

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, April 13, 2016

**5:00 P.M. MARKED**

### PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order - 5:01 P.M.**

**Roll Call - All Present**

#### Minutes

1. Approval of March 23, 2016 [Regular Meeting Minutes](#) including [Study Session](#)  
**Item No 1: Approved 7-0; Motion by Commissioner Kush, 2<sup>nd</sup> 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. [20-ZN-2015 \(Sundown Plaza\)](#)  
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Highway Commercial, Parking P-3 (C-3/P-3) zoning on 1.26+/- acres and from Highway Commercial (C-3) zoning to Parking P-2; Passenger Vehicle Parking (P-2) zoning on +/- 0.49 acres for a site located at 10636 N. 71st Way. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Ben Riddle, PE, 480-212-4200.**  
**Item No. 2: Recommended City Council approve case 20-ZN-2015, by a vote of 6-1; 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, 2<sup>nd</sup> by Commissioner Alessio, with Commissioner Kush dissenting.**

3. [22-ZN-2015 \(Parkview Mixed Use\)](#)

Request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) to Downtown/Downtown Civic Center – Type 2 (D/DCC-2) zoning with Amended Development Standards to: 1) Remove the north, south, and west property line stepback plane incline ratio of 1:1 between thirty (30) feet above the property line and forty-five (45) feet; and 2) Lower the beginning point of the stepback plane incline ratio of 2:1 above the north and west property lines from forty-five (45) feet to thirty-feet (30), for a 6,114+/- square foot property located at 7363 East Scottsdale Mall. Staff contact person is Dan Symer, AICP, 480-312-4218.

**Applicant contact person is Brian Krob, 480-225-7359.**

4. [2-AB-2016 \(Samsill & Clark Abandonment\)](#)

Request by owners to abandon portions of right-of-way totaling 13,891sqft and portions of GLO easements totaling 27,705sqft, along the north, south, and west boundaries of two properties located at 27201 N. 79th Street and 27155 N. 79th Street with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Alan Samsill, 602-625-8918.**

**Item No's. 3 & 4: Recommended City Council approve cases 22-ZN-2015 and 2-AB-2016, by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations, including the revised stipulations for case 22-ZN-2015, based upon the finding that the Abandonment and the Zoning District Map Amendments are consistent with and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Alessio.**

**Adjournment - 5:22 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).