

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA



PLANNING COMMISSION BOARD
Ed Grant, Chairman
Michael Edwards, Vice Chair
Mathew Cody
David Brantner

Larry S. Kush
Michael J. Minnaugh
Ali Fakih

Wednesday, January 28, 2015

MARKED

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:02 P.M.

Roll Call - All Present, Vice Chair Edwards left at 5:45 p.m.

Minutes

1. Approval of December 10, 2014 Regular Meeting Minutes.

Item No 1: Approved 7-0; Motion by Commissioner Kush, 2nd by Commissioner Minnaugh.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

EXPEDITED AGENDA

2. [1-TA-2015 \(C-4 Text Amendment\)](#)

Request by applicant for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.1603 (Use Regulations) in the General Commercial (C-4) zoning district to allow Day Care Center (with drop off or outdoor play area farther than 100 feet from a residential district). Staff contact person is Kira Wauwie, 480-312-7898. **Applicant contact person is Carolyn Gladwell, 425-351-3111.**

3. [9-AB-2014 \(Shalakhti Residence GLO Abandonment\)](#)

Request by owner to abandon the existing 33 foot General Land Office (GLO) Patent Easement along the west side, and the west 8 feet of the existing 33 foot General Land Office (GLO) Patent Easement along the east side, of the property located at 10068 N. 128th Street with Single Family Residential, Environmentally Sensitive Lands (R1-43, ESL) zoning. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Zee Arekat, 602-329-6691.**

4. [8-UP-2014 \(Verizon PHO Dynamic\)](#)

Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment, Wireless Communication Facility (WCF) to be located on a new 55 foot tall artificial palm tree, with associated ground-mounted equipment located at 1525 N. Hayden Road with Industrial Park (I-1) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Steve Ciolek, 480-246-4131.**

5. [10-UP-2014 \(Verizon PHO Macjack\)](#)

Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment, Wireless Communication Facility (WCF) to be located on a new 65 foot tall artificial palm tree, with associated ground-mounted equipment located at the southern end of Indian School Park at 4251 N. Hayden Road with Open Space (O-S) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Rob Jones, 480-205-0070.**

6. [12-UP-2014 \(Pho Cao Restaurant\)](#)

Request by owner for a Conditional Use Permit for Live Entertainment for a new restaurant opening in an existing building, located at 7436 E. McDowell Road, and zoned Highway Commercial (C-3). Staff contact person is Kim Chafin, AICP, 480-312-7834. **Applicant contact person is Todd Koelfgen, 602-793-7176.**

Item Nos. 2, 3, 4, 5 & 6: Recommended City Council approve Cases 1-TA-2015, 9-AB-2014, 8-UP-2014, 10-UP-2014 & 12-UP-2014 ; by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the proposed Text Amendment is consistent conforms with the adopted General Plan, and based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Kush.

REGULAR AGENDA

7. [2-ZN-2005#2 \(Artesia\)](#)

Request by applicant for approval of a Zoning District Map Amendment to:

1) amend the previously-approved development plan, including site plan, development standards, and stipulations, for a 17 +/- acre portion of the Multiple-family Residential, Planned Community (R-5 PCD) zoned site to allow for reallocation in building height and additional density and, 2) a site plan modification to relocate a driveway, on the Neighborhood Commercial, Planned Community (C-1 PCD) portion of the site along N. Scottsdale Road to improve access to the property located at 7245 N. Scottsdale Road. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is John Berry, 480-385-2727.**

Item no. 7; Recommended City Council approve case 2-ZN-2005#2, by a vote of 4-0; motion by Commissioner Brantner, per the staff recommended stipulations, and after determining that the PCD findings have been met, and the proposed Zoning Map Amendment and Development Plan are consistent and conform with the adopted General Plan, 2nd by Commissioner Kush. Commissioner Cody and Commissioner Fakih recused themselves.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO AT (480-312-7620).

8. [2-AB-2014 \(Agave Residential\)](#)

Request by owner to abandon 55+/- feet of right-of-way for the western 320+/- feet of E. Angus Drive (east of 71st Street), and adjacent cul-de-sac, located near 3300 N. Scottsdale Road and 7101 through 7121 E. Angus Drive. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is John Berry, 480-480-385-2727.**

9. [1-ZN-2014 \(Agave Residential\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3), General Commercial (C-4) and Downtown Office Commercial, Type 2, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) zoning districts to Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning district and approval of a Development Plan, including property development standards, on a 8.85 +/- acre site located at 3300, 3360, 3380 N. Scottsdale Road; and 7101, 7105, 7109, 7113, 7117, 7121 E. Angus Drive. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is John Berry, 480-480-385-2727.**

Item nos 8 & 9; Recommended City Council approve cases 2-AB-2014 and 1-ZN-2014, by a vote of 6-0; Motion by Commissioner Kush per the staff recommended stipulations, and after determining that the proposed Abandonment and Zoning District Map Amendment including approval of the Amended Development Standards and Development Plan are consistent and conform with the adopted General Plan, 2nd by Commissioner Brantner.

10. Review, discussion, and possible action on the 2014 Planning Commission Year in Review

Item no 10; Recommend City Council approve the 2014 Planning Commission year in review, by a vote of 7-0; motion by Commissioner Cody, 2nd by Vice Chair Edwards.

11. Election of Officers

Item no 11; Vice Chair Edwards nominated Chair Grant for Chair; by a vote of 6-0; 2nd by Commissioner Fakh. Chair Grant abstained.

Commissioner Brantner nominated Vice Chair Edwards for Vice Chair, by a vote of 7-0; 2nd by Commissioner Fakh.

Adjournment - 6: 22 p.m.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO AT (480-312-7620).