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SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA **MARKED**



PLANNING COMMISSION BOARD

Michael Edwards, Chairman
Matthew Cody, Vice Chair
David Brantner
Larry S. Kush

Michael J. Minnaugh
Ali Fakh
Paul Alessio

Wednesday, January 13, 2016

5:00 P.M.

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:01 P.M.

Roll Call - Commissioner Minnaugh absent

Minutes

1. Approval of December 9, 2015 Regular Meeting Minutes including Study Session
Item No 1: Approved 6-0; Motion by Commissioner Kush, 2nd by Commissioner Brantner

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. [2-AB-2015 \(Alley Abandonment\)](#)
Request by owner to abandon the 10-foot wide by 175-foot long alleyway located along the northwest boundary of the property located at 1723 N. Scottsdale Rd., with General Commercial (C-4) zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Robert Jacobson, 480-941-2260.**

3. [6-AB-2015 \(Gallery Abandonment\)](#)

Request by owner to abandon the 30 feet of roadway easement along the west boundary of the property located at 3126 N. 71st Street with Multiple-family Residential (R-5) zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Alex Stedman, 480-994-0094.**

Item No. 3; Recommended City Council approve case 6-AB-2015, by a vote of 5-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the proposed abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Alessio, Commissioner Fakih recused himself.

4. [8-AB-2015 \(Pima Commercial GLOPE Abandonment\)](#)

Request by owner to abandon the 33-foot General Land Office Patent Easement along the north, east and south property lines of assessor parcel 217-15-035A, located approximately 1/4 mile north of E. Raintree Drive along the SR101 frontage road with Industrial Park (I-1) zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Nick Sobraske, 602-256-4449.**

5. [12-UP-2015 \(Verizon PHO Poinsettia AZ01-020\)](#)

Request by owner for a Conditional Use Permit for a new Type 4 Wireless Communication Facility (WCF) in the design of a 65-foot-tall artificial pine tree, located at 12000 N. 90th St. with Multiple-family Residential (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Michelle Lamoreux, 480-907-4265.**

Item No. 5; Recommended City Council approve case 12-UP-2015, by a vote of 6-0; Motion by Commissioner Kush with Amended Stipulations to reduce the height by 5 feet, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Brantner.

6. [13-UP-2015 \(Crown Castle Days Inn & Suites Hotel\)](#)

Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the design of a 62-foot 6-inch tall artificial palm tree, located at Days Inn & Suites Hotel at 7330 N. Pima Rd., with Multiple-family Residential, Planned Community District (R-5 PCD) zoning. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Marck Sawyer, 480-550-2088.**

Item Nos. 2, 4, and 6; Recommended City Council approve cases 2-AB-2015, 8-AB-2015 and 13-UP-2015, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and the proposed Abandonments are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio.



7. [14-ZN-2015 \(Palo Verde Homes\)](#)

Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-43) to Single-family Residential (R1-18) and (R1-35) Planned Residential Development (PRD), with a Development Plan and amended Development Standards, for a new 8-lot single family subdivision on 4.8+/- acres, located at the southeast corner of Palo Verde Lane and Paradise View Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Keith Nichter, 480-994-0994.**

Item No. 7; Moved to Regular; Recommended City Council approve case 14-ZN-2015, by a vote of 5-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment, development plan and amended development standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio, Commissioner Fakh recused himself.

REGULAR AGENDA

8. [11-AB-2015 \(BASIS Charter School\)](#)

Request by owner to abandon the 20-foot wide 127th Street right-of-way from E. Cochise Drive north approximately 576 feet to E. Shea Blvd., the 33-foot wide General Land Office patent easements on the east and west sides and the north 13-feet of the 33-foot wide General Land Office patent easement on the south side of the property located at 12730 E. Cochise Drive, the 33-foot wide General Land Office patent easement on the west side and the north 13-feet of the 33-foot wide General Land Office patent easement on the south side of parcel #217-32-010 at the southwest corner of E. Shea Blvd. and N. 128th Street for a new charter school with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Phil Carhuff, 520-577-4560.**

Item No. 8; Recommended City Council approve case 11-AB-2015, by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Brantner.

9. [Review, discussion, and possible action on the 2015 Planning Commission Year in Review](#)

Item No. 9; Move to forward the 2015 Planning Commission Year in Review to City Council, by a vote of 6-0; Motion by Vice Chair Cody, 2nd by Commissioner Brantner.

10. Election of Officers

Item no 10; Commissioner Brantner nominated Chair Edwards for Chair; by a vote of 6-0; 2nd by Commissioner Alessio.

Commissioner Fakh nominated Vice Chair Cody for Vice Chair, by a vote of 6-0; 2nd by Commissioner Alessio.

Adjournment - 6:41 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).