



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, FEBRARY 24, 2016

SUMMARIZED MEETING MINUTES

PRESENT:

Michael Edwards, Chair
Matthew Cody, Vice Chair
David Brantner, Commissioner
Paul Alessio, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner
Ali Fakh, Commissioner

STAFF:

Tim Curtis
Joe Padilla
Randy Grant
Dan Symer
Greg Bloemberg
Bryan Cluff
Taylor Reynolds
Phil Kercher

CALL TO ORDER

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

<http://www.scottsdaleaz.gov/boards/planning-commission>

MINUTES REVIEW AND APPROVAL

1. Approval of February 10, 2016 Regular Meeting Minutes including the Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE FEBRUARY 10, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

2. [4-GP-2015 \(Aire on McDowell\)](#)

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from the Mixed Use Neighborhoods to Urban Neighborhoods land use designation on a 7.1+/- acre site located at 6802 - 6880 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry Hammond, 480-385-2727.

Item No 2: Recommended City Council approve case 4-GP-2015, by a vote of 6-0; Motion by Commissioner Brantner, for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed Use Neighborhoods to Urban Neighborhoods, 2nd by Commissioner Kush; with Commissioner Fakh recused himself.

Request to speak Card: Dana Close

3. [15-ZN-2015 \(Aire on McDowell\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Multi-family Residential (R-5) zoning on a 6.8 +/- gross acre site located at 6802 - 6880 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.

Item No. 3: Recommended City Council approve case 15-ZN-2015, by a vote of 6-0; 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 Alessio; with Commissioner Fakh recused himself.

Request to speak Card: Dana Close

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4. [5-TA-2015 \(Text Amendment to Planned Block Development Overlay District\)](#)
Request by owner for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Planned Block Development Overlay District (PBD): 1) Table 6.1308.B., to allow six (6) feet to be added to the maximum building height for rooftop appurtenances, if they do not cover more than 20 percent of the roof area of the building and are set back at least 15 feet from the building elevations; 2) Table 6.1310.C., to allow six (6) feet to be added to the maximum building height for rooftop appurtenances, if they do not cover more than 20 percent of the roof area of the building and are set back at least 15 feet from the building elevations; and 3) Table 6.1310.F., to add a note that the building height bonus includes any rooftop appurtenances. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Jason Morris/George Pasquel III, 602-230-0600.

Item No. 4: Recommend City Council approve Option A; case 5-TA-2015, by a vote of 6-1; Motion by Commissioner Brantner, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush, with Commissioner Fakih dissenting.

Request to speak Card: Sonnie Kirtley

5. [7-ZN-2015 \(Shoeman Office Building\)](#)
Request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Highway Commercial Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD, DO) zoning, including approval of Property Development Standards and a Development Plan, on a ±1.96-acre site located at 4419 N. Scottsdale Rd., 7223 E. Shoeman Ln. and 7233 E. Shoeman Ln. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Jason Morris/George Pasquel III, 602-230-0600.

Item No. 5: Recommended City Council approve case 15-ZN-2015, by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, 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 Alessio.

Request to speak Card: Sonnie Kirtley

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NON-ACTION ITEM

6. [7-TA-2014 \(Planned Shared Development \(PSD\) Text Amendment\)](#)
Request by the City of Scottsdale, as the applicant, for a text amendment to the City of Scottsdale Zoning Ordinance (No. 455), creating the Planned Shared Development Overlay district, the purpose of which is to allow development standards to apply to a site that is defined by its perimeter rather than applying development standards only to individual parcels or lots. This Text Amendment will also include miscellaneous additions and minor amendments to Sections 4.100 and 7.820 in order to incorporate the new PSD overlay district and is further intended to eliminate the need for the perimeter exception set forth in the Land Divisions ordinance of the Scottsdale Revised Code. **Staff/Applicant contact person is Bryan Cluff, 480-312-2258.**

Request to speak Card: Ed Bull

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:06 p.m.

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