



**SCOTTSDALE PLANNING COMMISSION
STUDY SESSION NOTICE AND AGENDA
ONE CIVIC CENTER
7447 E. INDIAN SCHOOL ROAD, SUITE 105
COMMUNITY DEVELOPMENT ROOMS 1, 2, AND 3
SCOTTSDALE, ARIZONA**

WEDNESDAY, SEPTEMBER 16, 2009

STUDY SESSION MINUTES

PRESENT: Steven Steinke, Vice Chairman
Kevin O'Neill, Commissioner
Ed Grant, Commissioner
Jason Ottman, Commissioner

ABSENT: Michael D'Andrea, Chairman
Erik Filsinger, Commissioner
Michael Schmitt, Commissioner

STAFF: David Richert
Tim Curtis
Connie Padian
Sherry Scott
Erin Perreault
Mary Vandevord

1. CALL TO ORDER

Vice-Chair Steinke called the study session of the Scottsdale Planning Commission to order at 4:10 p.m.

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

2. GREATER AIRPARK COMMUNITY AREA PLAN WORKSHOP

Erin Perreault gave a brief introduction and overview of the Greater Airpark Community Area Plan.

Mary Vandevord gave a presentation on the Draft Greater Airpark Community Area Plan.

Staff asked the Planning Commission to provide feedback on the following:

- a. Suggested changes to the 2001 General Plan Land Use Map
- b. Expansion of the Regional Use Overlay in the General Plan
- c. Community Area Plan Land Use Designations
- d. Development Types and the Sensitive Edge Boundary in the Community Area Plan

Vice-Chair Steinke asked what role Gruen Gruen + Associates had in the plan. Staff explained that Gruen Gruen + Associates updated their 1999 economic and land use study of the Airpark and provided policy implications for staff to consider in the formulation of the draft plan. Vice-Chair Steinke asked if staff created the Existing Conditions Report. Staff confirmed that they created the report which details background information on the Greater Airpark Area. Vice-Chair Steinke asked how and when the community prioritized the themes outlined in the presentation. Staff explained that the community was asked for their visions in May 2008. A consultant team, RBF Consulting, compiled all of the information from the community and listed them in major themes. Then in July 2008, staff brought the themes back to the community for refinement and asked them to prioritize them. This was also available on the City's website.

Commissioner Ottman asked if there is a Proposition 207 issue if the General Plan Land Uses are amended.

Sherry Scott commented that the plan is a policy document, and therefore it is not an entitlement. Because entitlements won't change, it is not a Prop 207 issue. We will have zoning that is out of conformance with the General Plan Land Use Designations.

David Richert commented that Prop 207 is meant to protect property rights, not take away a city's ability to be visionary.

Commissioner Ottman commented that the change to the GP land uses could make property owners feel like it will be more difficult to rezone their property.

Commissioner O'Neill asked if the Regional Use Overlay (RUO) is like a Historic Preservation Zoning Overlay.

Connie Padian commented that the RUO is only a policy in the general plan to allow for a flexibility of land uses if they have a regional draw, and it is not like a Historic Preservation Zoning Overlay.

Commissioner Grant asked if there is a concern that changing the General Plan land uses would diminish the value of the land. Staff explained that it would be just the opposite in this area. Commissioner Grant asked to come back with the number of acres or parcels that would be affected by such a change.

Vice-Chair Steinke commented that the Community Area Plan is a document of change. If no action is taken, then it will just be a collector. This is a consensus approach to development. Vice-Chair Steinke asked how many parcels are impacted by a change to the Regional Use Overlay and commented that the Planning Commission will need to know that before a decision is made on the change.

Erin Perreault commented that staff and the Planning Commission will also look at changes to commercial and employment uses at the next meeting.

Commissioner O'Neill asked when the boundary was decided. Staff explained that in 2006, council directed the staff to explore use of an area-based approach to planning to update the General Plan. In 2007, staff combined several of the established Character Area Plan boundaries to determine the Community Area Plan boundaries. The Greater Airpark boundary is a combination of both Airpark Character Area and Sonoran Regional Core Character Area Boundaries. Commissioner O'Neill asked if it is difficult today to consider the area north of the Loop 101 as the Airpark. The Airport is the most unique aspect of this area. Commissioner O'Neill asked if there are any policies in the plan related to Airport safety, such as terrorism threats. Staff explained that there are policies in the Aviation chapter related to safe airport operations. The Airport has a separate document called an Airport Master Plan that deals with Airport safety more specifically. In addition, the FAA has been given a copy of the plan for review.

Commissioner Grant asked if the FAA has concerns over the move of Frank Lloyd Wright Boulevard closer to the Airport runway. Staff said that they have been working with the Airport Administration to ensure that their operations and safety will not be affected in both the Community Area Plan and the Ring Road design.

Commissioner O'Neill asked why the proposed increase to the Regional Use Overlay. There was an issue with the Epicenter case using the RUO in the past. Commissioner O'Neill requested a detailed list of uses that are allowed and not allowed in the Regional Use Overlay.

Commissioner Ottman commented that the plan does not show the Regional Use Overlay on the Land Use Plan map. Staff pointed out the sub-set on the map and explained the Regional Use Overlay is in the General Plan and not in the Community Area Plan. Commissioner Ottman recommended we show the before and after in the plan.

Commissioner Grant asked with regard to the RUO, if there is a sensitivity to the residential areas on the Phoenix side of the expansion area. Staff commented that most of the Airpark butts up to commercial areas on the Phoenix side.

Vice-Chair Steinke requested staff bring back a modified Land Use Plan map showing the expansion of the Regional Use Overlay.

Commissioner O'Neill commented that he thinks the simplified GP map is a move in the right direction. It opens up the ability to do more things and be creative in the area. Commissioner O'Neill asked what the State Land's role has been in the plan. Staff explained that although the State Land Department has not yet received a copy of the plan, staff has been coordinating with them throughout the years on their property.

Commissioner O'Neill suggested adding more Type C to Legacy Blvd at One Scottsdale and along the north side of the freeway, in regard to development types.

Commissioner Ottman commented on his concern that the development types add another layer that becomes too complicated and simpler is needed. Staff commented that this gives discussion and sets the framework for the Zoning Ordinance. It gives more certainty in the area.

Commissioner Grant requested the need for more buffers between the development types and commented that a leap from Type A to Type C seems extreme.

Vice-Chair Steinke commented that it is apparent why some of the Development Types have been located where they are—such as view corridors and residential buffering. Vice-Chair Steinke questioned why there was Type A in the middle of the map. Staff clarified that the area consists of the TPC Golf Course, a resort and some residential developments.

Commissioner Ottman asked if maybe WestWorld should be a Type C.

Commissioner O'Neill suggested staff consider changing the names to become more linear; Type A should be Type B and Type B should be Type A.

Commissioner Ottman commented on the Land Use Plan and thought it would be a great idea to have an aviation use area. Helicopters should be permitted by right in that area.

Vice-Chair Steinke agreed on Commissioner Ottman's recommendation of an aviation use area.

3. ADJOURNMENT

With no further business to discuss, the study session of the Planning Commission adjourned at 5:30 p.m.