



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

WEDNESDAY, SEPTEMBER 9, 2009

STUDY SESSION MINUTES

PRESENT: Michael D'Andrea, Chairman
Steven Steinke, Vice Chairman
Michael Schmitt, Commissioner (arrived 4:14 p.m.)
Kevin O'Neill, Commissioner
Ed Grant, Commissioner
Jason Ottman, Commissioner

ABSENT: Erik Filsinger, Commissioner

STAFF: Tim Curtis
Joe Padilla
Sherry Scott
Greg Bloemberg
Don Hadder
Connie Padian

1. CALL TO ORDER

Chairman D'Andrea called the study session of the Scottsdale Planning Commission to order at 4:04 p.m.

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

2. ADMINISTRATIVE REPORT

Mr. Curtis invited Commissioners to attend the Greater Airpark Community Area Plan study session.

3. REVIEW OF SEPTEMBER 9, 2009 AGENDA

REGULAR AGENDA

3-TA-2009 Text Amendment for Health and Fitness Studio

Mr. Curtis suggested the Commission consider moving the item to the consent agenda because there had been no changes to the text amendment since the previous presentation. Commissioner Ottman expressed an interest in having a presentation.

NON-ACTION ITEM

Presentation and discussion on the 2011 General Plan Update

4. REVIEW OF SEPTEMBER 23, 2009 DRAFT AGENDA

Chairman D'Andrea commented that it is important that the public understand the connection between 3-GP-2009, 7-ZN-2009, and 20-UP-2009 and their contingency upon each other.

7. ETHICS REFRESHER

Ms. Scott presented the ethics refresher.

In response to a question by Commissioner Grant, Ms. Scott clarified the definition of a City-sponsored event and the rules that apply to accepting a ticket.

In response to a comment by Chairman D'Andrea, Ms. Scott confirmed that it is permitted for up to three Commissioners to meet with and discuss a case with an Applicant provided that the discussion is not shared with additional Commissioners.

5. 1-ZN-2009, Scottsdale Healthcare Shea Campus

Ms. Garbo reviewed the zoning request for special campus rezoning, which allows institutions to be established in a campus setting. If approved, Scottsdale Healthcare's Shea campus would remain part of the McCormick Ranch PCD. She reviewed the amended development standards and the conceptual phasing plan.

Mr. John Berry provided context and background for the request. The special campus rezoning request has resulted in a two-year strategic planning effort. He reviewed the zoning, height, and configuration changes that would result from the rezoning, stressing that the rezoning would not allow for more density than is currently allowable. He reviewed the development plans including the transit plan noting that the intention is to create a unified campus that will allow growth over the next 50 years.

In response to a question by Commissioner Ottman, Mr. Berry explained that special campus zoning was required in lieu of one of the existing districts because none of the existing districts was compatible with all of the anticipated future needs of the medical campus. For example, the PCP zoning category does not allow a hospital as a permitted use, which would prevent expansion of the Piper Cancer Center.

Commissioner O'Neill commented that it would be beneficial to have a comparison table noting differences in permitted uses between the various categories.

In response to a question by Vice-Chairman Steinke, Mr. Berry noted that the first special campus use was Scottsdale Healthcare for a medical office building and facilities at Carefree Highway and 60th Street. Special campus districts are also in place at Cattle Track Arts Colony and the Mayo Clinic. It is hoped to have the Shea Campus plans completed by the end of the year.

Chairman D'Andrea felt it was important to give attention to accessible parking. He commented that in many cases care centers provide on campus housing for families of patients. Mr. Berry noted that the campus would allow for family accommodations but any for-profit facilities would need to be located off campus in the surrounding area.

Commissioner Schmitt hoped that the environmental design plan and guidelines would encourage more forward, exciting architecture. Scottsdale Healthcare is a centerpiece of the community and should have a level of architectural excellence, including unification through landscaping and architectural elements.

The study session recessed at 4:45 p.m. and reconvened at 5:02 p.m.

6. Desert Foothills Character Area Plan and Foothills Overlay Overview

Mr. Hadder reviewed the history behind the Desert Foothills Character Area Plan and the Foothills Overlay which began in the late 1970's. Growth and major annexations in the 1980's sparked an interest in creating an overly to maintain and continue the existing rural lifestyle. He mentioned several major zoning cases that have come forward from the 1980s until the present, each of which was eventually either withdrawn or denied.

The concept of character area plans was a result of City Shape 2020. The Desert Foothills Character area plan was established in 1999 and text was adopted by City Council in 2000. Mr. Hadder reviewed the basic facts about the Desert Foothills area.

In response to a question by Commissioner O'Neill, Mr. Hadder explained that the City has the ability to initiate zoning without a citizen vote or petition process. Property owners do have the ability to file a legal protest. If a legal protest is filed by 20 percent or more property owners within the area, then the rezoning would require a super majority vote of the City Council.

Commissioner Ottman mentioned that during the off-site hearing a speaker mentioned a citizen vote. Mr. Hadder clarified that several public hearings and public workshops were held as part of the process, but the rezoning process does not have a public vote element.

In response to a question by Commissioner Schmitt, Mr. Hadder explained that the irregular edge of the overlay was created because of a desire to exclude master planned developments in the area. Boundaries were chosen to include the areas of low density, GLO, and metes and bounds.

In response to a question by Commissioner O'Neill, Mr. Hadder clarified that with a few exceptions all areas within the character area are residential zoning. The text focuses on those character elements that would overlay on the existing low-density, single family zoning and includes discussion on accessory buildings, walls, et cetera that are geared towards a single family context from one to five acres. Rezoning of any parcel requires in addition removal of the overlay zoning. The diagonal boundary going through the State land parcel was not included in the character area plan because it is a major power line corridor.

In response to a question by Vice-Chairman Steinke, Mr. Hadder confirmed that the initial text amendment approval was a result of two years of citizen input and recommendation to reopen the character study.

Chairman D'Andrea mentioned that citizen comment during the remote hearing implied that the State Land Department was supportive of a rezoning. Mr. Hadder noted that because of their position as a major property owner in various parts of the City, the State Land Department has taken a neutral position.

In response to a question by Commissioner O'Neill, Mr. Hadder noted that the overlay does not diminish property owners' land use from a development standpoint.

8. ADJOURNMENT

With no further business to discuss, the study session of the Planning Commission adjourned at 5:33 p.m.

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