



MARKED

NOTICE AND AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
MARCH 11, 2009
5:00 P.M.

* **ADDED ITEM# 10, Appeal of Zoning Code Interpretation**

ROLL CALL – 5:00 pm

COMMISSIONER SCHWARTZ ABSENT

MINUTES REVIEW AND APPROVAL

1. February 25, 2009 Regular Meeting Minutes including Study Session.

ITEM 1: APPROVED 6-0; MOTION BY STEINKE, 2ND BY D'ANDREA

CONTINUANCES

2. [13-TA-2008 \(PRC Zoning Ordinance Text Amendment\)](#) request by private property owner for a text amendment to the Zoning Ordinance (Ordinance No. 455) to amend Article V. District Regulations. Sec.5.2604. Property development standards., Planned Regional Center District (P.R.C.) to reduce the required gross land area for the P.R.C. district from twenty-five (25) to twenty (20) acres. Staff contact person is Don Hadder, 480-312-2352. **Applicant contact person is Michael Rumpeltn, 480-889-2000.** Applicant is requesting a continuance to March 25, 2009.
3. [13-ZN-2008 \(Palmeraie\)](#) request by applicant to rezone from Resort/Townhouse Residential District (R-4R) to Planned Regional Center (PRC) zoning on a 20 +/- acre site located at 6990 N. Scottsdale Road. Staff contact person is Don Hadder, 480-312-2352. **Applicant contact person is Michelle Santoro, 602-230-0600.** Applicant is requesting a continuance to March 25, 2009.
4. [17-AB-2008 \(Palmeraie\)](#) request by owner to abandon fifteen (15) feet of right-of-way along the south half of E. Indian Bend Road generally located at the southwest corner of N. Scottsdale Road and E. Indian Bend Road with Resort District (R4-R) zoning. Staff contact person is Don Hadder, 480-312-2352. **Applicant contact person is Michelle Santoro, 602-230-0600.** Applicant is requesting a continuance to March 25, 2009.
5. [14-ZN-2008 \(Pinnacle Peak Resort \(Capella\)\)](#) request by owner for site plan approval for a future resort on 16 +/- acres including Parcel 216-84-306 located at the northwest corner of East Jomax Road and North 104th Street with Central Business District/Environmentally Sensitive Lands (C-

2/ESL) zoning. Staff contact person is Don Hadder, 480-312-2352. **Applicant contact person is Randy Grant, 480-990-0700.** To be continued to March 25, 2009.

ITEMS 2 - 5: APPROVED 6-0; MOTION BY STEINKE, 2ND BY D'ANDREA

EXPEDITED AGENDA

6. [18-AB-2008 \(128th Street and Ranchgate \(Happy Valley\) Road\)](#) request by applicant to abandon the 30 feet of roadway and public utility easement along E. Ranchgate Road (Happy Valley Road), the 55 feet of roadway and public utility easement along N. 128th Street, the 20 feet of roadway and public utility easement along the E. Juan Tabo Road alignment, and the 15 feet of roadway and public utility easement along N. 126th Street located at 126651 E. Happy Valley Road, with Single-Family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning. Abandonment request is to accommodate for a proposed subdivision plat, 128th Street and Ranchgate Road, case 11-PP-2008. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Dave Gulino, 480-946-5020.**
7. [10-UP-1999#2 \(Healthsouth Rehab Hospital\)](#) request by owner for an amendment to a Conditional Use Permit for the expansion of an existing hospital facility on a 6.19 +/- acre parcel located at 9630 E. Shea Blvd. with Commercial Office (C-O) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Kuhn or Brandy Marcus, 602-241-0782.**
8. [30-UP-2008 \(Westcor Aviation-15035 N. 73rd Street\)](#) request by owner for a Conditional Use Permit for an off-airport Heliport on a 1.2 +/- acre site located at 15035 N. 73rd Street with Industrial Park District (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**
9. [31-UP-2008 \(Westcor Aviation-7305 E. Greenway Rd.\)](#) request by owner for a Conditional Use Permit for an off-airport Heliport on a 35,019 +/- square-foot site located at 7305 E. Greenway Road with Industrial Park District (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

ITEMS 6 - 9: APPROVED 6-0; MOTION BY STEINKE, 2ND BY SCHMITT

REGULAR AGENDA

10. [Appeal of Zoning Code Interpretation](#) discussion of and possible action on appealing the Zoning Administrator's Interpretation dated February 13, 2009, - Gross Land Area for the PRC District (Planned Regional Center). Staff contact person is Connie Padian, Chief Planning Officer, 480-312-2664

ITEM 10: NO ACTION TAKEN

NON ACTION ITEMS

11. [NewPath](#), Presentation and discussion on New Path's proposal to install wireless communications facility sites throughout the City. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact is Stephen Garcia, 480-225-0151.**
12. [9-TA-2007 \(Planned Unit Development \(PUD\) Text Amendment\)](#) discussion of the proposed PUD district. The City of Scottsdale is the applicant. **Staff contact person is Kira Wauwie, 480-312-7898.**

ITEM 11 AND 12: NO ACTION TAKEN

ADJOURNMENT – 9:35 pm

Planning Commission Consists of:

David Barnett, Chairman
Kevin O'Neill
Steven Steinke
Michael D'Andrea

Eric Hess, Vice Chairman
Jeffrey Schwartz
Michael Schmitt

For additional information click on the link to 'Projects in the Public Hearing Process' at: <http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation by contacting Brandon Lebovitz at 480-312-4213. Requests should be made 24 hours in advance, or as early as possible, to allow time to arrange the accommodation. For TTY users, the Arizona Relay Service (1-800-367-8939) may contact Brandon Lebovitz at 480-312-4213.