

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, May 11, 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 April 20, 2016 [Regular Meeting Minutes](#) including [Study Session](#)
Item No 1: Approved 7-0; Motion by Commissioner Brantner, 2nd by Commissioner Kush

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. [23-ZN-2015 \(Enterprise\)](#)
Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on an approximate 1 +/- acre site located at 16275 N. Greenway-Hayden Loop on the northeast corner of Greenway-Hayden Loop and Paradise Lane. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**
3. [3-UP-2016 \(Gwin Wine & Beer\)](#)
Request by owner for a Conditional Use Permit for a new bar in a 1,280 +/- square feet suite located at 7342 E. Shea Boulevard, Suite 109, with Central Business (C-2) zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Alex Manuel, 530-277-4534.**

4. [4-UP-2016 \(T-Mobile PH30920\)](#)

Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a new 45-foot tall church steeple, which will replace existing steeple, on a 2.76+/- acre property located at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning. Staff contact person is Keith Niederer, 480-312-2953.

Applicant contact person is Declan Murphy, 602-326-0111.

Item No's. 2, 3 & 4: Recommended City Council approve cases 23-ZN-2015, 3-UP-2016 and 4-UP-2016, by a vote of 7-0; Motion by Commissioner Brantner, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Alessio.

REGULAR AGENDA

5. [19-ZN-2014 \(State Trust Land - North Scottsdale\)](#)

Request by owner for a Zoning District Map Amendment for 4020+/- acres of State Trust Lands **from** the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, and the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district **to** the Single-family Residential District, Environmentally Sensitive Lands (R1-7/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-18/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-35/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-70/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, (COS/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-35/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-130/ESL/FO) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands, Foothills Overlay (R-4R/ESL/FO) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, Foothills Overlay (COS/ESL/FO) zoning district. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Mark Edelman, 602-542-6331.**

Item No. 5: Recommended City Council approve case 19-ZN-2014 by a vote of 7-0; Motion by Commissioner Kush, 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.

NON-ACTION ITEM

6. [Stormwater and Floodplain Mangement Ordinance Update](#): Phase 2
Presentation by Ashley Couch, Stormwater Management

Adjournment - 7:33 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).