

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, November 9, 2016

5:00 P.M. **MARKED** PLANNING COMMISSION MEETING*

*COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL RD.
SCOTTSDALE, AZ 85251

Call to Order - 5:01 p.m.

Roll Call - Chair Edwards, Commissioner Fakh and Commissioner Minnaugh absent

Minutes

1. Approval of October 26, 2016 [Regular Meeting Minutes](#), including [Study Session](#)
Item No. 1: Approved 4-0; Motion by Commissioner Brantner, 2nd by Commission 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.**

EXPEDITED AGENDA

2. [9-UP-2015#2 \(Level Up\)](#)
Request approval of a Conditional Use Permit Renewal for a Medical Marijuana Use (dispensary) in an existing +/- 3,770-square foot facility with Industrial Park (I-1) zoning located at 14980 N. 78th Way. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is C. Michael Colburn, 480-209-6424.**
3. [10-UP-2015#2 \(Byers Dispensary Renewal\)](#)
Request approval of a Conditional Use Permit Renewal for a Medical Marijuana Use (dispensary) in an existing +/- 6,800-square foot facility with Industrial Park (I-1) zoning located at 15190 N. Hayden Road. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Amanda Coats, 253-225-9128.**

4. [8-UP-2016 \(Vines & Hops\)](#)

Request by owner for a Conditional Use Permit for a Bar on a +/- 2,400-square foot site with Central Business District, Parking Regulations, Downtown Overlay and Parking District Vehicle Parking, Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning located at 4216 N. Brown Avenue. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Erica Rocush, 520-237-3212.**

5. [19-ZN-2016 \(Cattletrack Village\)](#)

Request by applicant to rezone a +/- 2.1-acre site from Single-family Residential District (R1-43), to Single-family Residential District, Planned Residential District (R1-18/PRD) with approval of a Development Plan and Amended Development Standards, on a site located at 5713 N. Cattletrack Road. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Alex Stedman, 480-994-0994.**

Item No's 2, 3, 4 and 5: Recommended to City Council for approval of cases 9-UP-2015#2, 10-UP-2015#2, 8-UP-2016 and 19-ZN-2016, by a vote of 4-0; Motion by Commissioner Brantner, per staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and 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 Kush.

REGULAR AGENDA

6. [7-ZN-2016 \(Palmeraie\)](#)

Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) zoning to Planned Regional Center (PRC) zoning, with approval of a Development Plan, on a +/-20-acre site located at 6990 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is George Pasquel III, 602-230-0600.**

Item No. 6: Recommended to City Council for approval of case 7-ZN-2016, by a vote of 4-0; Motion by Commissioner Kush, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment including approval of the Development Plan are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio.

Adjournment- 5:29 p.m.



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).