



APPROVED 2/25/2009 bl

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

**THURSDAY, FEBRUARY 11, 2009**

**MEETING MINUTES**

**PRESENT:** David Barnett, Chairman  
Eric Hess, Vice Chairman  
Steven Steinke, Commissioner  
Michael D'Andrea, Commissioner  
Jeffrey Schwartz, Commissioner

**ABSENT:** Michael Schmitt, Commissioner  
Kevin O'Neill, Commissioner

**STAFF:** Connie Padian  
David Reichert  
Joe Padilla  
Lucia Galav  
Kira Wauwie  
Erin Perreault

**CALL TO ORDER**

Chairman Barnett called the meeting of the Scottsdale Planning Commission to order at 5:13 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. January 27, 2009 Regular Meeting Minutes including Study Session.

**COMMISSIONER STEINKE MOVED TO APPROVE THE JANUARY 27, 2009  
PLANNING COMMISSION MINUTES INCLUDING THE STUDY SESSION.**

**SECONDED BY COMMISSIONER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

**CONTINUANCE**

2. 18-UP-2008 Southbeach Restaurant & Lounge

Request by applicant for a Conditional Use Permit for live entertainment located at 9325 E. Shea Boulevard with Highway Commercial District, Planned Community District (C-3 PCD) zoning.

**COMMISSIONER D'ANDREA MOVED TO CONTINUE 18-UP-2008, SOUTHBEACH RESTAURANT & LOUNGE, TO THE FEBRUARY 25, 2009 PLANNING COMMISSION HEARING. SECONDED BY COMMISSIONER STEINKE, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

3. 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.

Commissioner Schwartz noted a conflict with 17-AB-2008, 13-ZN-2008, and 13-TA-2008, and recused himself from the discussion.

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.

5. 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.

**COMMISSIONER STEINKE MOVED TO CONTINUE ITEMS 17-AB-2008, 13-ZN-2008, AND 13-TA-2008 TO THE MARCH 11, 2009 PLANNING COMMISSION HEARING. SECONDED BY COMMISSIONER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FOUR (4) TO ZERO (0). COMMISSIONER SCHWARTZ RECUSED HIMSELF.**

6. 10-TA-2008 Outdoor Sales Display and Storage Text Amendment

Request by the City of Scottsdale for a text amendment to the zoning Ordinance (Ordinance No. 455) to amend the definitions and allow uses to provide for outdoor sales display and storage. Article III. Definitions. Section 3.100. General.

and Article V., District Regulations., Sections: 5.1200. (C-S) Regional shopping Center zoning district; 5.1300. (c-1) Neighborhood Commercial District; 5.1400. (c-2) Central Business District; 5.1500. (C-3) Highway commercial District; 5.1600 (P.N.C.) Planned Convenience Center zoning district; 5.3000. (D) Downtown District; and 5.4000. Planned Commerce Park (PCP) District.

**COMMISSIONER STEINKE MOVED TO CONTINUE 10-TA-2008, OUTDOOR SALES DISPLAY AND STORAGE TEXT AMENDMENT, TO A DATE TO BE DETERMINED. SECONDED BY VICE-CHAIRMAN HESS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

## **REGULAR AGENDA**

7. Discussion and possible initiation of a "major amendment" to modify the major General Plan amendment criteria.

Ms. Galav noted that her memo included information related to the December 15, 2004 Planning Commission hearing where changes to the major General Plan amendment criteria were discussed. Information was also provided as to the disposition and number of amendments the City has processed since the adoption of the General Plan in 2001. Staff recommended that the major amendment criteria be evaluated as part of the overall 2011 General Plan update work program.

Commissioner Schwartz reiterated the importance of addressing the two-year gap between now and the 2011 General Plan amendment.

In response to a question by Commissioner Steinke, Ms. Galav explained that the schedule for major General Plan amendments is to submit by April for adoption in October. Ms. Perrault explained that because of the City Council approval and required general vote, 2011 updates would be implemented in 2013.

Mr. Reichert reviewed the differences between initiating amendments in a large city such as Phoenix and a smaller city such as Scottsdale. He expressed concern that moving forward with a General Plan amendment might compromise the public approval process. He agreed that with the current economic situation it would be beneficial to move forward with the amendment if it could be implemented quickly; however, because the process would take a significant amount of research and public outreach it would be best to include it as part of the 2011 update.

Commissioner Steinke agreed that it might be more realistic to include the amendment as part of the 2011 update.

Chairman Barnett commented that he was in favor of the amendment, but felt that if the change could not be implemented immediately it was more sensible to include it as part of the 2011 updates.

Mr. Reichert suggested that the item be tabled until the next Planning Commission meeting in order to provide time for staff to research criteria and

testing of the community area plans. If the Commission chooses to initiate, staff will have the tools to communicate the importance of the amendment to the economy.

It was the consensus of the Commission to agendaize the topic for further discussion. Mr. Reichert commented that it is important for citizens to understand that the City of Scottsdale is open to consideration of high quality, unique developments and that development tools are available.

Chairman Barnett encouraged qualified people to apply for the three Commissioner positions that will soon be open.

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:43 p.m.

Respectfully submitted,  
AV-Tronics, Inc