

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA



PLANNING COMMISSION BOARD

Michael Edwards, Chairman

Matthew Cody, Vice Chair

David Brantner

Larry S. Kush

Michael J. Minnaugh

Ali Fakh

Paul Alessio

Wednesday, October 28, 2015

MARKED AGENDA

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:04 P.M.

Roll Call – All Present

Minutes

1. Approval of October 14, 2015 Regular Meeting Minutes including Study Session

Item No 1: Approved 7–0; Motion by Commissioner Brantner, 2nd 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. [9-UP-2015 \(The Scottsdale Dispensary\)](#)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 3,770+/- square foot facility located at 14980 N. 78th Way, with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is C. Michael Colburn, 480-209-6424.**

Item No 2: Recommended City Council approve Case 9-UP-2015 per the staff recommended stipulations, and based upon the finding that the Conditional Use Permit criteria have been met with a vote of 6–1; Motion by Commissioner Brantner, 2nd by Vice Chair Cody, with Commissioner Kush dissenting.

3. [19-ZN-1987#4 \(Mountainside Plaza Rezoning\)](#)
Request by owner for a Zoning District Map Amendment from Highway Commercial – Planned Community District (C-3 PCD), Multiple-Family Residential – Planned Community District (R-5 PCD) and Service Residential (S-R) zoning to Highway Commercial (C-3), and Service Residential (S-R) zoning on 1.9 +/- acres located at 10683 and 10687 N. 116th Street and 11612 E. Shea Boulevard. Staff contact person is Jesus Murillo, 480-312-2953. **Applicant contact person is Michael Leary, 480-991-1111.**

Item No 3: Recommended City Council approve Case 19-ZN-1987#4 per the staff recommended stipulations, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan with a vote of 6–0; Motion by Commissioner Kush, 2nd by Commissioner Brantner, with Chair Edwards recused.

REGULAR AGENDA

4. [3-TA-2015 \(C-O Text Amendment\)](#)
The applicant is requesting a continuance to a date to be determined.
Request by owner for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 5.2203 (Use regulations) in the Commercial Office (C-O) zoning district to add Support Retail to the list of permitted uses, subject to certain criteria. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Jason Morris, 602-230-0600.**
5. [3-GP-2015 \(Gallery\)](#)
Request by owner for a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods on a 1.2 +/- acre site located at 3126 N. 71st Street. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Alex Stedman, 480-994-0994.**
6. [12-ZN-2015 \(Gallery\)](#)
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Multiple-family Residential (R-5) zoning on a 1.2 +/- acre site located at 3126 N. 71st Street. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Alex Stedman, 480-994-0994.**

Items 5 & 6: Motion to approve to continue Cases 3-GP-2015 and 12-ZN-2015 to the November 18, 2015 Planning Commission meeting with a vote of 5-1; Motion by Commissioner Brantner, 2nd by Commissioner Alessio, with Commissioner Kush dissenting, and Commissioner Fakhri recused.



7. [1-GP-2015 \(The Outpost\)](#)

Request for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on a 10+/- acre property, located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard. Staff contact person is Taylor Reynolds, 480-312-7924. **Applicant contact person is Bill Jeorling, 602-909-3975.**

8. [10-ZN-2015 \(The Outpost\)](#)

Request by owner for a Zoning District Map Amendment from the Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning district, to the Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC ESL FO) zoning district, on a 10+/- acre property, located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Bill Jeorling, 602-909-3975.**

Items 7 & 8: Recommended City Council approve Cases 1-GP-2015 and 10-ZN-2015 subject to the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, with a vote of 4-2. Motion by Commissioner Kush, 2nd by Commissioner Brantner, with Chair Edwards and Vice Chair Cody dissenting; Commissioner Fakih not present.

Adjournment – 8:36 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).