

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 26, 2016

5:00 P.M.

MARKED AGENDA

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:02 p.m.

Roll Call - Commissioner Alessio absent

Minutes

1. Approval of October 19, 2016 [Regular Meeting Minutes](#), including [Study Session](#).
Item No. 1: Approved 6-0; Motion by Commissioner Kush, 2nd by Commission 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. [19-ZN-2002#4 \(Chauncey Marketplace\)](#)

Request by owner for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community (P-C) District with comparable Planned Regional Center (PRC) District, including Development Plan and amended PRC development standards; specifically, eliminate maximum floor area ratio for office and residential, increase allowed building height from 60 feet (exclusive of rooftop appurtenances) to 75 feet (inclusive of rooftop appurtenances), amend minimum building setbacks from property line (20 feet on E. Chauncey Lane, 25 Feet on N. 73rd Place), and reduce minimum property size from 25 acres (gross) to 12 acres (gross); and add Planned Shared Development (PSD) District overlay, including Development Agreement, for a mixed-use project on a +/- 12-acre site, located at the southeast corner of N. Scottsdale Road and E. Chauncey Lane. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 2: Recommended to City Council for approval of case 19-ZN-2002#4, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the PCD findings have been met and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush.

REGULAR AGENDA

3. [3-TA-2016 \(Vacation Rentals or Short-Term Rentals\)](#)

Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.100 (Use Regulations), which affects all other Single Family Residential and Two Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5, and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multi-family Residential (R-5)), Sec. 5.1003 (Use Regulations), Sec. 5.2800 (Western Theme Park (W-P)), Sec. 5.2804 (Use Regulations), Sec. 6.800 (Special Campus (S-C)), Sec. 6.803 (Use Regulations), add Sec. 7.203 (Vacation rentals or Short-term Rentals) to Article VII (General Provisions), Sec. 8.511 (Travel accommodations and guest ranches (with one hundred or fewer guest rooms) in R-5, C-2, C-3 and D districts as follows), Sec. 8.512. (Travel accommodations and guest ranches (with one hundred or more guest rooms) in R-5, C-2, C-3 and D districts) and Sec. 8.513 (Travel accommodations and guest ranches in R-4R zones) to revise or eliminate definitions and Use Regulations related to vacation rental or short-term rental uses. **Applicant/Staff contact person is Greg Bloemberg, 480-312-4306.**

Item No. 3: Recommended to City Council for approval of case 3-TA-2016, by a vote of 6-0; Motion by Commissioner Brantner, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush.

4. [5-GP-2016 \(Desert Mountain Parcel 19\)](#)

Request by owner for a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Employment (6.1 +/- acres), Commercial (29.8 +/- acres), Office (29.9 +/- acres), Developed Open Space (18.8 +/- acres), and Rural Neighborhoods (7.1 +/- acres) to Suburban Neighborhoods (55.5 +/- acres) and Developed Open Space (Golf Courses) (36.2 +/- acres) on a 92 +/- acre site located north of the northeast corner of the N. Pima Road and the N. Cave Creek Road intersection. Staff contact person is Taylor Reynolds, 480-312-7924. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 4: Recommended to City Council for approval of case 5-GP-2016, by a vote of 5-0; Motion by Commissioner Brantner, 2ND by Commissioner Fakh, Vice Chair Cody recused himself.



5. [17-ZN-2016 \(Desert Mountain Parcel 19\)](#)

Request by owner for a Zoning District Map Amendment to rezone the subject 92+/- acre site from: the Open Space, Environmentally Sensitive Lands, Hillside District (O-S/ESL/HD), Single-family Residential District, Environmentally Sensitive Lands, Hillside District (R1-35/ESL/HD), Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1/ESL/HD), Central Business, Environmentally Sensitive Lands, Hillside District, and the Commercial Office, Environmentally Sensitive Lands, Hillside District (C-2/ESL/HD), to approximately 36 acres of the Open Space, Environmentally Sensitive Lands (O-S/ESL) and approximately 56 acres of the Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) zoning district designations, located north of the northeast corner of the N. Pima Road and the N. Cave Creek Road intersection. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 5: Recommended to City Council for approval of case 17-ZN-2016, by a vote of 5-0; 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 Fakih, Vice Chair Cody recused himself.

6. [6-UP-2016 \(Desert Mountain Parcel 19\)](#)

Request by owner for a Conditional Use Permit for a Golf Course on approximately 36 acres, of the subject +/- 92-acre site, with the proposed zoning of Open Space, Environmentally Sensitive Lands (O-S/ESL) zoning district designations based off of case 17-ZN-2016, located north of the northeast corner of the N. Pima Road and the N. Cave Creek Road intersection. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 6: Recommended to City Council for approval of case 6-UP-2016, by a vote of 5-0; 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 Fakih, Vice Chair Cody recused himself.

Adjournment – 5:43 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).