



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

THURSDAY, MAY 13, 2009

MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman
Steven Steinke, Vice Chairman
Erik Filsinger, Commissioner
Ed Grant, Commissioner
Kevin O'Neill, Commissioner
Jason Ottman, Commissioner
Michael Schmitt, Commissioner

STAFF: Lusia Galav
David Richert
Joe Padilla
Connie Padian
Kira Wauwie
Greg Williams
Brad Carr

CALL TO ORDER

Ms. Galav 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.

ELECTION OF OFFICERS

Commissioner Steinke commented that it was important for the Chairman to have experience with long range planning and vision. As the senior member of the Planning Commission, he has had an opportunity to work extensively with the individual Commissioners, each of whom would be capable of carrying out the position of chair.

COMMISSIONER STEINKE NOMINATED COMMISSIONER MICHAEL D'ANDREA FOR THE POSITION OF CHAIRMAN OF THE PLANNING COMMISSION.

COMMISSIONER FILSINGER NOMINATED COMMISSIONER STEVEN STEINKE FOR THE POSITION OF CHAIRMAN OF THE PLANNING COMMISSION.

Commissioner Filsinger noted that electing Commissioner Steinke as chairman would offer an opportunity for the new Commissioners to gain insight into the workings of the Commission and to become more familiar with the individual Commissioners prior to Commissioner Steinke's term expiration.

COMMISSIONER MICHAEL D'ANDREA WAS ELECTED CHAIRMAN OF THE PLANNING COMMISSION BY A VOTE OF SIX (6) TO ONE (1). COMMISSIONER FILSINGER DISSENTED.

COMMISSIONER FILSINGER NOMINATED COMMISSIONER STEVEN STEINKE FOR THE POSITION OF VICE CHAIRMAN OF THE PLANNING COMMISSION.

COMMISSIONER GRANT NOMINATED COMMISSIONER KEVIN O'NEILL FOR THE POSITION OF VICE CHAIRMAN OF THE PLANNING COMMISSION.

COMMISSIONER STEVEN STEINKE WAS ELECTED VICE CHAIRMAN OF THE PLANNING COMMISSION BY A VOTE OF SEVEN (6) TO ZERO (1). COMMISSIONER GRANT DISSENTED.

MINUTES REVIEW AND APPROVAL

1. April 22, 2009 Regular Meeting Minutes including Study Session

VICE-CHAIRMAN STEINKE MOVED TO APPROVE THE APRIL 22, 2009 PLANNING COMMISSION MINUTES INCLUDING THE STUDY SESSION. SECONDED BY COMMISSIONER O'NEILL, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONTINUANCE

2. 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.

COMMISSIONER SCHMITT MOVED TO CONTINUE 2-ZN-2009, MAIN STREET REZONING, TO THE MAY 27, 2009 PLANNING COMMISSION MEETING. SECONDED BY COMMISSIONER GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

3. 186-PA-2009 R1-7 Text Amendment Phase III

Request by the City of Scottsdale, Applicant, to initiate a text amendment to amend Article III. Definitions, Article V. District Regulation Section 5.500 (R1-7) Single-Family Residential District, and Article VII. General Provisions of the City of Scottsdale Zoning Ordinance No. 455. For the purpose of evaluating and revising provisions related to building height and rear yard setbacks, and to confirm consistent ordinance language.

VICE-CHAIRMAN STEINKE MOVED TO RECOMMEND APPROVAL OF 186-PA-2009, THE INITIATION OF R1-7 TEXT AMENDMENT PHASE III. COMMISSIONER FILSINGER SECONDED THE MOTION.

In response to a question by Chairman D'Andrea, Ms. Wauwie confirmed that the Commission will have an opportunity to provide any R1-7 comments during the Phase III deliberations.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

4. 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.

Mr. Williams listed the key items for consideration, noting that the General Plan calls for commercial usage for the site.

Mr. Ed Gawf reviewed the proposal, which was for a storage facility with two below grade levels and one above grade level. The elevations indicated that the building would be designed to look like an office building and will fade into the background. The proposed elevations have been modified in response to staff comments. Once the use permit is approved, the final design will be reviewed by the Development Review Board. The business is expected to generate 50 trips a day maximum and will have rear loading and unloading and 60 percent open space in an effort to minimize impact.

Mr. Gawf noted that the hearing originally scheduled in January was continued in order to provide an opportunity to explore alternative uses in response to neighborhood concerns. Consensus could not be reached on development of a boutique residential care facility, which would have generated more traffic and would have required rezoning.

In response to a question by Commissioner Schmitt, Mr. Gawf confirmed that there would be no external storage for items such as RV's and boats; consideration is being given to reducing the number of parking spaces. The city forbids hazardous materials from being stored in the facility and a hazardous materials restriction is a condition of the lease agreement with patrons.

Commissioner Ottman inquired whether the word "interim" in the staff report meant that the storage facility was a temporary fixture. Mr. Williams clarified that the use permit would run with the land in perpetuity.

Commissioner O'Neill commented that the parking and trips per day should be based on the number of storage units inside the facility as opposed to the square footage of the facility. Mr. Kelly Ferguson, project architect, explained that the intention is to create units that are 100 square feet on average with the ability to convert them to several small units as required. He felt that the gross square footage is what drives traffic in a storage facility because users typically visit only periodically.

Commissioner O'Neill expressed concern about the turnaround area for trucks, noting that the majority of patrons will be using rental trucks they are not experienced in driving. He suggested that shifting the building to the east would allow the possibility for a turnaround lane and drive through. Mr. Ferguson explained that the large setback requirement would prevent shifting the building. He noted that two oversized vehicle loading areas were provided as well as a hammerhead turnaround that meets the Fire Department requirements.

In response to a question by Commissioner Grant, Mr. Gawf noted a willingness to stipulate that the owner has no intention of leasing trucks out of the facility. Ms. Galav clarified that because truck leasing would not be permitted within the district a stipulation is not necessary.

Vice-Chairman Steinke noted appreciation for the efforts of the Applicant in working with the community to find consensus. The Applicant put forth great efforts in the design and more than met the requirements for a use permit. He commented that the area in and around Pinnacle Peak is having an identity crisis because the City has allowed development of six-star hotels and high end restaurants next to several storage facilities, extremes which make it difficult for him to be comfortable.

Ms. Judy Frost, representing the Windy Walk board of directors, spoke in opposition to the project. She noted that the facility would not be compatible with the surrounding residential neighborhoods. Although the building is the same square footage, the three smaller buildings previously approved fit better in the community.

Mr. Bob Houston commented that the new report did not address any of the previous concerns expressed by the community. He felt that the owners could not guarantee that no hazardous materials would be stored in the facility; even with lease agreements there is no way to know what is being stored in the individual units. Development of a storage facility on the site will have a

detrimental impact on the land values in the area because of the design of the building and the nature of its use. He commented that the current economic crisis should never be used as an excuse for allowing a certain type of development.

In response to questions by Chairman D'Andrea, Mr. Gawf noted a willingness to stipulate the hours of operation to between 7:00 a.m. and 6:00 p.m. Modest safety lighting will be provided at night. Mr. Ferguson indicated that pole fixtures could be controlled with a motion sensor or through a system where certain lights are time controlled. Mr. Gawf noted that banner signage is not permitted.

Commissioner O'Neill inquired whether any consideration had been given to making the design have a custom home appearance as has been done with some other facilities. Mr. Gawf agreed that a custom home appearance could be considered and discussed at the Development Review Board hearing. Mr. Gawf indicated that the security keypad would be disabled after hours and tenants would not have access. He felt that gated access would create an undesirable industrial feel.

COMMISSIONER O'NEILL MOVED TO APPROVE 25-UP-2008, PINNACLE PEAK INTERNALIZED COMMUNITY STORAGE, INCLUDING THE STIPULATION THAT THE HOURS OF OPERATION BE RESTRICTED BETWEEN 7:00 A.M. AND 6:00 P.M. ASSUMING THAT IT MEETS THE USE PERMIT CRITERIA. SECONDED BY COMMISSIONER SCHMITT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:13 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz.