

# CITY COUNCIL REPORT



Meeting Date: May 19, 2026  
General Plan Element: *Land Use*  
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## ACTION

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### Izzo Abandonment 12-AB-2022

#### Request to consider the following:

1. Adopt Resolution No. 13641 to abandon a portion of the 40 feet of right-of-way of the E. Cactus Road alignment adjacent to the parcel and a 25-foot roadway easement within parcel No. 217-44-363, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12229 E. Cactus Road.

#### Goal/Purpose of Request

This request is to abandon a portion of the existing 40-foot southern (half-street) of E. Cactus Road and a 25-foot roadway easement within parcel No. 217-44-363 to absorb excess right-of-way into the single-family lot.

#### Key Items for Consideration

- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- Owner to pave the remaining portions of E. Cactus Road Right-of-Way
- Comments received regarding the proposed abandonment
- Planning Commission heard this case 4/22/2026 and recommended approval with a vote of 7-0

## OWNER

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Addante Trust/Izzo Family Trust  
(602) 989-1300

## APPLICANT CONTACT

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John Izzo  
(602) 989-1300

## LOCATION

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12229 E Cactus Rd

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates this area as suburban neighborhoods. This category includes single family uses along with ancillary school, recreational and cultural/institutional uses.

### Character Area Plan

The property is located in the Shea Character Area. Site planning that is sensitive to environmental features is encouraged through open space links and preservation, a Scenic Corridor, single story buildings adjacent to the Shea Scenic Corridor, retention of washes in a natural condition, and conformance with the ESLO.

### Zoning

The site is zoned R1-43 ESL, Single-family Residential Environmentally Sensitive Lands. The subject property is not located in a subdivision and was annexed into the City of Scottsdale in 1975 through Ordinance No. 891.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted as an amendment to the Hillside District overlay. The current ESL overlay took effect in 2004. The ESL ordinance categorized this site within its most current zoning: Residential Single-Family, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL).

### Context

The subject property is located at 12229 E. Cactus Road. The site is generally located 300 feet east of the N. 122<sup>nd</sup> Street alignment, on the south side of the E. Cactus Road alignment. Please refer to context graphics attached.

The subject 40-foot right of way located along the northern boundary of 12229 E. Cactus Road was dedicated in September of 1958, through patent serial number 114968. Additionally, through that same recordation there was a 25-foot roadway easement dedicated upon lot 99 at 12229 E. Cactus Road, along its northern property boundaries.

### Related Policies, References:

2008 Scottsdale Transportation Master Plan  
Scottsdale General Plan 2035

## APPLICANT PROPOSAL

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### Development Information

This request is to abandon the existing 40-foot right of way adjacent to the northern boundary of the parcel and abandon the existing 25-foot roadway easement contained within the property located at 12229 E. Cactus Road. Abandonment of this excess right-of-way will allow the land to be absorbed into the single-family lot to allow more site plan flexibility, as much of the lot contains a large wash. In addition to the abandonment of these two segments, the applicant will be responsible for dedicating the necessary easements as described in Resolution No. 13641.

- Existing Use: Vacant
- Proposed Use: Single-family home (In review)
- Parcel Size: 74,026 sq.ft. or +/-1.7 acres

## IMPACT ANALYSIS

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### Land Use

The existing land use for this subject site is in conformance with the General Plan designated Suburban Neighborhoods. The request will not modify the existing land use.

### Traffic/Trails

Access to the development is provided by E. Cactus Road, and access to the surrounding area will remain unchanged.

### 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. Cactus Road. No impacts are anticipated.

### Public Utilities

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

### Community Impact

The applicant conducted a mailing to property owners located within 750 feet of the proposed roadway easement abandonment (see the Applicant's Narrative). City staff has also conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonment. The mailings were in addition to site postings conducted with the abandonment process. Communications were received regarding the proposed abandonment application.

### Policy Implications

The compensation amount has been compiled by City of Scottsdale staff in accordance with abandonment valuation procedure. The valuation methodology is prepared as if the land is available for development at its highest and best use under the current zoning designation. The owner has agreed to one of the following conditions to satisfy the abandonment compensation:

1. The owner of the parcel has agreed to pay to City the total amount of \$5,065.82 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.

OR

2. The owner has agreed to complete the full (half-street) road improvements for the remnant portion of E. Cactus Road and its associated 90' radial cul-de-sac. Said

## City Council Report | Izzo Abandonment

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improvements must be built to the Low Volume Rural Standard as shown in the Design Standards & Policy Manual (DS&PM) Figure 5-3.109.D. These road improvements must be permitted, approved, and accepted by the city of Scottsdale prior to the expiration of the associated permit, otherwise Option 1 above prevails and will be the only compensation accepted for this request.

### **Other Boards and Commissions**

#### **Planning Commission:**

Planning Commission heard this case on April 22, 2026 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**

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#### **Recommended Approach:**

Adopt Resolution No. 13641 to abandon a portion of the 40 feet of right-of-way of the E. Cactus Road alignment adjacent to the parcel and a 25-foot roadway easement within parcel No. 217-44-363, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12229 E. Cactus Road.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Chris Zimmer

Planner

480-312-2347

E-mail: [czimmer@ScottsdaleAZ.gov](mailto:czimmer@ScottsdaleAZ.gov)

**APPROVED BY**

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 Chris Zimmer, Report Author	<hr/> 5/5/2026 Date
 Tim Curtis, AICP, Current Planning Director Planning Commission Liaison Phone: 480-312-4210    Email: tcurtis@scottsdaleaz.gov	<hr/> 4/30/2026 Date
 Erin Perreault, AICP, Sr. Director/Zoning Administrator Planning & Development Services Phone: 480-312-7093    Email: eperreault@scottsdaleaz.gov	<hr/> 05/01/2026 Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Proposed Abandonment Areas Map
4. Resolution No. 13641
  - Exhibit A: Legal Graphic of abandonment areas
  - Exhibit B: Legal Description of abandonment areas
  - Exhibit C: Depiction of subject parcel
5. Zoning Aerial
6. Neighborhood Outreach
7. City Notification Map
8. Planning Commission Draft Meeting Minutes April 22, 2026



Q.S.  
30-57

Google Earth Pro Imagery

Context Aerial

ATTACHMENT #1

12-AB-2022



Close-up Aerial

ATTACHMENT #1A

12-AB-2022

## Narrative

lot 99 McDowell Acres  
AKA- 12200 E Cactus Rd

### Izzo-Cactus abandonment

This is my request for the abandonment of Cactus Rd on the North side of my property and also remove the utility easement.


This portion of Cactus Road dead ends at my property. The road will never be used as a traveled road and there will be no utilities needed other than to my property. My lot is at the end of any further development.

My intent is to clean up the area and restore it back to the beauty of the natural desert. As it is now, there is abandoned debris from foot traffic leading to the Lost Dog Trailhead, illegally dropped boulders and rocks, fire hazard from dead brush and overgrowth.

Abandoning and acquiring this piece of land will be beneficial to the city of Scottsdale, the adjacent neighbors/neighborhoods and myself to increase my lot size and be able to care for the land adjacent to my property.

My intent is to keep this as one R1-43 lot without any lot split in the future.

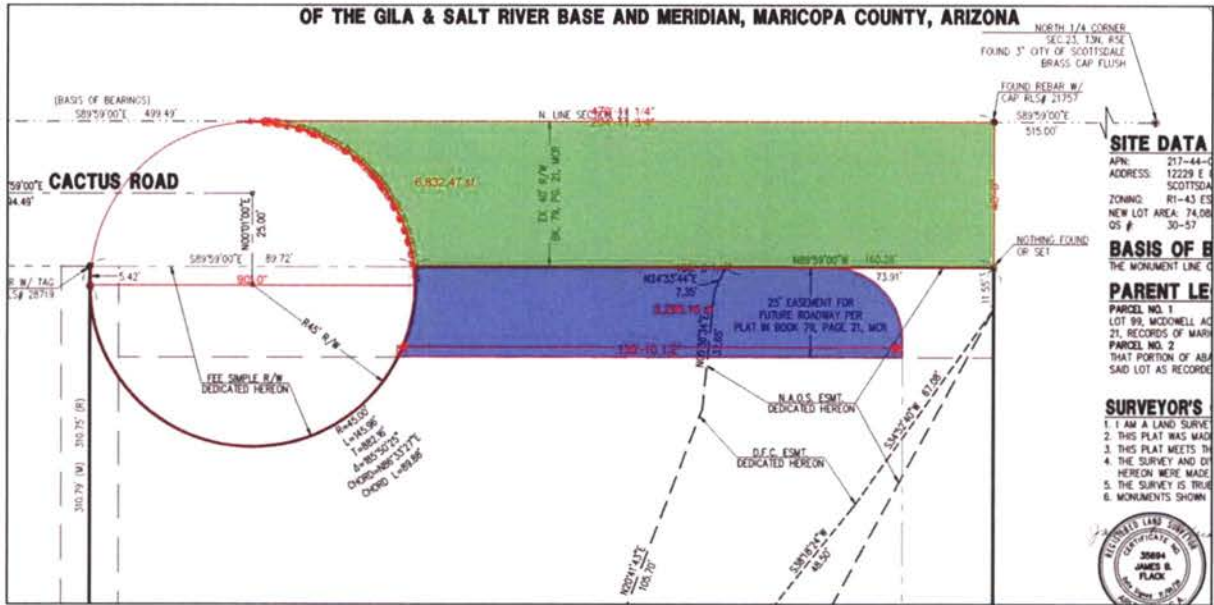
Thank you very much,



John Izzo

ATTACHMENT #2

## Proposed Abandonment Area Map



1. Green is the ROW abandonment area.
2. Blue is the Roadway easement area.

**RESOLUTION NO. 13641**

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 12229 E. CACTUS ROAD.

(12-AB-2022)  
(Izzo Abandonment)

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 and Roadway easement are legally described on **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto, and comprise an area of approximately 10,131 square-feet.

E. The Abandonment Rights-of-way and Roadway easement fall within, serve, affect or are near a parcel comprising approximately 1.7 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:

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 Five thousand and sixty-five dollars and Dollars and 82/100 (\$5,065.82).

OR

3.2 The owner of the parcel shall complete the full (half-street) road improvements for the remnant portion of E. Cactus Road and its associated 90' radial cul-de-sac. Said improvements must be built to the Low Volume Rural Standard as shown in Design Standards & Policy Manuel (DS&PM) figure 5-3.109.D. These road improvements must be permitted, approved, and accepted prior the expiration of its associated permit, otherwise option 3.1 above prevails and will be the only compensation accepted for this request.

3.3 Section 3.1 or 3.2 will serve as compensation to the City for the Abandonment Right-of-way and roadway easement, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.4 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a drainage and flood control easement, upon a portion of the 40-foot Right of Way, to the satisfaction of stormwater review staff.

3.5 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 the effective date 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 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.

CITY OF SCOTTSDALE, an Arizona municipal corporation

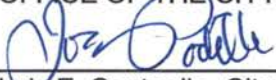
\_\_\_\_\_  
Lisa Borowsky, Mayor

ATTEST:

By: \_\_\_\_\_  
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

  
\_\_\_\_\_  
Luis E. Santaella, 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'**  
**RIGHT OF WAY & ROADWAY EASEMENT ABANDONMENT**  
**LEGAL DESCRIPTION**

A PORTION OF RIGHT OF WAY DEDICATED BY THE PLAT OF MCDOWELL ACRES NO.3, RECORDED IN BOOK 79 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS:

**COMMENCING** AT THE INTERSECTION OF CACTUS ROAD & 122ND PLACE, ALSO BEING THE NORTHWESTERLY CORNER OF SAID SUBDIVISION.

THENCE ALONG THE MONUMENT LINE OF CACTUS ROAD, SOUTH 89°59'00" EAST, A DISTANCE OF 294.50 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID LINE, SOUTH 89°59'00" EAST, A DISTANCE OF 204.99 FEET;

THENCE SOUTH 00°00'30" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°59'00" WEST, A DISTANCE OF 160.28 FEET, TO A POINT ON THE SOUTHERLY LINE OF CACTUS ROAD RIGHT OF WAY;

THENCE ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 83°37'14", A TANGENT LENGTH OF 40.25 FEET, A CHORD DIRECTION OF NORTH 48°10'13" WEST, A CHORD LENGTH OF 60.00 FEET, FOR AN ARC LENGTH OF 65.68 FEET; **TO THE POINT OF BEGINNING**;

CONTAINING 6,834 S.F. (0.150 AC.); MORE OR LESS.

TOGETHER WITH:

A PORTION OF ROADWAY EASEMENT DEDICATED BY THE PLAT OF MCDOWELL ACRES NO.3, RECORDED IN BOOK 79 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF LOT 99 OF SAID SUBDIVISION.

THENCE ALONG THE WESTERLY LINE OF SAID LOT, SOUTH 00°00'30" WEST, A DISTANCE OF 25.00 FEET;

THENCE LEAVING SAID LINE, SOUTH 89°59'00" EAST, A DISTANCE OF 225.00 FEET;

THENCE NORTH 00°00'30" EAST, A DISTANCE OF 5.00 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.01 FEET, A CENTRAL ANGLE OF 89°59'08", A TANGENT LENGTH OF 20.00 FEET, A CHORD DIRECTION OF NORTH 44°59'26" WEST, A CHORD LENGTH OF 28.29 FEET, FOR AN ARC LENGTH OF 31.34 FEET;

THENCE NORTH 89°59'00" WEST, A DISTANCE OF 204.99 FEET, **TO THE POINT OF BEGINNING**;

CONTAINING 3,539 S.F. (0.812 AC.); MORE OR LESS.

Resolution No. 13641  
Exhibit A  
Page 1 of 1

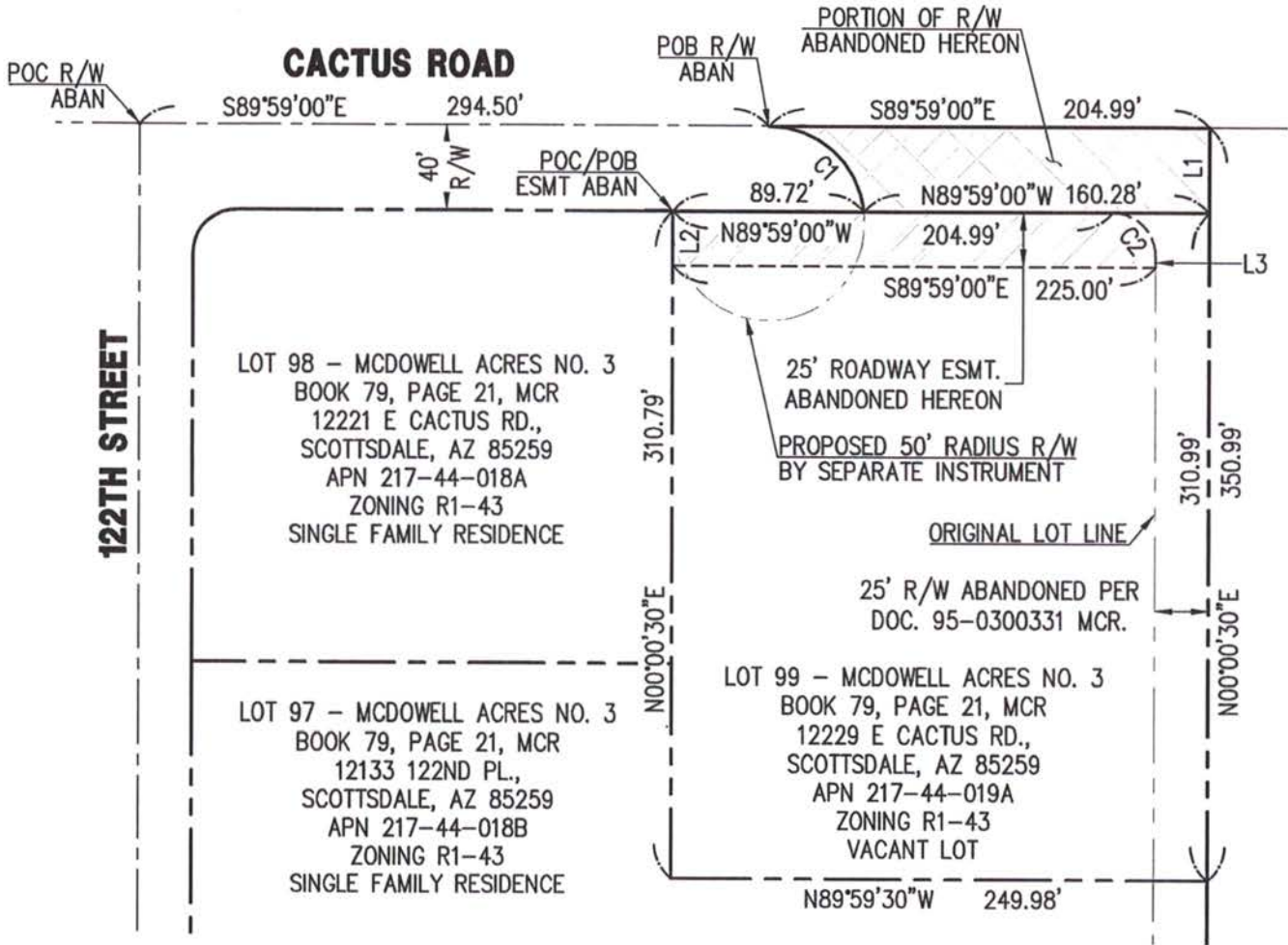


P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIX@LDGENG.COM



# EXHIBIT 'B'

## RIGHT OF WAY & ROADWAY EASEMENT ABANDONMENT GRAPHIC DEPICTION



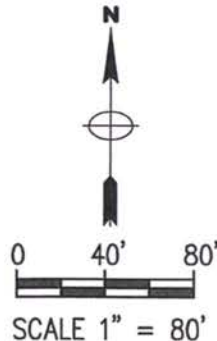
CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	45.00'	65.68'	83°37'14"	40.25'	N48°10'23"W	60.00'
C2	20.01'	31.43'	89°59'08"	20.00'	N44°59'26"W	28.29'


Resolution No. 13641  
Exhibit B  
Page 1 of 1

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	S0°00'30"W
L2	25.00'	S0°00'30"W
L3	5.00'	N0°00'30"E



 Proposed Abandonment Area



Parcel No.  
217-20-369

Parcel No.  
217-20-001H

E CACTUS RD

Parcel No.  
217-44-251

Parcel No.  
217-44-291

N 122ND PL

Parcel No.  
217-44-018A

Parcel No.  
217-44-363

Parcel No.  
217-44-345

Parcel No.  
217-44-330

Parcel No.  
217-44-331

Parcel No.  
217-44-332

Parcel No.  
217-44-344

Parcel No.  
217-44-250

Parcel No.  
217-44-249

Parcel No.  
217-44-018B

Parcel No.  
217-44-333

N 123RD WY

Resolution No. 13641

Exhibit C

Page 1 of 1

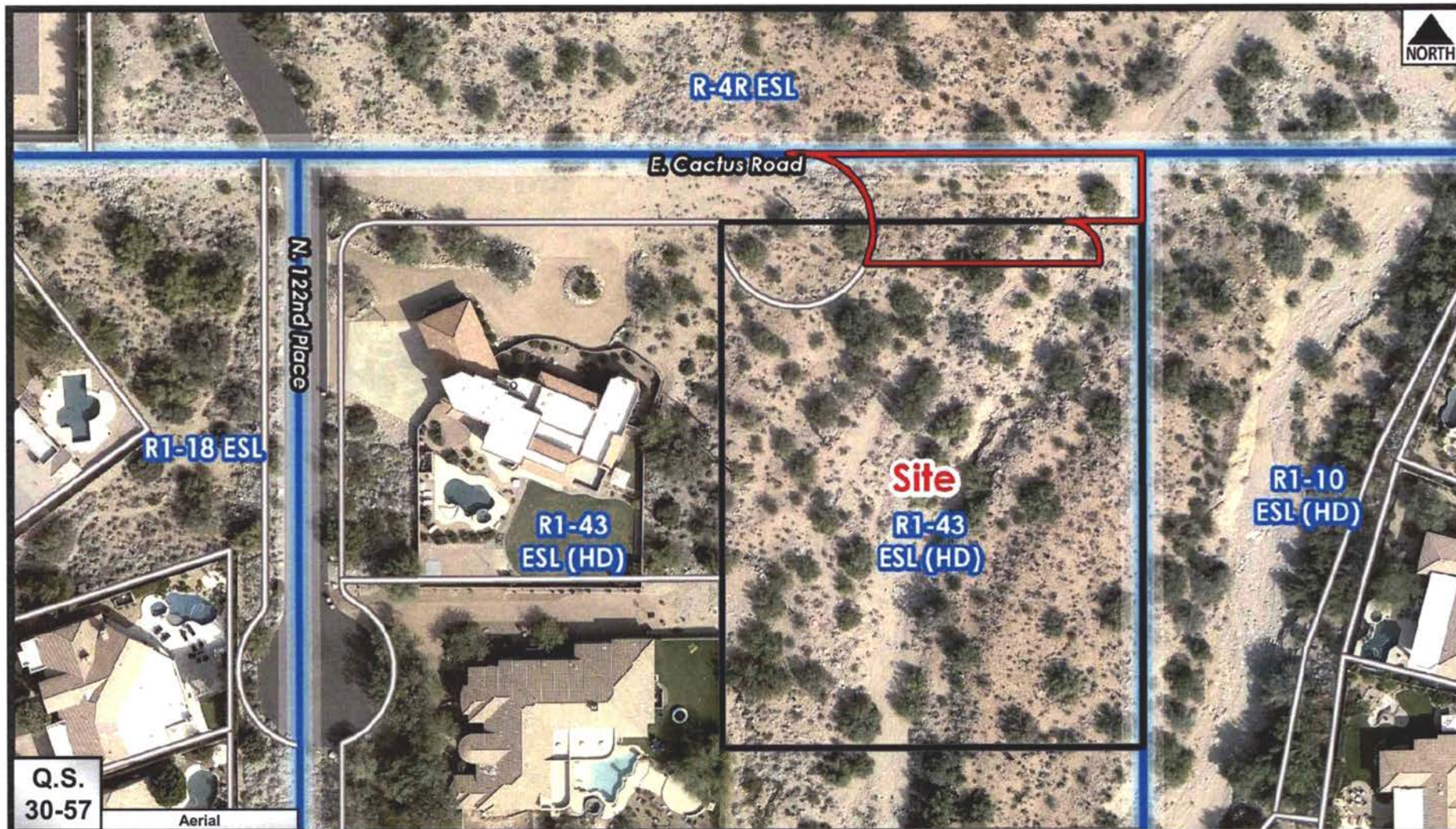
Parcel No.  
217-44-017A

Parcel No.  
217-44-342

Parcel No. Parcel No.  
217-44-334 217-44-348

Parcel No.  
217-44-248

Parcel No.  
217-44-020A



Q.S.  
30-57

Aerial

Zoning Aerial

12-AB-2022

ATTACHMENT #5

**From:** [winniestolper@aol.com](mailto:winniestolper@aol.com)  
**To:** [Zimmer, Christopher](#)  
**Subject:** Cactus Road Abandonment Project #156-PA-2022 key code 4D464  
**Date:** Saturday, December 3, 2022 6:18:37 PM

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

Dear Mr. Zimmer,

We received notice today that John Izzo is applying to abandon Cactus Rd. on the north side of 12200 E. Cactus Rd., Lot 99 McDowell Acres 3.

We are the owners of Lot 98, having purchased the lot in 1985 and having lived here since 2003. We informed John Izzo prior to him closing on the purchase of Lot 99 that should he try to abandon Cactus, we would oppose it.

Could you please let us know the process and timeline for filing our opposition to this abandonment?

Thank you,

Winnie (602-390-1492) and Richard Stolper

ATTACHMENT #6

**From:** [Natalie Hartman](#)  
**To:** [Zimmer, Christopher](#)  
**Cc:** [Rosanne Zarmer](#)  
**Subject:** Project 156-PA-2022  
**Date:** Monday, December 5, 2022 12:33:51 PM

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

Chris,

I'm reaching out in response to an intent for abandonment received 12/3/2022 on behalf of Canyon Ridge Homeowners Association, 14 homeowners located at 11923-12184 N 123rd Way. CC'd is the HOA President, Rosanne Zarmer.

To confirm:

- 1) The lot owner of 12200 E Cactus Rd is looking to abandon the Road, not the lot, increasing his buildable lot size
- 2) The lot is currently zone R1-43
- 3) The lot zoning will remain R1-43 and will not change as a result of the abandonment
- 4) Maximum buildable heights and easements, etc will not change from what is currently acceptable on the lot, aside from their ability to develop 45' further North.

Aside from those questions, is there a place for us to follow the development of the lot- permit requests, etc? The address does not return any information through Maricopa County or City of Scottsdale searches.

Thank you for any information you can provide.

Natalie Hartman,  
Secretary, Canyon Ridge HOA

**From:** [Kevin Manning](#)  
**To:** [Projectinput](#)  
**Subject:** 12-AB-2022 Izzo Abandonment  
**Date:** Monday, January 30, 2023 4:39:40 PM

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

Hi,

My name is Kevin Mitby-Manning and I live at 12133 N 122nd Pl. Today I received a postcard dated 1/25/2023 about a new project proposed to abandon a portion of cactus road (see case number and case name in email subject).

I have two children, aged 5 and 6, who use the area (while supervised) that is proposed to be abandoned. If possible I would like the City of Scottsdale to not move forward with this project. I am available via email or phone (text or call) if you would like to discuss.

Kevin Mitby-Manning  
908-510-2821

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**From:** [winniestolper@aol.com](mailto:winniestolper@aol.com)  
**To:** [Zimmer, Christopher](#)  
**Subject:** Izzo Abandonment Case #12-AB-2022  
**Date:** Monday, March 20, 2023 9:10:51 AM

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

Hi Chris,

Hope you had a nice weekend. I realized we never sent our "formal" comments opposing the Izzo Abandonment case, which follow:

1) We purchased our property in 1985. It took almost 19 years to let the area develop and work out the access issues with the City before we were able to build and move into our home, which we have now lived in for 19 years. (The City had to provide an easement to access our lot because gated communities were approved around us.) During that time, after having design and engineering done on our home, the City reduced allowed building heights and we had to reduce our 2nd story by several feet. We had to conform to all setbacks and NAOS requirements. Allowing Mr. Izzo to abandon Cactus Rd. north of his lot, may allow him to build 50-80 feet north of us. While we always expected to have next-door neighbors, which would affect our view, allowing this abandonment, could have a much more significant negative impact on our view. Our home is the major asset in our retirement plan.

2) We told Mr. Izzo, prior to him closing on the purchase of the property, that we would oppose the abandonment of Cactus Rd. north of his property. He knew there was a major wash on the property and that the buildable land area was very small due to the wash. He knew there were many other prospective buyers, who after having opened escrow, decided not to purchase the property because of the wash and limited buildable land area. Mr. Izzo is a licensed realtor and licensed general contractor, who should have understood better than any buyer, the obstacles he was facing on building on this property. However, he chose to move forward with the purchase.

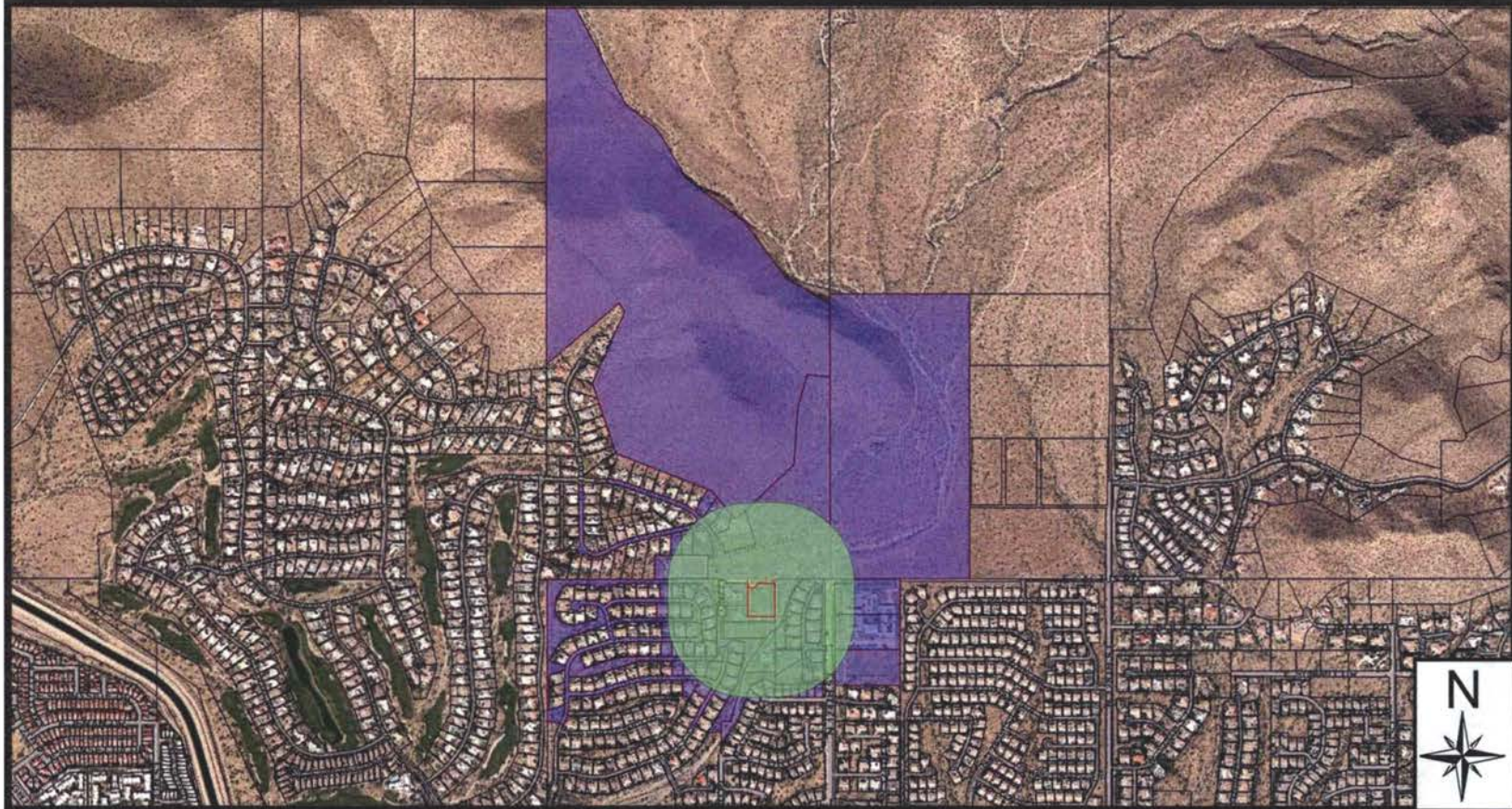
We respectfully request that you deny Mr. Izzo's application for abandonment of Cactus Rd.

Thank you,

Winnie and Richard Stolper  
602-390-1492

# City Notifications – Mailing List Selection Map

## Izzo Abandonment



### Additional Notifications:

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

Pulled Labels  
March 27, 2026

### Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 104

**12-AB-2022**



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

**WEDNESDAY, APRIL 22, 2026**

**\*DRAFT 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  
Jesus Murillo  
Chris Zimmer  
Jack Kelly  
Jason McWilliams

**CALL TO ORDER**

Chair Young 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 April 8, 2026 [Regular Meeting Minutes](#).  
**Commissioner Drake made a motion to approve the April 8, 2026 Regular Meeting Minutes. Second by Commissioner Joyner, 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. [11-TA-2000#4 \(ESL Text Amendment - Treatment of Fire Defensible Space\)](#)  
**REQUEST FOR A CONTINUANCE TO A DATE TO BE DETERMINED**

A recommendation to City Council regarding a request by city staff for a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Sections 1.1402, 3.100, 6.1100, A., B., and C. (and any other applicable sections), to update the Environmentally Sensitive Lands (ESL) overlay provisions. **Staff contact person is Jesus Murillo, 480-312-7849.**

**Item No. 2; Commissioner Gonzales made a motion to continue 11-TA-2000#4 to a date to be determined. Second by Vice Chair Scarbrough, the motion passed by a vote of four (4) to three (3) with Chair Young, Commissioner Ertel and Commissioner Reid dissenting.**

## **CONSENT AGENDA**

3. [12-AB-2022 \(Izzo Abandonment\)](#)

Request by owner to abandon 40 feet of right-of-way of the E. Cactus Road alignment adjacent to the parcel and a 25-foot roadway easement within parcel No. 217-44-363, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12229 E. Cactus Road. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is John Izzo, (602) 989-1300.**

**Item No. 3; Vice Chair Scarbrough made a motion for recommendation of approval to City Council for case 12-AB-2022 after finding that the proposed abandonment is consistent and conforms 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).**

## **REGULAR AGENDA**

4. [11-UP-2025 \(St Mark Coptic Orthodox Church Multipurpose Building\)](#)

Request by owner for a Conditional Use Permit for a community building and recreational facilities not publicly owned located at 525 N. 74th St with Single-family Residential (R1-7) Zoning. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Akram Rosheidat, Architect, (480) 703-3676.**

**Item No. 4; Commissioner Reid made a motion for recommendation of approval to City Council for case 11-UP-2025 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations including an amended stipulation to increase the southern setback a minimum of fifteen feet. Second by Commissioner Ertel, the motion passed by a vote of six (6) to one (1) with Commissioner Gonzales dissenting.**

## **ADJOURNMENT**

\* 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"

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With no further business to discuss, the regular session of the Planning Commission adjourned at 5:53 p.m.

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