access to the development and the surrounding area is and continues to be provided by E. Thunderbird Road. The requested abandonment will not impact the width of the existing right-of-way that accounts for the extent of E. Thunderbird Road. There are currently no planned City improvement projects that would impact accessibility for this area.

Emergency/Municipal Services and Utilities

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along E. Thunderbird Road. No impacts are anticipated.

Public Utilities

The public utilities have been notified of the request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment

Community Involvement

With this application the applicant and the City sent out notification to property owners within 750-feet of the subject site. As of the writing of this report, staff has received one public comment in opposition to this application.

Community Impact

No community impacts are anticipated as a result of the requested +/- 4,013.75 square foot roadway easement abandonment. The applicant agrees to pay \$2,006.88 as compensation to the City for the value of the abandonment area.

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 abandonment is consistent and conforms with the adopted General Plan, per the attached stipulations.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13556 to abandon the 25-foot-wide roadway easement, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner pay to the city the combined total amount of \$2,006.88 as compensation to the city for the abandonment of the roadway easement.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bronte Ibsen, AICP

Planner

480-312-7321

E-mail: bibsen@ScottsdaleAZ.gov

APPROVED BY



Bronte Ibsen, AICP, Report Author

12/31/2025

Date



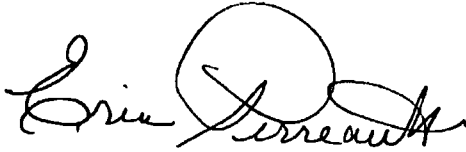
Tim Curtis, AICP, Current Planning Director

Planning Commission Liaison

Phone: 480-312-7713 Email: tcurtis@scottsdaleaz.gov

1/8/2026

Date



Erin Perreault, AICP, Sr. Director

Planning and Development Services

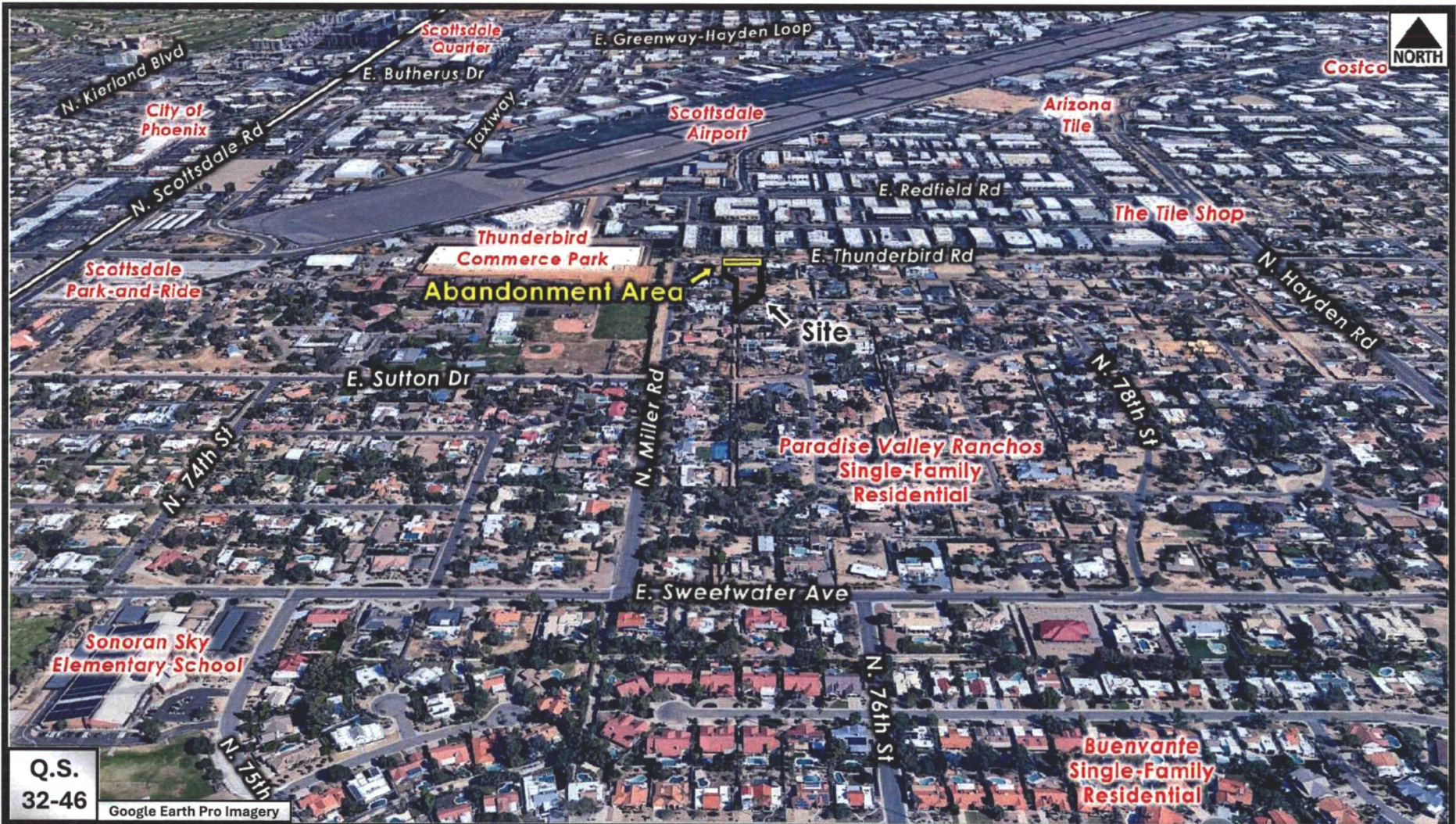
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

01/09/2026

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Compensation Narrative
4. Draft Resolution No. 13556
 - Exhibit A: Legal Description
 - Exhibit B: Legal Graphic
 - Exhibit C: Depiction of subject parcel
5. Zoning Aerial
6. City Notification Map
7. Public Comment
8. Planning Commission Draft Meeting Minutes December 10, 2025



Q.S.
32-46

Google Earth Pro Imagery

Context Aerial

6-AB-2025

ATTACHMENT 1



Close-up Aerial

6-AB-2025

ATTACHMENT 1A

Project Narrative – Request for Abandonment

We are requesting abandonment of the **25-foot Future Right-of-Way Easement for Thunderbird Road** that encumbers our property at **7617 E. Thunderbird Road, Scottsdale, AZ 85260 (APN 175-03-131)**.

Our existing home will be demolished, and we plan to construct a new residence. Due to the roadway easement, the current house does not comply with the City's 40-foot front yard setback requirement. Abandoning this easement will allow the new home to be constructed in compliance with current zoning standards while maintaining the same general building location on the lot.

Both of our immediate neighbors to the east and west have previously abandoned their identical roadway easements (Case Nos. 18-0754098 and 21-0636394). With Thunderbird Road no longer planned for future widening beyond the existing right-of-way, there is no longer a need for this additional easement to remain in place on our property.

For these reasons, we respectfully request approval of this abandonment application.

Consideration of Abandonment

The amount of compensation to the City for this abandonment is calculated as follows: 160.55 lineal feet x 25' FROWE x \$.50 = \$2,006.88.

RESOLUTION NO. 13556

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHTS-OF-WAY FOR PROPERTY LOCATED AT 7617 EAST THUNDERBIRD ROAD.

(6-AB-2025)

(Roadway Abandonment at 7617 E. Thunderbird)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Rights-of-way").

D. The Abandonment Rights-of-way are legally described on **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto, and comprise an area of approximately 4,013.75 square-feet.

E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 1.41 acres ("Owner's Parcel"), as depicted on **Exhibit "C"** attached hereto.

F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

18769300

Resolution No. 13556

Page 1 of 3

ATTACHMENT 4

1. **Abandonment.** Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. **Reservations.** City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. **Effective Date.** This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of Two Thousand and Six Dollars and 88/100 (\$2,006.88) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. **Administration of Conditions.** If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. **Exhibit Labeling.** The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For

18769300

example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City 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

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

CERTIFICATE

I am the Zoning Administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 20_____.

Signature

name printed

EXHIBIT 'A'
ROADWAY EASEMENT ABANDONMENT
LEGAL DESCRIPTION

A PORTION OF ROADWAY EASEMENT DEDICATED BY THE PLAT OF PARADISE VALLEY RANCHOS NO. 2, RECORDED IN BOOK 93 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST.

THENCE ALONG THE NORTH LINE OF SAID SECTION 14, BEING THE MONUMENT LINE OF THUNDERBIRD ROAD, NORTH 90°00'00 EAST, A DISTANCE OF 230.76 FEET;

THENCE LEAVING SAID LINE, SOUTH 00°09'12" WEST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 00°09'12", A DISTANCE OF 25.00 FEET;

THENCE NORTH 90°00'00 EAST, A DISTANCE OF 160.63 FEET;

THENCE NORTH 00°01'56" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THUNDERBIRD ROAD RIGHT OF WAY;

THENCE NORTH 90°00'00 WEST, A DISTANCE OF 160.55 FEET; TO THE POINT OF BEGINNING;

Resolution No. 13556

Exhibit A

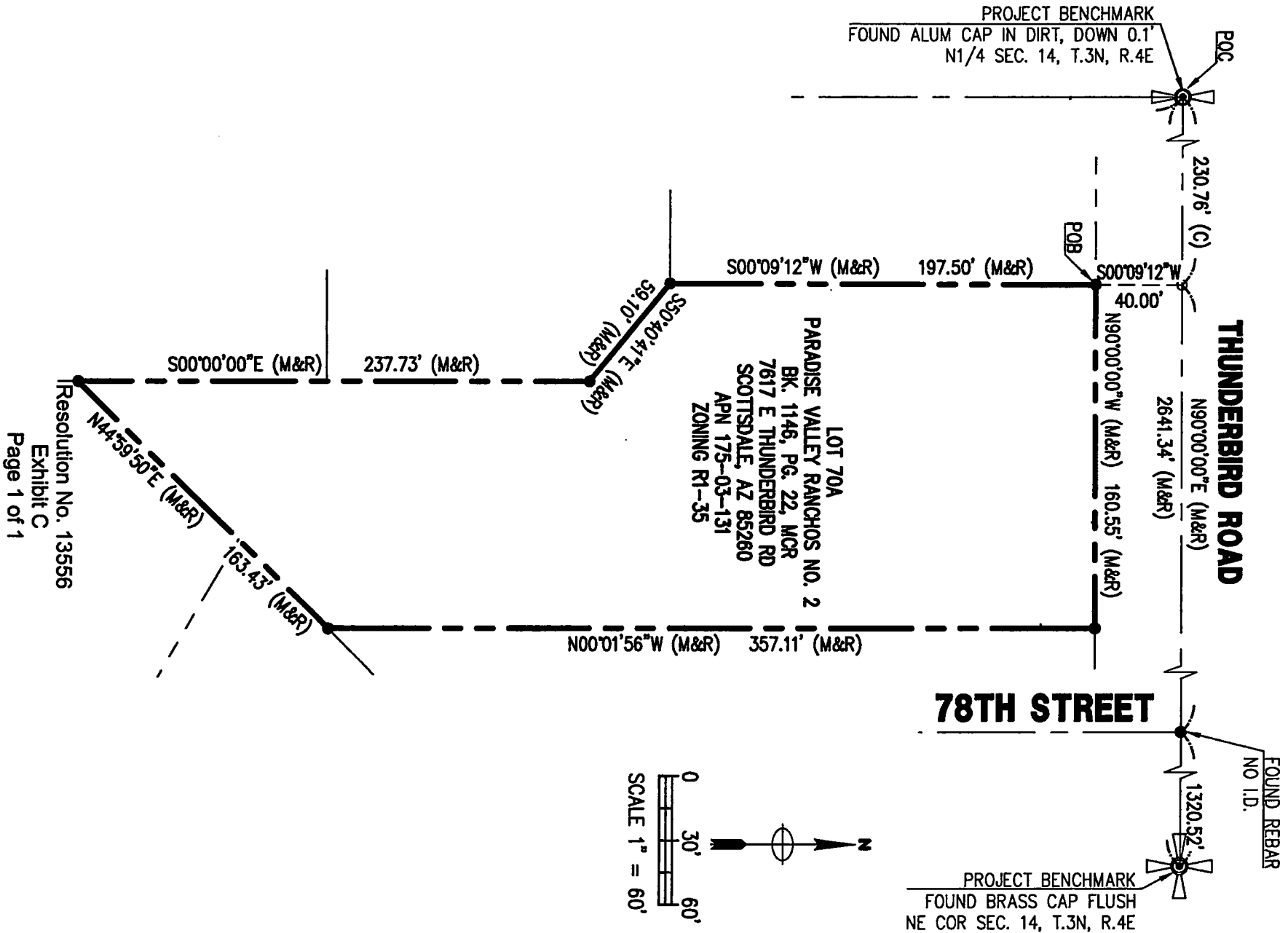
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P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM



EXHIBIT C



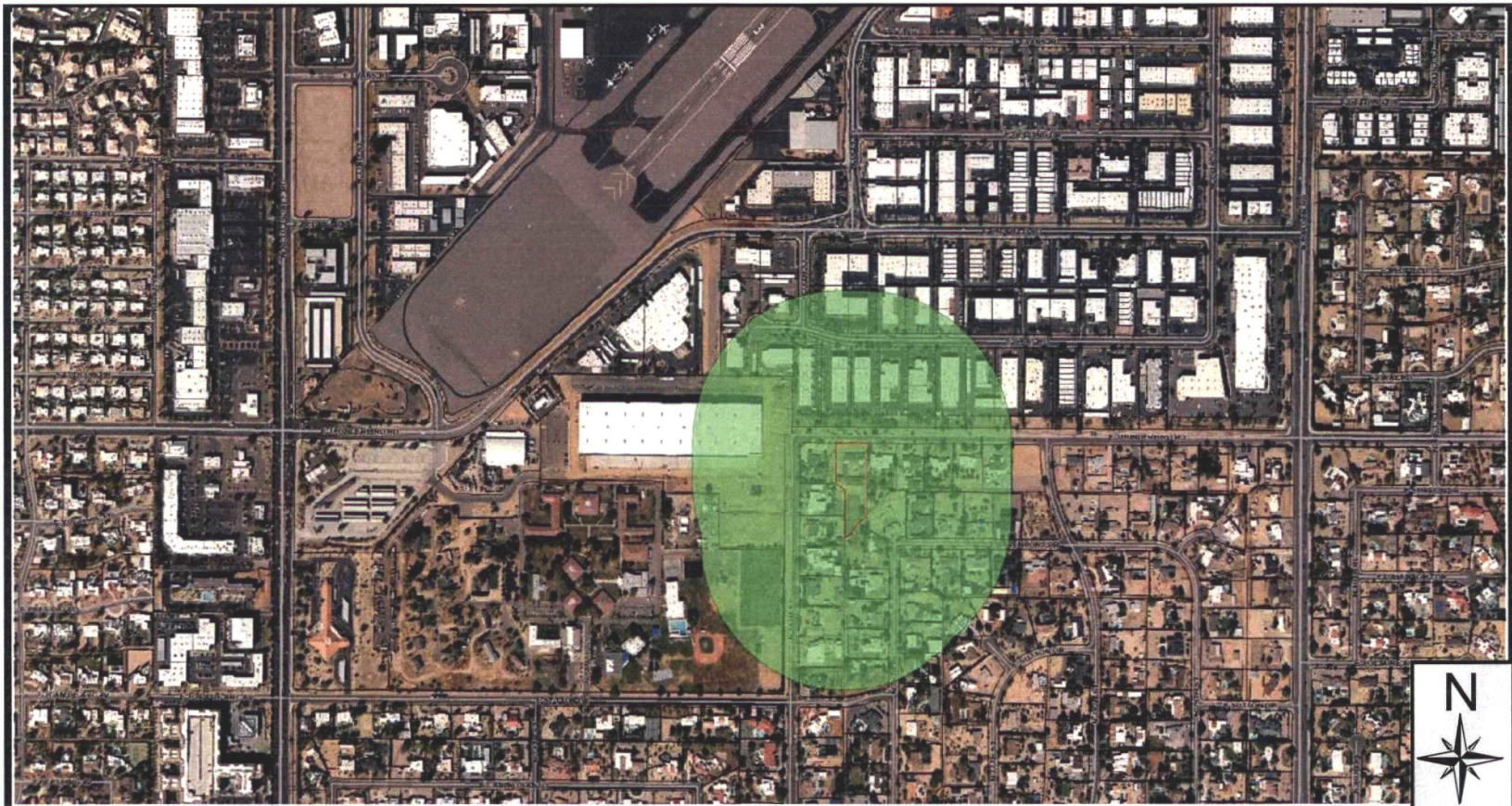


Zoning Aerial

6-AB-2025

ATTACHMENT 5

City Notifications – Mailing List Selection Map Roadway Abandonment at 7617 E. Thunderbird



Additional Notifications:

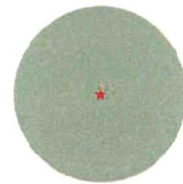
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
September 9, 2025

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 80

6-AB-2025

Hults, Clayton

From: Paul Mann <pm7657@gmail.com>
Sent: Sunday, September 28, 2025 4:36 AM
To: Projectinput
Subject: Case No. 6-AB-2025

Categories: Clayton

⚠ External Email: Please use caution if opening links or attachments!

Bronte Ibsen:

My family owns three homes in this subdivision, 7657, 7660 and 7672 E. Davenport. I have lived in this development for over 35 years. My family objects to the easement abandonment of this parcel. The former owners ignored the city standards when they built their front wall which back then I protested as the height was not to code. They even increased the height of the wall in certain areas and again my protests were ignored. The former owners must have had political pull as nothing was ever done. Likewise I have also protested to your organization about the condition of the bridal path which is overgrown and has remained so for many years. Again there must be some form of political cronyism involved as my properties are periodically cited and I respond by removing the weeds and debris as indicated in the notice of compliance. Seems that your code compliance department is all preparation and no H.

I and several homeowners with whom I have spoken also have reservations as to why certain property owners in this subdivision seem to be exempt from compliance. If you are following the protocol of the current federal administration then you need to at least give us the courtesy of knowing that our complaints will continue to be ignored and we can quit wasting our time hoping for change. So far your efforts at notification sucks so why even bother to alert us.

Paul Mann

ATTACHMENT 7



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"

ATTACHMENT 8

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.