

CITY COUNCIL REPORT



Meeting Date: June 9, 2026
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Scarpulla & Ruggiero Abandonment 2-AB-2025

Request to consider the following:

1. Adopt Resolution No. 13707 to abandon 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement (and 25 feet of redundant road right-of-way) along the southern boundary of property located at 28811 N 79th St. (parcel 216-69-143), in addition to abandoning 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement along the northern boundary of property located at 28755 N 79th St. (parcel 216-69-145) with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, totaling approximately 25,560 square-feet of right-of-way.

Goal/Purpose of Request

The goal is to abandon the existing excess unimproved roadway along Roy Rogers Drive. The 33 feet of GLO easement running along the boundary between each of the two subject sites (66 feet GLO total) will also be abandoned to eliminate those development encumbrances and reduce unnecessary setback requirements. Each lot will also abandon 8 feet of GLO along their western property lines. These actions will also allow the city to have dedications made in its interest to accommodate our current transportation plans (right-of-way along 79th Street) and utility easements between parcels.

Key Items for Consideration

- Access not impacted by this proposed abandonment
- Supported by Local Area Infrastructure Plan
- No public input received regarding the proposed abandonment
- Planning Commission heard this case 5/13/2026 and recommended approval with a vote of 7-0

OWNER

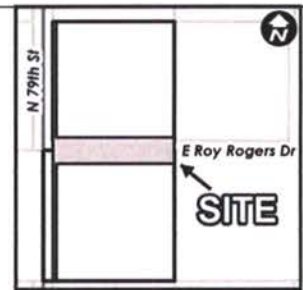
Fabrizio Ruggiero, Steve and Donna Scarpulla
(480) 209-8879 623-210-1620

APPLICANT CONTACT

Jason Laumeyer
Summit Civil Group
480-619-1010

LOCATION

28755 N 79th Street
28811 N 79th Street



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes the large-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one dwelling unit per one or more acres. The goal in Rural Neighborhoods is to retain the large-lot character while preserving desert vegetation, washes, and natural features.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located in the Desert Foothills Character Area, known for its fragmented development pattern, unpaved streets and diversity in housing styles.

Zoning

The site is zoned Single-family residential (R1-70 ESL FO). The R1-70 zoning district allows for single-family dwellings and uses incidental or accessory thereto together with required recreational, religious, and educational facilities.

Context

The subject properties are located at the intersection of 79th Street and Roy Rogers Drive Please refer to context graphics attached.

General Land Office Patent Easements (general information)

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33-foot (or sometimes 50-foot) roadway and public utility easements typically “as near as practicable to the exterior boundaries” of the GLO lot.
- The City has viewed these patent roadway and utility easements as assured access for these lots, at least until a local circulation plan is established.
- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The City’s transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements may be requested to be abandoned if they are in excess of the current requirements of the City’s circulation plans (including trails) or City roadway standards, and not required to ensure access to any other lot.

Related Policies, References:

2008 Scottsdale Transportation Master Plan
Desert Foothills Area Local Area Infrastructure Plan (LAIP)

IMPACT ANALYSIS

Traffic/Trails

Access to the development is provided by public streets (with direct access off of 79th Street). There are no public trails proposed in the LAIPS plan.

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 and newly dedicated public right-of-way and improvements along North 79th Street. No impacts are anticipated.

Public Utilities

The city is receiving a 13-foot public water/sewer facilities easement and 8-foot public utility easement on each parcel along the Roy Rogers Street alignment.

Community Involvement

With the application submittal, the city and applicant notified property owners within 750-feet of the site of the abandonment case. Additionally, a hearing sign has been posted on the site. As of writing the report, staff has not received any comments on the abandonment proposal.

Policy Implications

The approval of this abandonment will remove easement encumbrances from the site currently imposed by the Roadway and GLO easements. The Real Estate Department has approved the applicants’ proposed compensation value to abandon the subject Roadway and GLO

City Council Report | Scarpulla & Ruggiero Abandonment

easements. The property owners have agreed to pay \$0.50/sf as compensation for the abandonment area (25,560 sf; \$12,780).

Other Boards and Commissions

Planning Commission:

Planning Commission heard this case on May 13, 2026 and recommended approval unanimously with a 7-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission make a recommendation to City Council for approval, per the following:

- The owners dedicate a 26-foot-wide water and sewer facilities easement along the Roy Rogers Street alignment and an 8-foot-wide public utility easement along N. 79th Street.
- The owner dedicate a 25-foot-wide right-of-way over the western portion of parcel 216-69-145 along N. 79th Street.
- The property owners pay \$12,780 compensation for the abandonment area.

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 13707 to abandon 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement (and 25 feet of redundant road right-of-way) along the southern boundary of property located at 28811 N 79th St. (parcel 216-69-143), in addition to abandoning 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement along the northern boundary of property located at 28755 N 79th St. (parcel 216-69-145) with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, totaling approximately 25,560 square-feet of right-of-way.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Casey Steinke

Senior Planner

480-312-2611


E-mail: csteinke@ScottsdaleAZ.gov

APPROVED BY



Casey Steinke, Report Author 5/20/2026

Date



Tim Curtis, AICP, Current Planning Director 5/20/2026

Date
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov



Erin Perreault, AICP, Senior Director/Zoning Administrator 05/21/2026

Date
Planning & Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Draft Resolution No. 13707
 - Exhibit A: Legal Description
 - Exhibit B: Legal Graphic
 - Exhibit C: Depiction of Subject Parcel
4. Zoning Aerial
5. City Notification Map
6. Planning Commission Draft Meeting Minutes May 13, 2026



Context Aerial

2-AB-2025



Close-up Aerial

2-AB-2025



FRANK BOXBERGER P.E.
8707 E. VISTA BONITA DR. #145
SCOTTSDALE, AZ 85255
602-725-0372
EMAIL: FRANK@SCGAZ.COM

February 3, 2026

Project Application Narrative
Request for Abandonment of Right-of-Way and GLO P.E.
Parcels 216-69-145 and 216-69-143

This submittal requests the abandonment of 8 feet of the existing 33-foot-wide GLO roadway easement and the associated public Right-of-Way along the common roadway frontage of the subject properties.

Fabrizio Ruggiero, owner of Parcel No. 216-69-145 (GLO P.E. #1204286), located at 28755 N 79th Street, is requesting abandonment of 8 feet of the 33-foot-wide GLO roadway easement and corresponding Right-of-Way along the western and northern parcel boundaries.

Steve and Donna Scarpulla, owners of Parcel No. 216-69-143 (GLO P.E. #1199047), also located at 28755 N 79th Street, are requesting abandonment of 8 feet of the 33-foot-wide GLO roadway easement and corresponding Right-of-Way along the western and southern parcel boundaries.

Revised exhibits are included for each lot clearly depicting the limits of the proposed abandonment areas for both the GLO P.E. and the associated Right-of-Way. Both property owners are in agreement with the request.

Sincerely,
Summit Civil Group

A handwritten signature in black ink, appearing to read 'Frank Boxberger', is written over a horizontal line.

Frank Boxberger P.E.

**ABANDONMENT OF GENERAL LAND OFFICE
PATENT EASEMENT PROJECT NARRATIVE**

**(APN 216-69-143)
28811 North 79th Street**

City of Scottsdale

Prepared By:
Summit Civil Group
8707 East Vista Bonita Drive
Suite 145
Scottsdale, AZ 85255
(602) 725-0372

May 1, 2025

Introduction

The subject site consists of APN #216-69-143 per Deed recorded in Dkt 2022-0075558 MCR, described as the southwest quarter of the northeast quarter of the northeast quarter of the southeast quarter of Section 26, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The 2.14 acre site consists of vacant natural desert. The subject property is zoned R1-70 ESL FO and is currently in the process of being developed with a single family custom residence.

Surrounding the parcel on the west and south perimeters are 33' wide Government Land Office Patent Easements (G.L.O.P.E.). The applicant is requesting abandonment of the existing GLOPEs along said west and south sides of the parcel as they present hardship to future development, specifically the development of the single family residence and site. Considering the GLOPE alignment is not within the City's master transportation plan, no access impact is anticipated with this abandonment.

A graphical depiction of the subject abandonment areas is included with this submittal.

The total GLOPE area totals 0.11 acres of the 2.14 acre site. Based on the net site area of 2.14 acres, the total GLOPE encumbrance on the property is 19%.

Compensation

City of Scottsdale GLOPE compensation policy, backed by the review of recent abandonments, indicate a standard compensation of 50 cents per square foot. The applicant is requesting consideration for reduction/offset of the compensation amount based on the following factors:

- As part of the development of the 2.14 acre site, the City of Scottsdale required the dedication of 23,326 square feet (0.54 acres) of Natural Area Open Space (NAOS) as well as a Drainage and Flood Control easement over approximately 0.53 acres, running from the northeast corner of the property to the southwest corner of the property, thereby considerably reducing the area available for development. The 33' GLOPE along the east and south further limits the area available for development.

Through the review of recent GLOPE abandonment cases, the City of Scottsdale's most recent policy for GLOPE compensation is 50 cents per square foot for fee title GLOPE abandonments. Given the disproportionate burden of GLOPE area on the subject property, the applicant respectfully requests that consideration of the above factors be applied to the subject property to offset the compensation value of the GLOPE abandonment areas or to be commensurate with a reasonable and equitable amount.

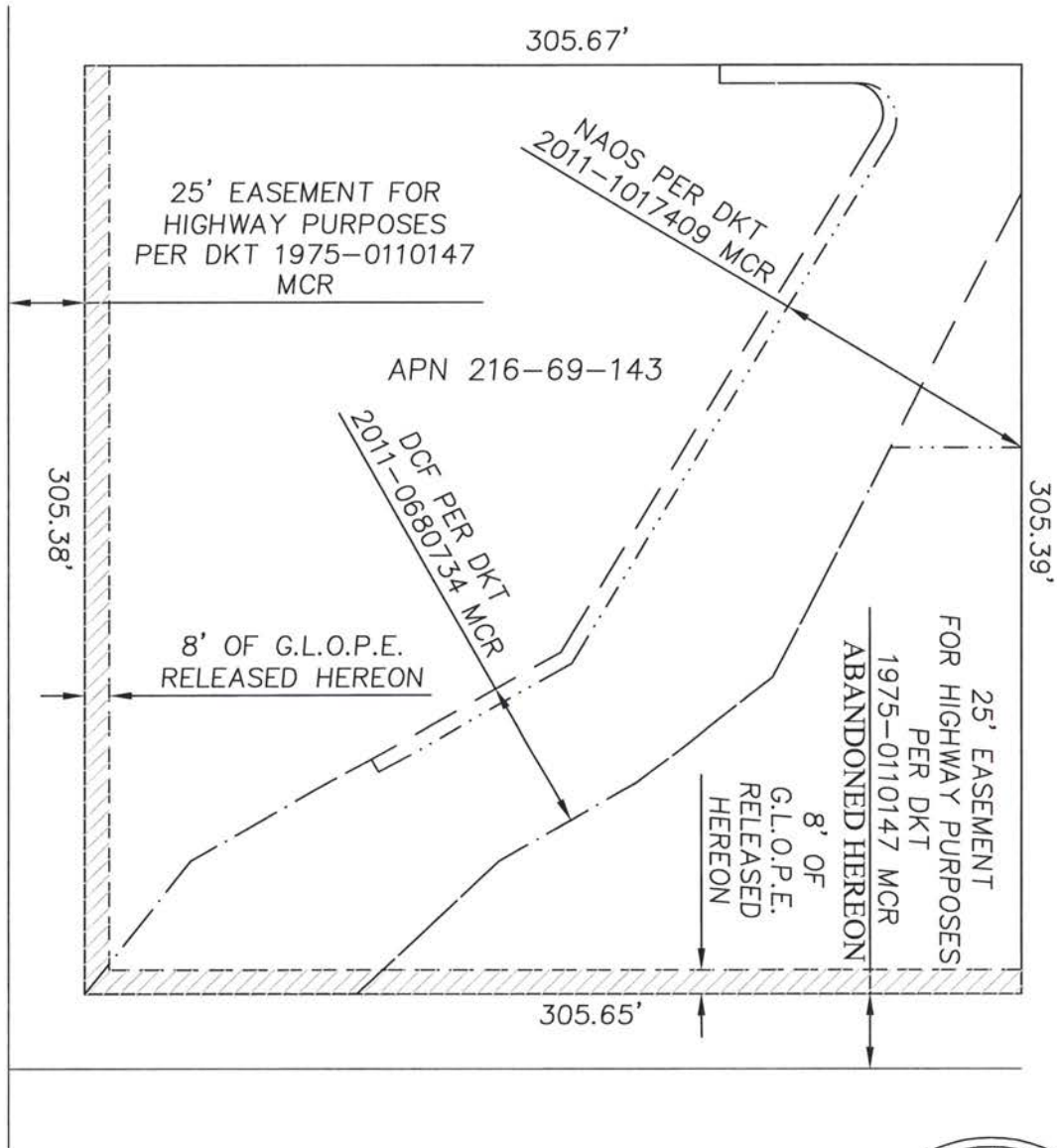
Conclusion

The applicant proposes to abandon unnecessary on-site GLOPEs in order to provide a more usable site to accommodate the proposed development of the parcel with a single family residence consistent with the surround properties. If the GLOPE areas remain in place, it limits the buildable area.

This information has been forwarded to all the utility companies for conflict review and we are currently awaiting their responses.



SCALE: 1"=60'



NET LOT AREA: 2.14 acres
G.L.O.P.E. AREA TO BE ABANDONED: 0.11 acres



G.L.O.P.E. AREA TO BE ABANDONED



**ABANDONMENT OF GENERAL LAND OFFICE
PATENT EASEMENT PROJECT NARRATIVE**

**(APN 216-69-145)
28755 North 79th Street**

City of Scottsdale

Prepared By:
Summit Civil Group
8707 East Vista Bonita Drive
Suite 145
Scottsdale, AZ 85255
(602) 725-0372

February 13, 2025

Introduction

The subject site consists of APN #216-69-145 per Deed recorded in Dkt 2023-0178984 MCR, described as the southwest quarter of the northeast quarter of the northwest quarter of the southeast quarter of Section 26, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The 2.51 acre site consists of vacant natural desert. The subject property is zoned R1-70 ESL FO and is currently in the process of being developed with a single family custom residence.

Surrounding the parcel on the west and north perimeters are 33' wide Government Land Office Patent Easements (G.L.O.P.E.). The applicant is requesting abandonment of the existing GLOPEs along said east and south sides of the parcel as they present hardship to future development, specifically the development of the single family residence and site. Considering the GLOPE alignment is not within the City's master transportation plan, no access impact is anticipated with this abandonment.

A graphical depiction of the subject abandonment areas is included with this submittal.

The total GLOPE area totals 0.29 acres of the 2.51 acre site. Based on the net site area of 2.51 acres, the total GLOPE encumbrance on the property is 11.5%.

Compensation

City of Scottsdale GLOPE compensation policy, backed by the review of recent abandonments, indicate a standard compensation of 50 cents per square foot. The applicant is requesting consideration for reduction/offset of the compensation amount based on the following factors:

- As part of the development of the 2.51 acre site, the City of Scottsdale requires the dedication of 27,309 square feet (0.627 acres) of Natural Area Open Space (NAOS) as well as a Drainage and Flood Control easement over approximately 0.39 acres along the east side of the property, thereby considerably reducing the area available for development. The 33' GLOPE along the east and south further limits the area available for development.

Through the review of recent GLOPE abandonment cases, the City of Scottsdale's most recent policy for GLOPE compensation is 50 cents per square foot for fee title GLOPE abandonments. Given the disproportionate burden of GLOPE area on the subject property, the applicant respectfully requests that consideration of the above factors be applied to the subject property to offset the compensation value of the GLOPE abandonment areas or to be commensurate with a reasonable and equitable amount.

Conclusion

The applicant proposes to abandon unnecessary on-site GLOPEs in order to provide a more usable site to accommodate the proposed development of the parcel with a single family residence consistent with the surround properties. If the GLOPE areas remain in place, it limits the buildable area.

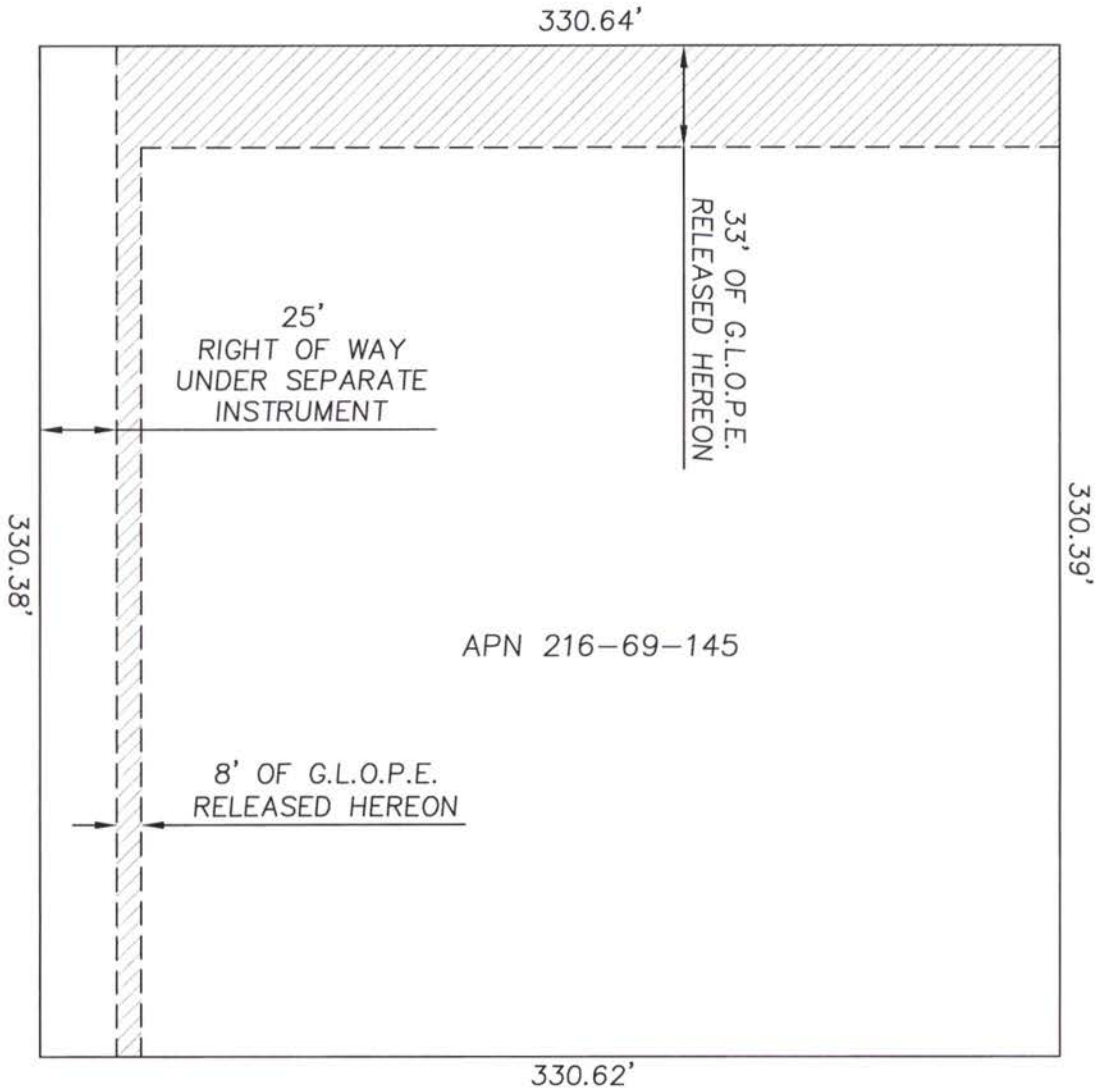
This information has been forwarded to all the utility companies for conflict review and we are currently awaiting their responses.



8707 E VISTA BONITA DRIVE
SUITE 145
SCOTTSDALE, AZ 85255
(602) 725-0372



SCALE: 1"=60'



NET LOT AREA: 2.51 acres
G.L.O.P.E. AREA TO BE ABANDONED: 0.29 acres



G.L.O.P.E. AREA TO BE ABANDONED



RESOLUTION NO. 13707

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 PROPERTIES LOCATED AT 28755 N 79TH STREET AND 28811 N 79TH STREET.

(2-AB-2025)
(Scarpulla & Ruggiero 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 are legally described on **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto, and comprise an area of approximately 25,560 square-feet.

E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 4.64 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 owners of the parcels shall pay to City the total amount of Twelve Thousand Seven-hundred Eighty Dollars and 0/100 (\$12,780) 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 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a 25-foot-wide right-of-way over the western portion of parcel 216-69-145 along N. 79th Street.

3.3 The owners have delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a 26-foot-wide water and sewer facilities easement along the Roy Rogers Street Alignment and an 8-foot-wide public utility easement along N. 79th Street.

3.4 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 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"
Legal Description
for
GLO Patent Easement
Abandonment

A portion of the southwest quarter of the northeast quarter of the northeast quarter of the southeast quarter of Section 26, Township 5 North, range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, per GLO Patent number 1204286, more particularly described as follows:

The north 33.00 feet of the northwest quarter of the southeast quarter of the northeast quarter of the southeast quarter of Section 26, Township 5 North, range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the west 25.00 feet thereof

Together with the east 8.00 feet of the west 33.00 feet of the northwest quarter of the southeast quarter of the northeast quarter of the southeast quarter of Section 26, Township 5 North, range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The above GLO Patent Easement area description contains a computed area of 12,465 sq. ft. more or less and being subject to any existing easements, restrictions, rights-of-way of record or otherwise.

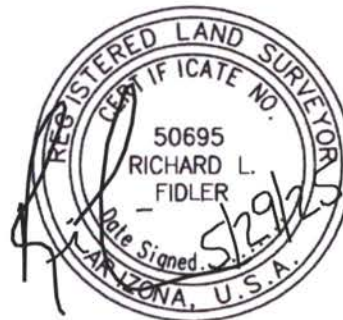


EXHIBIT "A"
Legal Description
for
Easement for Highway Purposes
Abandonment

A portion of the southwest quarter of the northeast quarter of the northeast quarter of the southeast quarter of Section 26, Township 5 North, range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, per Document No. 1975-0110147, Records of Maricopa County, more particularly described as follows:

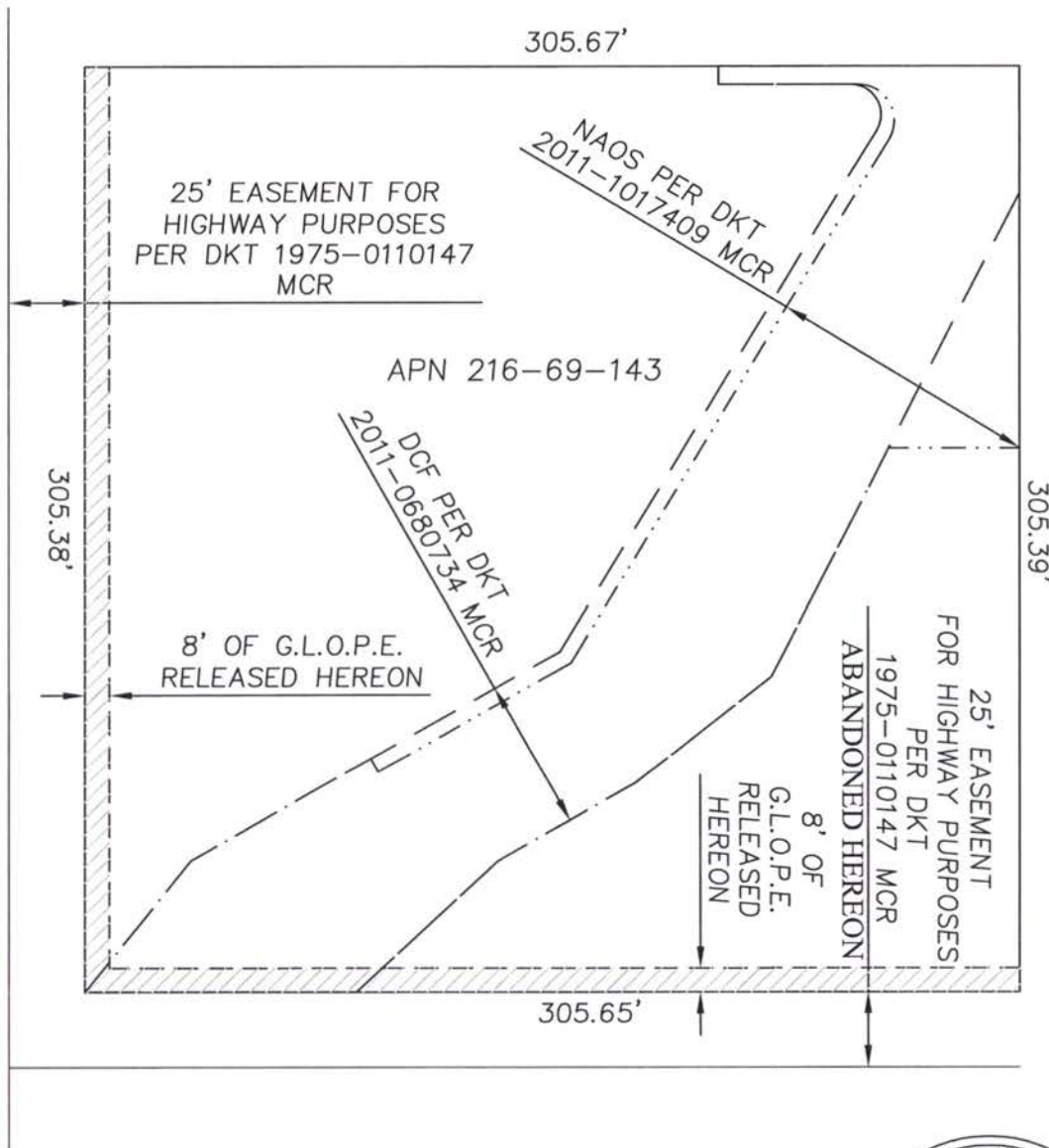
The south 25.00 feet of the southwest quarter of the northeast quarter of the northeast quarter of the southeast quarter of Section 26, Township 5 North, range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The above Easement for Highway Purposes area description contains a computed area of 7,641 sq. ft. more or less and being subject to any existing easements, restrictions, rights-of-way of record or otherwise.





SCALE: 1"=60'



NET LOT AREA: 2.14 acres
G.L.O.P.E. AREA TO BE ABANDONED: 0.11 acres

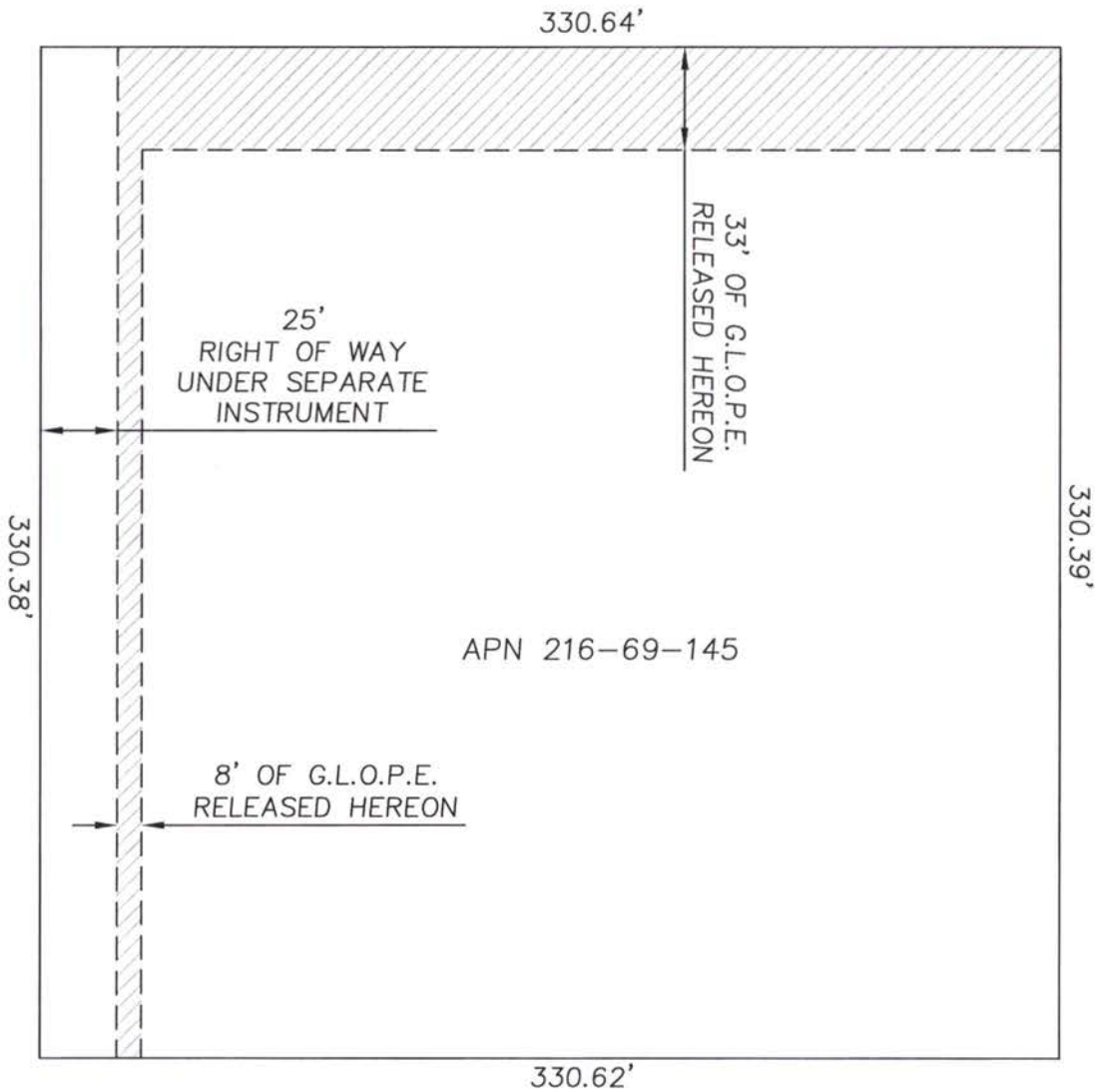


G.L.O.P.E. AREA TO BE ABANDONED





SCALE: 1"=60'



NET LOT AREA: 2.51 acres
G.L.O.P.E. AREA TO BE ABANDONED: 0.29 acres



G.L.O.P.E. AREA TO BE ABANDONED



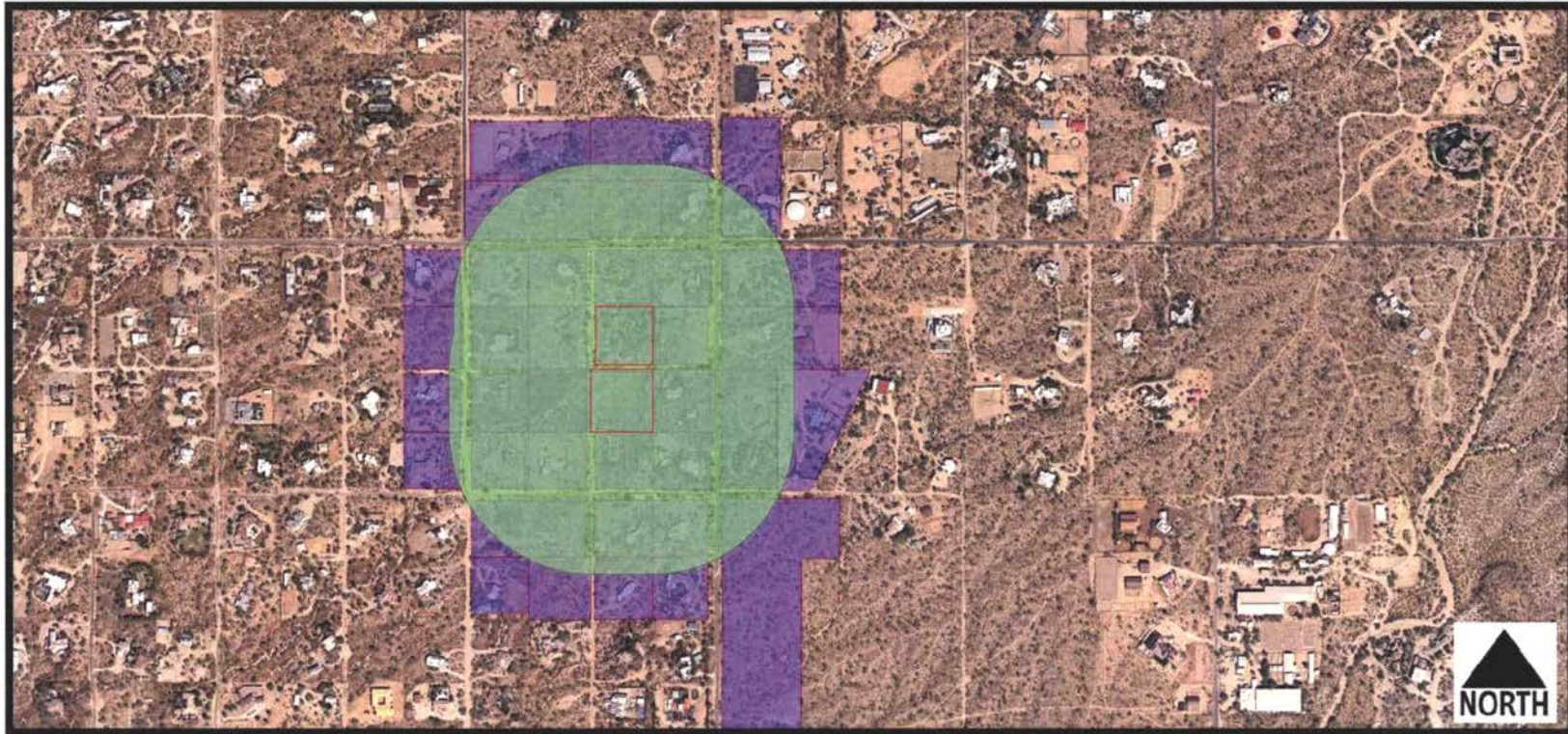




Zoning Aerial

2-AB-2025

City Notifications – Mailing List Selection Map
Ruggiero & Scarpulla Residence - GLOPE Abandonment


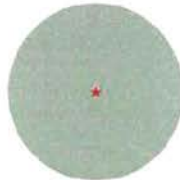


Labels Pulled
May 22, 2026

Additional Notifications:

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

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 71

2-AB-2025



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

WEDNESDAY, MAY 13, 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
Casey Steinke
Meredith Tessier
Jason Katz
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 22, 2026 [Regular Meeting Minutes](#).
Commissioner Joyner made a motion to approve the April 22, 2026 Regular Meeting Minutes. Second by Commissioner Ertel, 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. [2-AB-2025 \(Scarpulla & Ruggiero Abandonment\)](#)

A request by owners to abandon 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement (and 25 feet of redundant road right-of-way) along the southern boundary of property located at 28811 N 79th St. (parcel 216-69-143), in addition to abandoning 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement along the northern boundary of property located at 28755 N 79th St. (parcel 216-69-145) with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, totaling approximately 25,560 square-feet of right-of-way. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Jason Laumeyer, 480-619-1010.**

3. [3-UP-2025 \(Terawatt\)](#)

Request for approval of a Conditional Use Permit for Vehicle Storage (EV charging) on a +/- 0.72-acre site with Highway Commercial Downtown Overlay (C-3 DO) zoning. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Michele Hammond, 480-385-2727.**

Item No. 3; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 3-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. Second by Commissioner Ertel, the motion passed by a vote of six (6) to (1) with Commissioner Gonzales dissenting.

4. [9-UP-2025 \(Super Star Car Wash CUP\)](#)

Request by applicant for a Conditional Use Permit for an automated car wash on a 1.52 acre parcel located at 8980 E Shea Boulevard with existing Central Business (C-2) zoning. Staff contact person is Jason Katz, 480-312-2542. **Applicant contact person is Madison Leake, (602) 234-8791.**

Items No. 2 & 4; Vice Chair Scarbrough made a motion for recommendation of approval to City Council for cases 2-AB-2025 and 9-UP-2025 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit and abandonment 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).

REGULAR AGENDA

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

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 +/- 27-acre portion of +/-130-acre site located at 19601 N. Scottsdale Road, 19190 N. 72nd Way, and 19194 N. 73rd Way. The proposed changes include adding 350

* 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"

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. 5; Commissioner Joyner made a motion for recommendation of approval to City Council for case 20-ZN-2002#5 after finding that the Planned Community Development criteria have been met and determine that the proposed zoning district map amendment and development plan are consistent and conform with the adopted General Plan. 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 6:08 p.m.