



MARKED

***AMENDED
NOTICE AND AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
MARCH 25, 2009
~~5:00~~ 5:06 P.M.**

- * Added 128-PA-2009 (Planned Commerce Park (PCP) District Text Amendment), to the Expedited Agenda
- * Moved 13-TA-2008 (PRC Zoning Ordinance Text Amendment), 13-ZN-2008 (Palmeraie), and 17-AB-2008 (Palmeraie) from Regular to Continuance items.

ROLL CALL

**COMMISSIONER SCHWARTZ ABSENT
COMMISSIONER STEINKE AND COMMISSIONER D'ANDREA LEFT THE DAIS AT
APPROXIMATELY 10:00 P.M.**

MINUTES REVIEW AND APPROVAL

1. March 11, 2009 Regular Meeting Minutes.

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

CONTINUANCE

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 May 13, 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 May 13, 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 May 13, 2009.**

**ITEMS 2-4: CONTINUANCE TO APRIL 22, 2009 APPROVED 6-0; MOTION BY
STEINKE, 2ND BY D'ANDREA**

EXPEDITED AGENDA

5. [29-UP-2008 \(Jest Enterprises, Inc. Heliport\)](#) request by owner for a Conditional Use Permit for an off-airport heliport on a 1.16 +/- acre site located at 15025 N. 74th Street with Industrial Park District (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Jim Larson, 602-955-9929.**
6. [33-UP-2008 \(Dillon Precision Products Helicopter Use Permit\)](#) request by owner for a Conditional Use Permit for an off-airport heliport on a 4.05 +/- acre site located at 8009 E. Dillons Way with Industrial Park District (I-1) zoning. Staff contact person is Louisa Garbo, AICP, 480-312-2671. **Applicant contact person is Al Christmas, 480-948-8009.**
7. [1-UP-2009 \(Fire Station 8\)](#) request by applicant for approval of a Municipal Use Master Site Plan for a new city fire station on a 1.98 +/- acre parcel located at 9598 East Cactus Road with Single Family Residential (R1-35) zoning. Staff contact person is Louisa Garbo, AICP, 480-312-2671. **Applicant contact person is Vivek Galav, 480-312-7245.**
8. [22-UP-2008 \(El Dorado Park Municipal Use Master Site Plan\)](#) request by applicant for approval to amend a Municipal Use Master Site Plan on a 56 +/- acre site located east of N. Miller Road from E. McDowell Road, north to E. Murray Lane, with Open Space Zone (O-S) and General Commercial District (C-4) zoning to accommodate a new city fire station. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Tim Barnard, 480-312-2357.**
9. [2-UP-2009 \(Fire Station 1\)](#) request by applicant for a Conditional Use Permit for a Municipal Use on a 0.97 +/- acre site for a new city fire station located at 1901 N. Miller Road with Open Space Zone (O-S) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Vivek Galav, 480-312-7245.**

ITEMS 5-9 APPROVED 6-0; MOTION BY STEINKE, 2ND BY D'ANDREA

10. [3-UP-2009 \(Costco Car Wash\)](#) request by owner for a Conditional Use Permit for a 3,200 square-foot car wash located at 15255 N. Hayden Rd. with Highway Commercial (C-3) zoning. Staff contact person is Edmond Lamperez, 480-312-7015. **Applicant contact person is John Ellingsen, 425-251-6222.**
11. [8-UP-2009 \(Family Promise\)](#) request by owner for a Conditional Use Permit for a 1670 +/- square-foot private community building located at 7221 E. Belleview St. with Multiple-Family Residential District (R-5) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Georgi Stratton, 480-695-6565.**
12. [10-UP-2009 \(Troon North Park Phase I\)](#) request by applicant for approval of a Municipal Use Master Site Plan for a community park on a 34.1 +/- acre parcel located at 27775 N. Alma School Parkway with Open Space, Environmentally Sensitive Lands, Hillside District (O-S/ESL (HD)), Single-Family Residential, Environmentally Sensitive Lands, Hillside District (R1-35/ESL (HD)), and Hillside Conservation District, Environmentally Sensitive Lands (HC/ESL) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Gary Meyer, 480-312-2367.**

ITEMS 10-12: APPROVED 6-0; MOTION BY SCHMITT; 2ND BY HESS

13. [14-TA-2008 \(Terra Verde Sign Amendment\)](#) request by applicant for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), to amend Article VIII. Sign Requirements, for the purpose of aligning Commercial Office District (C-O) zoning district sign requirements with other commercial districts sign requirements. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Brandon Frazee, 480-946-5020.**

ITEM 13: PULLED TO REGULAR AGENDA. CONTINUANCE TO APRIL 22, 2009 APPROVED 6-0; MOTION BY O'NEILL, 2ND BY SCHMITT

14. [128-PA-2009 \(Planned Commerce Park \(PCP\) District Text Amendment\)](#) request to initiate a zoning text amendment to the Planned Commerce Park (PCP) District (Section 5.4000) in order to update the District as a mixed-use zoning tool for employment cores in the City. **The applicant is the City of Scottsdale, the contact person is Don Hadder, 480-312-2352.**

ITEM 14 APPROVED 6-0; MOTION BY SCHMITT, 2ND BY HESS

REGULAR AGENDA

15. [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.**

ITEM 15 DENIED 5-1; MOTION BY O'NEILL, 2ND BY D'ANDREA, SCHMITT DISSENTING

16. [9-TA-2007 \(Planned Unit Development \(PUD\) Text Amendment\)](#) request to approve a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455), Article III. Definitions.; Article IV. Districts and Boundaries Thereof, Sec. 4.100. Division of City into Districts; Enumeration.; Article V. District Regulations.; Article VIII. Sign Requirements.; Article IX. Parking and Loading Requirements.; Article X. Landscaping Requirements. For the purpose of establishing a Planned Unit Development zoning district. **The applicant is the City of Scottsdale, the contact person is Kira Wauwie, 480-312-7898.**

ITEM 16: CONTINUANCE TO APRIL 22, 2009 APPROVED 4-0; MOTION BY O'NEILL, 2ND BY HESS

ADJOURNMENT: - 10:50 P.M.

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.