

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, November 18, 2015

5:00 P.M.

MARKED

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:02 P.M.

Roll Call - All Present

Minutes

1. Approval of October 28, 2015 Regular Meeting Minutes including Study Session
Item No 1: Approved 7-0; Motion by Commissioner Brantner, 2nd by Vice Chair Cody

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-UP-2013 \(Circle K Stores\)](#)
Request by owner for a Conditional Use Permit for a Gas Station at an existing Circle K site on a 28,657+/- sq. ft. parcel located at 4440 N. Miller Road and 7555 E Camelback Road with Highway Commercial (C-3) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Tracy Roedel, 480-294-0722.**
3. [10-UP-2015 \(Dispensary Relocation\)](#)
Request by owner for a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a facility located at 15190 N. Hayden Road, with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Stephanie Powell, 480-717-1427.**
Item No. 3; Moved to Regular: Recommended City Council approve case 10-UP-2015, by a vote of 6-1; Motion by Commissioner Brantner, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Vice Chair Cody, Commissioner Kush dissenting.

4. [11-UP-2015 \(Verizon PHO Pima & McDonald\)](#)

Request by owner for approval of a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the form of a 59-foot tall artificial palm tree, located near the northwest corner of E. McDonald Dr. and N. Pima Road. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Steve Ciolek, 480-246-4131.**

Item Nos. 2 & 4: Recommended City Council approve cases 1-UP-2013 and 11-UP-2015, by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Kush.

REGULAR AGENDA

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 Jordan Rose, 480-505-3939.**

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 Jordan Rose, 480-505-3939.**

Item Nos. 5 & 6: Recommended City Council approve cases 3-GP-2015 and 12-ZN-2015, by a vote of 6-0; Motion by Commissioner Brantner, 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, per the staff recommended stipulations and after determining that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush, Commissioner Fakih recused himself.

7. [11-ZN-2015 \(McDowell Mountain Marketplace Shops Pad B of Parcel R\)](#)

Request by owner for a Zoning District Map Amendment to amend the Development Plan zoning stipulations for a new turning lane and new driveway located at 10199 E. Bell Rd. with Planned Community Center, Environmentally Sensitive Lands (PCC, ESL) zoning. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Dan Dahl, 480-398-2543.**

Item No. 7: Recommended City Council approve case 11-ZN-2015, by a vote of 7-0; Motion by Commissioner Alessio, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakih.



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. [14-ZN-2014#2 \(Bahia Work Live Play Project\)](#)

Request by applicant for a Zoning District Map Amendment to amend the Planned Airpark Core Development, Airpark Mixed Use – Residential (PCP AMU-R PCD) zoning, zoning case stipulations and Development Plan for the Bahia Work/Live/Play project, previously approved with case 14-ZN-2014, to change the Special Improvements commitment required as a condition of zoning approval for up to 15 feet of bonus building height and up to 0.1 of bonus Floor Area Ratio (FAR). The Special Improvements commitment proposes to be changed from a payment toward off-site improvements to project compliance with the International Green Construction Code (IGCC) and payment toward the Cultural Improvement (Public Art) Program, pursuant to Zoning Ordinance Section 5.4008.F, for property located at 16576 N. 92nd Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Irene Clary, 480-473-3700.**

Item No. 8: Recommended City Council approve case 14-ZN-2014#2, by a vote of 5-0; Motion by Commissioner Brantner to accept the applicant's proposal to reallocate special improvement funds toward incentivized on-site improvements, in the form of compliance with the IGCC, Public Art, and on-site Public Access Easements, find that the PCD criteria have been met, find that the proposal is consistent with and conforms to the adopted General Plan, and recommend approval of the amended Development Plan and Zoning District Map Amendment, subject to the staff recommended stipulations, 2nd by Vice Chair Cody, Commissioner Fakh and Commissioner Kush recused themselves.

Adjournment - 5:51 p.m.



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