



MARKED
*** AMENDED**
NOTICE AND AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
APRIL 22, 2009
4:00 P.M.

- * Item #2 amended to include Study Session Minutes for review and approval
- * 13-ZN-2008 and 17-AB-2008 (Palmeraie), applicant is requesting withdrawal

ROLL CALL-CHAIRMAN BARNETT, O'NEILL, D'ANDREA, HESS, SCHMITT PRESENT @ 4:00 PM, COMMISSIONER STEINKE-ARRIVED @ 4:40 PM AND COMMISSIONER SCHWARTZ ARRIVED @ 4:45 PM

ADMINISTRATIVE REPORT-THANK-YOU TO COMMISSIONER HESS, SCHWARTZ AND CHAIRMAN BARNETT FOR THEIR SIX YEARS OF SERVICE

MINUTES REVIEW AND APPROVAL

1. March 25, 2009 Regular Meeting Minutes including Study Session.
2. April 1, 2009 Regular Meeting Minutes including Study Session.

Item 1 & 2: APPROVED 5-0; MOTION BY O'NEILL, 2ND BY HESS

WITHDRAWALS

3. [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 Rumpeltin, 480-889-2000. Applicant is requesting to withdraw this case.**
4. [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 to withdraw this case.**
5. [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 to withdraw this case.**

ITEMS 3,4, & 5: WITHDRAWN

CONTINUANCE

6. [25-UP-2008 \(Pinnacle Peak Internalized Community Storage\)](#) request by applicant for a Conditional Use Permit for an internalized community storage facility on a 1.86 +/- acre site located at 10798 E. Jomax Road with Planned Community Center, Environmentally Sensitive Lands, Hillside District (PCC ESL (HD)) zoning. Staff contact is Greg Williams, 480-312-4205. **Applicant contact is Randy Grant, 480-990-0700.**

ITEM 6: APPROVED TO MAY 13, 2009, APPROVED 5-0;

REGULAR AGENDA

7. [3-GP-2008 \(Character Plan Amendment to the Downtown Plan\)](#) request by City of Scottsdale, for a General Plan Amendment to adopt an updated Downtown Character Area Plan. The Planning Commission will make recommendation to the City Council. The applicant is the City of Scottsdale. **Staff contact person is Erin Perreault, AICP, 480-312-7990.**

ITEM 7: APPROVED WITH AMENDMENTS 7-0; MOTION BY O'NEILL, 2ND BY D'ANDREA

RECESS-5:45

8. [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 8: DENIED 5-2; MOTION BY O'NEILL, 2ND BY SCHWARTZ; HESS AND BARNETT DISSENTING

COMMISSIONER SCHWARTZ LEFT PRIOR TO VOTE ON ITEMS 9 AND 10

9. [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 9: APPROVED WITH AMENDMENTS 6-0; MOTION BY STEINKE, 2ND BY SCHMITT

10. [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 10: APPROVED 6-0; MOTION BY SCHMITT, 2ND BY HESS

ADJOURNMENT-10:00 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.