

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 Fakh

Wednesday, March 25, 2015

5:00 P.M.

MARKED

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:04 P.M.

Roll Call - Commissioner Kush absent

Minutes

1. Approval of February 25, 2015 Regular Meeting Minutes including Study Session.
2. Approval of March 4, 2015 Regular Meeting Minutes including Study Session.

Item No's 1 & 2: Approved 6-0; Motion by Commissioner Brantner, 2nd by Vice Chair Edwards.

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

3. [197-PA-2015 \(Appendix A – Airport Zoning – Repeal Text Amendment\)](#)
Request by the City of Scottsdale, as the applicant, to initiate a text amendment to the City of Scottsdale Zoning Ordinance (No. 1254-Appendix A), for the purpose of repealing Appendix A – Airport Zoning and acknowledging Chapter 5 – Aviation of the City Code regulations are applicable in place of Appendix A. **Applicant/Staff contact person is Kira Wauwie, AICP, 480-312-7898.**
4. [33-ZN-2000#2 \(Office 101; aka Bahia Office Project\)](#)
Request by owner for a Zoning District Map Amendment to amend the Development Plan and the Amended Development Standards approved as part of the Horseman's Park PCD development plan (33-ZN-2000), to allow 7 feet of additional building height on a parcel, located at 8900 E. Bahia Dr., zoned Industrial Park District (I-1 PCD). Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Kurt Jones, 602-452-2729.**

5. [15-ZN-2005#3 \(Silverstone\)](#)
Request by owner for a Zoning District Map Amendment to amend a previously approved case stipulation (15-ZN-2005) for a property located at the southeast corner of E. Pinnacle Peak Road and N. Scottsdale Road with Planned Community District (PCD) with Commercial Office (C-O) comparable zoning. Case stipulation amendment is in reference to the timing of development in regards to street improvement requirements. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is John Berry, 480-385-2727.**
6. [3-UP-2013 \(Pebble Stone Market Addition\)](#)
Request by owner for approval of an amendment to an existing Conditional Use Permit for a gas station to enlarge the retail building by approximately 2,250+/- square feet located at 3399 North Scottsdale Road with Highway Commercial Downtown Overlay (C-3 DO) zoning. Staff contact person is Dan Symer, 480-312-4218. **Applicant contact person is David Kenyon, 602-576-1062.**
7. [1-ZN-2015 \(Brown's Classic Autos\)](#)
Request by owner for a Zoning District Map Amendment, including an amendment to the Horseman's Park PCD development plan (33-ZN-2000), to change the PCD comparable zoning for a +/- 1.8 acre site, located at 9024 E. Bahia Dr., from Industrial Park District (I-1 PCD) to General Commercial District (C-4 PCD). Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Dave Gulino, 480-946-5020.**
8. [5-ZN-2015 \(Fairmont Scottsdale Princess Hotel Expansion\)](#)
Request by owner for approval of a Zoning District Map Amendment to amend the previously approved development plan, including site plan, amended development standards, and number of allowed hotel guest rooms, for an approximate 66 acre property located at 7501 & 7505 E. Princess Blvd. and at 7575 & 7679 E. Princess Dr. with Planned Community District (P-C) zoning with Central Business District (C-2) as the comparable zoning district. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Stephen Hunt, 480-990-2800.**

Item Nos. 3, 4, 5, 6, 7 & 8: Moved to initiate 197-PA-2015 (Text Amendment); Recommended City Council approve Cases 33-ZN-2000#2, 15-ZN-2005#3, 3-UP-2013, 1-ZN-2015 and 5-ZN-2015, By a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendments and the Development Plan are consistent and conform with the adopted General Plan, and based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Cody.



REGULAR AGENDA

9. [1-ZN-2011 \(Diamond Mountain Estates\)](#)

Request by owner for a Zoning District Map Amendment from the Single-Family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district, to the Single-Family Residential, Environmentally Sensitive Lands (R1-35/ESL), on approximately 30.4 +/- acres, the Single-Family Residential, Environmentally Sensitive Lands (R1-43/ESL), on approximately 8.8 +/- acres, and the Single-Family Residential, Environmentally Sensitive Lands (R1-70/ESL) zoning district, on approximately 10.4 +/- acres, on a gross, 50+/- acre site, consisting of two parcels, located at 11020 E. Jomax Road. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Curt Johnson, 602-264-6831. Move to continue case 1-ZN-2011 to the April 22, 2015 hearing, by a vote of 6-0; Motion by Commissioner Brantner, 2nd by Commissioner Fakih.**

10. [2-UP-2001#3 \(Rockbar Inc.\)](#)

Request by owner to amend the stipulations of an existing Conditional Use Permit for Live Entertainment pertaining to external windows, for an existing bar located at 4245 N. Craftsman Court with Downtown / Downtown Core – Type 1 Downtown Overlay (D/DC-1 DO) zoning. Staff contact person is Dan Symer, 480-312-4218. **Applicant contact person is Alex Mundy, 602-478-3136.**

Item no. 10; Recommended City Council approve case 2-UP-2001#3, by a vote of 6-0; motion by Commissioner Brantner, per the staff recommended stipulations and an additional noise stipulation, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Cody.

Adjournment - 7:21 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).