

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA



PLANNING COMMISSION
Michael Edwards, Chairman
Matthew Cody, Vice Chair
David Brantner
Paul Alessio

Ali Fakh
Larry S. Kush
Michael J. Minnaugh

Wednesday, February 24, 2016

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 February 10, 2016 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.**

REGULAR AGENDA

2. [4-GP-2015 \(Aire on McDowell\)](#)
Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from the Mixed Use Neighborhoods to Urban Neighborhoods land use designation on a 7.1+/- acre site located at 6802 - 6880 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry Hammond, 480-385-2727.**
Item No 2: Recommended City Council approve case 4-GP-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, 2nd by Commissioner Kush; with Commissioner Fakh recused himself.

3. [15-ZN-2015 \(Aire on McDowell\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Multi-family Residential (R-5) zoning on a 6.8 +/- gross acre site located at 6802 - 6880 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 3: Recommended City Council approve case 15-ZN-2015, by a vote of 6-0; Motion by Commissioner Brantner, 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 Alessio; with Commissioner Fakih recused himself.

4. [5-TA-2015 \(Text Amendment to Planned Block Development Overlay District\)](#)

Request by owner for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Planned Block Development Overlay District (PBD): 1) Table 6.1308.B., to allow six (6) feet to be added to the maximum building height for rooftop appurtenances, if they do not cover more than 20 percent of the roof area of the building and are set back at least 15 feet from the building elevations; 2) Table 6.1310.C., to allow six (6) feet to be added to the maximum building height for rooftop appurtenances, if they do not cover more than 20 percent of the roof area of the building and are set back at least 15 feet from the building elevations; and 3) Table 6.1310.F., to add a note that the building height bonus includes any rooftop appurtenances. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Jason Morris/George Pasquel III, 602-230-0600.**

Item No. 4: Recommend City Council approve Option A (Applicant's request); case 5-TA-2015, by a vote of 6-1; Motion by Commissioner Brantner, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush, with Commissioner Fakih dissenting.

5. [7-ZN-2015 \(Shoeman Office Building\)](#)

Request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Highway Commercial Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD, DO) zoning, including approval of Property Development Standards and a Development Plan, on a ±1.96-acre site located at 4419 N. Scottsdale Rd., 7223 E. Shoeman Ln. and 7233 E. Shoeman Ln. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Jason Morris/George Pasquel III, 602-230-0600.**

Item No. 5: Recommended City Council approve case 15-ZN-2015, by a vote of 7-0; Motion by Commissioner Kush, 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.



NON-ACTION ITEM

6. [7-TA-2014 \(Planned Shared Development \(PSD\) Text Amendment\)](#)

Request by the City of Scottsdale, as the applicant, for a text amendment to the City of Scottsdale Zoning Ordinance (No. 455), creating the Planned Shared Development Overlay district, the purpose of which is to allow development standards to apply to a site that is defined by its perimeter rather than applying development standards only to individual parcels or lots. This Text Amendment will also include miscellaneous additions and minor amendments to Sections 4.100 and 7.820 in order to incorporate the new PSD overlay district and is further intended to eliminate the need for the perimeter exception set forth in the Land Divisions ordinance of the Scottsdale Revised Code. **Staff/Applicant contact person is Bryan Cluff, 480-312-2258.**

Adjournment - 7:06 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).