



**MARKED**

**NOTICE AND AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**MAY 27, 2009**  
**5:00 P.M.**

**ROLL CALL – ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**

1. May 13, 2009 Regular Meeting Minutes including Study Session.

**ITEM 1: APPROVED 7-0; MOTION BY O'NEILL, 2<sup>ND</sup> BY SCHMITT**

**EXPEDITED AGENDA**

2. [32-UP-2008 \(McCormick-Stillman Railroad Park\)](#) request by City of Scottsdale for approval of an amended Municipal Use Master Site Plan for the McCormick-Stillman Railroad Park on a 26.94 +/- acre parcel located at 7301 E. Indian Bend Rd. with Open Space (O-S) zoning. Staff contact person is Hank Epstein, AICP, 480-312-7976. **Applicant contact person is Elaine Mercado, 480-312-7985.**
3. [15-UP-2009 \(McCormick-Stillman Railroad Park\)](#) request by City of Scottsdale for a Conditional Use Permit for a Specialty Park and Municipal Uses on a 26.94 +/- acre parcel for an existing park, water storage, pump site, and police substation located at 7301 E. Indian Bend Rd. with Open Space (O-S) zoning. Staff contact person is Hank Epstein, AICP, 480-312-7976. **Applicant contact person is Elaine Mercado, 480-312-7985.**

**ITEM 2 & 3: APPROVED 7-0; MOTION BY O'NEILL, 2<sup>ND</sup> BY SCHMITT**

4. [3-ZN-2009/1-HP-2009 \(The Roald Amundsen Pullman Car HP Overlay Zoning\)](#) request by City of Scottsdale to rezone from Open Space District (O-S) to Open Space District/ Historic Property (O-S HP) on .07± acres of the McCormick-Stillman Railroad Park located at 7301 E. Indian Bend Road. **Staff/Applicant contact person is Don Meserve, AICP at 480-312-2523.**

**ITEM 3: MOVED TO REGULAR AGENDA; APPROVED 6-1; MOTION BY GRANT, 2<sup>ND</sup> BY SCHMITT; OTTMAN DISSENTING**

**REGULAR AGENDA**

5. [2-ZN-2009 \(Main Street Rezoning\)](#) request by applicant to rezone from Multiple-Family Residential District/Downtown Overlay (R-5/DO) to Central Business District/Downtown Overlay (C-2/DO) on a 13,039 +/- square foot parcel located at 6915 and 6921 E. Main Street. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Ed Gawf, 480-990-0700.**

**ITEM 5: APPROVED 7-0; MOTION BY FILSINGER, 2<sup>ND</sup> BY O'NEILL**

6. [7-AB-2007 \(Troon Highlands Estates\)](#) request by applicant for approval to abandon: 1) those portions of N. 119th Way, E. Casitas Del Rio Drive, E. La Posada Circle, N. 118th Way, and E. Calle de Valle Drive, located within the Troon Highlands Estates subdivision, with Single-Family Residential District, Hillside District (R1-18/HD) zoning; 2) to abandon the varying thirty (30) to fifty (50) feet of E. Paraiso Drive right-of-way located between N. 122nd Street and N. 124th Street; 3) to abandon the 15-foot N. 122nd Street half-street right-of-way extending 125 feet south from the N. 122nd Street and E. Paraiso Drive intersection; and 4) to abandon the 20-foot N. 124th Street right-of-way extending 40 feet south from the N. 124th Street and E. Paraiso Drive intersection with Single-Family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Ken Dirks, 480-991-4681.**

**ITEM 6: CONTINUED TO JULY 8, 2009 7-0; MOTION BY GRANT, 2<sup>ND</sup> BY SCHMITT**

7. [276-PA-2009 \(Text Amendment for Health and Fitness Studios\)](#) request to initiate a zoning text amendment to Article III (Definitions; General) for Health Studio and Fitness Studio; review the Use Permit requirement for Health Studios in Article V (District Regulations, various zoning districts); and to consider changing the "gymnasium" use in the I-1 District to fitness studio. **The applicant is the City of Scottsdale, the contact person is Greg Bloemberg, 480-312-4306.**

**ITEM 7: APPROVED 7-0; MOTION BY O'NEILL, 2<sup>ND</sup> BY STEINKE**

8. [283-PA-2009 \(Text Amendment to Temporary Fencing and Signage\)](#) request to initiate a zoning text amendment to Section and sub-sections 7.706 and sections of Article VIII Sign Requirements of the City of Scottsdale Zoning Ordinance (455). **The applicant is the City of Scottsdale, the contact person is Dan Symer, 480-312-4218.**

**ITEM 8: NO ACTION**

**ADJOURNMENT – 8:08 P.M.**

**Planning Commission Consists of:**

Michael D'Andrea, Chair	Ed Grant
Steven Steinke, Vice Chair	Jason Ottman
Michael Schmitt	Erik Filsinger
Kevin O'Neill	

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 such as a sign language interpreter, by contacting Brandon Lebovitz at 480-312-4213. Requests should be made as early as possible to allow time to arrange accommodations. For TTY users, the Arizona relay service (1-800-367-8939) may contact Brandon Lebovitz at 480-312-4213.