



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

**WEDNESDAY, JULY 27, 2016**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael Edwards, Chair  
Matthew Cody, Vice Chair  
Larry S. Kush, Commissioner  
Michael J. Minnaugh, Commissioner  
Paul Alessio, Commissioner

**ABSENT:** David Brantner, Commissioner  
Ali Fakhri, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Greg Bloemberg  
Keith Niederer  
Meredith Tessier  
Bryan Cluff  
Taylor Reynolds  
Gary Meyer

**CALL TO ORDER**

Vice Chair Cody called the regular session of the Scottsdale Planning Commission to order at 5:00 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 page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

### **MINUTES REVIEW AND APPROVAL**

1. Approval of June 22, 2016 Regular Meeting Minutes including the Study Session.

**COMMISSIONER KUSH MOVED TO APPROVE THE JUNE 22, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

### EXPEDITED AGENDA

2. [38-UP-1991#2 \(Enterprise Rent-A-Car\)](#)  
Request by owner to amend stipulations and eliminate obsolete stipulations of an existing Conditional Use Permit (38-UP-1991) for vehicle leasing, rental or sales on a 1.07+/- acre site zoned Highway Commercial District (C-3), located at 1815 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Josh Oehler, 602-696-6500.**
3. [6-UP-2011#2 \(AT&T CMC Golf - Site No. W384-BB\)](#)  
Request by owner for a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication facility (WCF) concealed within a 55-foot tall artificial palm tree, with associated ground mounted equipment, on a 1.24+/- acre located at 15695 N. 83rd Way with Industrial Park District (I-1) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Julie Cocca, 602-421-4885.**
4. [1-UP-2016 \(City Of Scottsdale Fire Station 613\)](#)  
Request by the City of Scottsdale for a Municipal Use Master Site Plan for a new city fire station on a 11.4 +/- acre parcel located at 26380 North Hayden Road with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL F-O) zoning and to approve site plan, landscape plan, and building elevations for a new city fire station. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Matthew A Gorman, 602-279-4373.**

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5. [2-UP-2016 \(Sixt Rent a Car at Scottsdale Seville\)](#)

Request by owner for a Conditional Use Permit for vehicle leasing, rental or sales within an existing suite at the Seville retail center with 11.5 +/- acres site located at 7001 N. Scottsdale Road, with Central Business District, Parking P-4 District, (C-2/P-4) zoning. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is Taylor Earl, 602-265-0094.

**Item No's 2, 3, 4 & 5: Recommended City Council approve cases 38-UP-1991#2, 6-UP-2011#2, 1-UP-2016 and 2-UP-2016, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Municipal Use and the Conditional Use Permit criteria have been met, 2<sup>nd</sup> by Commissioner Alessio.**

## REGULAR AGENDA

6. [2-GP-2016 \(Paseo De Las Flores\)](#)

Request by owner for a Non-Major General Plan amendment to the City of Scottsdale General Plan 2001 from the Office land use designation to the Commercial land use designation on a 2.64 +/- acre site located at 7300 N. Via Paseo Del Sur. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is George Pasquel III, 602-230-0600.

**Item No 6: Recommended City Council approve case 2-GP-2016, by a vote of 5-0; Motion by Commissioner Alessio, for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial, 2<sup>nd</sup> by Commissioner Kush.**

7. [4-ZN-2016 \(Paseo De Las Flores\)](#)

Request by owner for a Zoning District Map Amendment to amend the Planned Community (P-C) zoning district from comparable Single-family Residential, (R1-7) zoning uses and property development standards to comparable Neighborhood Commercial (C-1) zoning uses and property development standards and amend the McCormick Ranch master Development Plan on a 2.64 +/- acre site located at 7300 N. Via Paseo Del Sur. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is George Pasquel III, 602-230-0600.

Request to speak card: Angie Hisler

Written comment card: Angie Hisler

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**Item No 7: Recommended City Council approve case 4-ZN-2016, by a vote of 5-0; Motion by Commissioner Alessio, 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, 2<sup>nd</sup> by Commissioner Kush.**

8. [8-TA-2010#3 \(Medical Marijuana Text Amendment\)](#)

Request by the City of Scottsdale, as the applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (No. 455), amending Sections 1.403.L. and 1.403.M. regarding the Conditional Use Permit criteria for Medical marijuana use and Medical marijuana caregiver cultivation, including possible revisions to separation requirements and addition of protected uses. Applicant/Staff contact person is Bryan Cluff, 480-312-2258.

**Item No 8: Recommended City Council approve case 8-TA-2010#3, by a vote of 5-0; Motion by Vice Chair Cody; after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan and ask City Council to study placing a cap on the number of Marijuana facilities in the city, 2<sup>nd</sup> by Commission Kush.**

Request to speak card: Jennifer Hall

Written Comment card: Jennifer Hall

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:52 p.m.

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