

SCOTTSDALE

# PLANNING COMMISSION MEETING

## MEETING NOTICE AND AGENDA



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

Larry S. Kush  
Michael J. Minnaugh  
Ali Fakh  
Paul Alessio

Wednesday, May 27, 2015

**5:00 P.M.**

**MARKED**

### **PLANNING COMMISSION MEETING**

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order - 5:00 P.M.**

**Roll Call - Chair Edwards and Commissioner Minnaugh absent**

### **Minutes**

1. Approval of May 13, 2015 Regular Meeting Minutes including Study Session.

**Item No 1: Approved 5-0; Motion by Commissioner Brantner, 2<sup>nd</sup> by Commissioner Alessio.**

## 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. [5-UP-2013#2 \(On-Track Academy CUP Amendment\)](#)

Request by owner to amend an existing Conditional Use Permit for an Educational Service, elementary and secondary school to increase the square footage from 21,404+/- sq. ft. to 34,445+/- sq. ft. and increase the number of students from 70 to 140, in an existing building located at 16641 N. 91ST St., with Industrial Park, Planned Community District (I-1 PCD) zoning. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Dana Herzberg, M.Ed., 480-563-5588.**

3. [3-UP-2015 \(Green Sky Patient Center of Scottsdale North, Inc.\)](#)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 2700+/- square foot facility located at 7320 E. Butherus Dr., Suite 100 with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kurt D. Merschman, 480-682-3922.**

**Item Nos. 2, & 3: Recommended City Council approve Cases 5-UP-2013#2 and 3-UP-2015, by a vote of 5-0; Motion by Commissioner Brantner, per the staff recommended stipulations and based upon the finding that the Conditional Use Permit criteria have been met, 2<sup>nd</sup> by Commissioner Alessio.**

4. [30-ZN-1990#2 \(Galleria Corporate Center\)](#)

Request by owner for a Zoning District Map Amendment to modify the Galleria Corporate Center's Development Plan building elevations for the existing above ground parking garage to accommodate three additional parking levels, and to increase the maximum height from sixty-nine (69) feet to ninety (90) feet, located at 4343 N. Scottsdale Road with Downtown/ Regional Commercial Office – Type 2 Planned Block Development Overlay Downtown Overlay (D/RCO-2 PBD DO) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is George Pasquel III, 602-230-0600.**

**Item no. 4: Moved to Regular: Recommended City Council approve Case 30-ZN-1990#2, by a vote of 5-0; Motion by Commissioner Brantner, per the staff recommended stipulations, and after determining that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Kush.**

## REGULAR AGENDA

5. [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), approximately 29.1 +/- acres, and the Single-Family Residential, Environmentally Sensitive Lands (R1-43/ESL), approximately 7.51 +/- acres, on 37+/- acres of a gross 50+/- acre site (excluding the eastern 13+/- acres), 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, 602-285-4708.**

**Item no. 5: Motion by Commissioner Kush to recommend denial to City Council on case 1-ZN-2011, by a vote of 4-1; with Commissioner Cody dissenting, 2<sup>nd</sup> by Commissioner Fakih. Reasons for the denial include that the proposed density is too high for the sensitive terrain, that neighborhood concerns have not been adequately addressed, and that the existing zoning is appropriate.**

## NON-ACTION ITEM

6. Presentation and discussion on the General Plan Task Force recommended draft General Plan 2035, including Chapter 3: Collaboration and Engagement, and Chapter 4: Community Well-Being.

**Adjournment - 7:00 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).