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

WEDNESDAY, OCTOBER 28, 2015

*SUMMARIZED MEETING MINUTES*

PRESENT: Michael Edwards, Chair
Matt Cody, Vice Chair
David Brantner, Commissioner
Paul Alessio, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner
Ali Fahki, Commissioner

STAFF: Tim Curtis
Joe Padilla
Bryan Cluff
Keith Niederer
Brad Carr
Jesus Murillo

CALL TO ORDER
Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:04 p.m.

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

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp
MINUTES REVIEW AND APPROVAL

1. Approval of October 14, 2015 Regular Meeting Minutes including the Study Session.

    COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 14, 2015 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

2. 9-UP-2015 (The Scottsdale Dispensary)
Request by owner for a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 3,770+/- square foot facility located at 14980 N. 78th Way, with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is C. Michael Colburn, 480-209-6424.

Item No 2: Recommended City Council approve Case 9-UP-2015 per the staff recommended stipulations, and based upon the finding that the Conditional Use Permit criteria have been met with a vote of 6–1; Motion by Commissioner Brantner, 2nd by Vice Chair Cody, with Commissioner Kush dissenting.

3. 19-ZN-1987#4 (Mountainside Plaza Rezoning)
Request by owner for a Zoning District Map Amendment from Highway Commercial – Planned Community District (C-3 PCD), Multiple-Family Residential – Planned Community District (R-5 PCD) and Service Residential (S-R) zoning to Highway Commercial (C-3), and Service Residential (S-R) zoning on 1.9 +/- acres located at 10683 and 10687 N. 116th Street and 11612 E. Shea Boulevard. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Michael Leary, 480-991-1111.

Item No 3: Recommended City Council approve Case 19-ZN-1987#4 per the staff recommended stipulations, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan with a vote of 6–0; Motion by Commissioner Kush, 2nd by Commissioner Brantner, with Chair Edwards recused.

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**REGULAR AGENDA**

4. **3-TA-2015 (C-O Text Amendment)**
   The applicant is requesting a continuance to a date to be determined.
   Request by owner for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 5.2203 (Use regulations) in the Commercial Office (C-O) zoning district to add Support Retail to the list of permitted uses, subject to certain criteria. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Jason Morris, 602-230-0600.

   **Item No 4: Motion to continue Case 3-TA-2015 to a date to be determined; Motion by Commissioner Brantner, 2<sup>nd</sup> by Commissioner Kush. Approved 7–0.**
   Matt Metz spoke regarding this item.

5. **3-GP-2015 (Gallery)**
   Request by owner for a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods on a 1.2 +/- acre site located at 3126 N. 71st Street. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Alex Stedman, 480-994-0994.

6. **12-ZN-2015 (Gallery)**
   Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Multiple-family Residential (R-5) zoning on a 1.2 +/- acre site located at 3126 N. 71st Street. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Alex Stedman, 480-994-0994.

   **Items 5 & 6: Motion to continue Cases 3-GP-2015 and 12-ZN-2015 to the November 18, 2015 Planning Commission meeting with a vote of 5-1; Motion by Commissioner Brantner, 2<sup>nd</sup> by Commissioner Alessio, with Commissioner Kush dissenting, and Commissioner Fakih recused.**
   Dana Close, Austin Jack, Michael Vinson spoke regarding this item
   Donna Brandsey had a written comment card.
7. **1-GP-2015 (The Outpost)**
Request for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on a 10+/- acre property, located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is Bill Jeorling, 602-909-3975.

8. **10-ZN-2015 (The Outpost)**
Request by owner for a Zoning District Map Amendment from the Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning district, to the Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC ESL FO) zoning district, on a 10+/- acre property, located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Bill Jeorling, 602-909-3975.

**Items 7 & 8: Recommended City Council approve Cases 1-GP-2015 and 10-ZN-2015 subject to the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, with a vote of 4–2. Motion by Commissioner Kush, 2nd by Commissioner Brantner, with Chair Edwards and Vice Chair Cody dissenting; Commissioner Fakh not present.**

Speaker comment cards in support of project:

Tanya Toliver, Todd Wheatcraft, Rick Griffith, Jeffery Denzak, Nick Andrews, Kneko Burney, Len Wechsler, Howard Hintz, Travis Reid, Hayden Breen, Brian Weymouth, Hugh A. Casiano, Suzi Miller, Bryan Moreno, Ashlea Nichols, Alex Solomon, Rebecca Bowman, Bobby Bull, Molly Acridge, Alex Eisenberg, Andreas Witzel,

Speaker comment cards opposed of this project:

Sonnie Kirtley, Susan Plosker, Charles Blackmon, Susan Kauffman, Jim Davis, Tom & Linda Blankenship, Copper Phillips, Paulette Morganstern, Paula Rednick, Janelle Abbott, Janet Betts,
Written comment cards in support of project:

Justin Kinsler, Dee Ann VonLintel, Derek Kershaw, Jami Foreman, Alex Eisenberg, Katy Kwan, Hayden Breen, Simon Bech, Eric Fisher, Lauren Fiero, Michael Porter, Harris Lyall, Tresia Priest, Nicole Salamone, Melinda Acridge, Bryan Trink, Bryan Moreno, James E. Acridge, Jeff Fields, Thomas Radic, Rick Miller, Barry Brooky, Rebecca Bowman, Howard Hintz, Ashlea Nichols, Suzi Miller, David Selaya, Alex Solomon, Stephanie Sandor, Marco J. Wilerson, Travis Reid, Kenneth McGinley, Jennifer Reid, Hugh A. Casiano, Bill Jeorling.

Written comment cards opposed of this project:


ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:36 p.m.