

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, October 19, 2016

5:00 P.M.

MARKED

PLANNING COMMISSION MEETING

(The Design Studio), 7506 E. Indian School Road Scottsdale, Arizona 85251

Call to Order - 5:01pm

Roll Call - All present

Minutes

1. Approval of September 28, 2016 [Regular Meeting Minutes](#), including [Study Session](#)
2. Approval of October 5, 2016 Remote Hearing [Regular Meeting Minutes](#)
Item No. 1 and 2: Approved 7-0; Motion by Commissioner Alessio, 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

3. [13-ZN-2016 \(L'Esperance\)](#)
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Downtown, Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2, DO) zoning located on a combined +/- 1.23-acre site located at 3126 N. Scottsdale Road and 7134 E. Earll Drive. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Craig Waddell, 602-620-4561.**
4. [9-AB-2016 \(Perlstein Abandonment\)](#)
Request by owner to abandon the 25-foot Roadway Easement along the northern boundary of a property located at 8845 E. Sierra Pinta Drive (Parcel Number 217-12-019), with Single-family Residential, Environmentally Sensitive Lands (R1-35/ESL) zoning. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Ashley Porter, 480-682-3916.**

5. [1-AB-2016 \(Social Tap Outdoor Dining Patio\)](#)
Request by applicant to abandon +/- 5,800-square feet of Drinkwater Boulevard and Brown Avenue right-of-way located along the boundary of 4310 N. Brown Avenue (Parcel Number 173-51-061), with Central Business, Downtown Overlay, Parking District (C-2/P-3 DO) and Parking District, Vehicle Parking, Downtown Overlay (P-2/DO) zoning designation. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Mike Marden, 602-319-5282.**

6. [5-UP-2016 \(Phoenix Seminary Campus Addition and Remodel\)](#)
Request by owner for a Conditional Use Permit for private colleges and universities having a regular curriculum, with their related services and activities, on a +/- 4.7-acre site with Single-family Residential (R1-35) zoning located at 7901 E. Shea Boulevard. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Paul Ladensack, 602-258-2211.**
Item No. 6: Recommended to City Council for approval of case 5-UP-2016, by vote of 4-0; 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; Vice Chair Cody, Commissioners Alessio and Fakhri were all recused. Additional Correspondence was provided to the Planning Commission board by Planning staff.

7. [6-AB-2016 \(Shatila Residence Abandonments\)](#)
Request by owner to abandon the 33-foot General Land Office Patent Easement (except the easternmost 25 feet) located along the northern boundary, and the western 8 feet of the 33-foot General Land Office Patent Easement located along the eastern boundary, of the subject property located at 27990 N. 77th Street, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is James Loftis, 480-990-0545.**
Items No. 3,4,5 & 7: Recommended City Council approve cases 13-ZN-2016, 9-AB-2016, 1-AB-2016 and 6-AB-2016, by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the proposed Zoning District Map Amendment and the proposed Abandonment are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio.

REGULAR AGENDA

8. [3-GP-2016 \(District at the Quarter\)](#)
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 Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Boulevard) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Dennis M. Newcombe, 480-429-3065.**

9. [8-ZN-2016 \(District at the Quarter\)](#)
Request by the owner to find that the Planned Unit Development (PUD) district criteria have been met, and determine that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, and recommend that the City Council approve the Development Plan and a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO AT (480-312-2542). 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 ALEX ACEVEDO AT (480-312-2542).

Development (PUD) District zoning, on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Dennis M. Newcombe, 480-429-3065.**

Items No. 8 and 9: Recommended to City Council for approval of cases 3-GP-2016 and 8-ZN-2016 by a vote of 7-0; Motion by Commissioner Kush, for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 and per the staff recommended stipulations after determining that the Planned Unit Development findings have been met, and that the proposed Zoning District Map Amendment, including approval of a Development Plan with specific property development standards, is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakh.

10. [6-ZN-2016 \(South Scottsdale Mixed-Use\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development District (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lance Baker, 480-948-9766.**

Item No. 10: Recommended to City Council for approval of case 6-ZN-2016, by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations after determining that the Planned Unit Development findings have been met, and that the proposed Zoning District Map Amendment, including approval of a Development Plan with amended development standards, is consistent and conforms with the adopted General Plan, 2nd by Commissioner Alessio, Commissioner Fakh was recused.

Adjournment - 5:58pm



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