PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA

PLANNING COMMISSION
Paul Alessio, Chairman
David Brantner, Vice Chair
Prescott Smith
Kelsey Young

Ali Fakih
Larry S. Kush
Michael J. Minnaugh

Wednesday, May 10, 2017

5:00 P.M. MARKED
PLANNING COMMISSION MEETING
City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:00 p.m

Roll Call - Commissioner Kush absent. All others present.

Minutes

1. Approval of April 26, 2017 Regular Meeting Minutes, including Study Session
   Item No. 1: Approved 6-0; Motion by Vice Chair Brantner, 2nd by Commission Smith

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). Comment cards must be submitted before public testimony has begun on any item.

EXPEDITED AGENDA

2. 10-UP-2016 (Circle K)
   Request by owner for an amendment to a Conditional Use Permit for a Gas Station
   redevelopment and expansion on a +/-41,398-square foot site with Highway commercial (C-3)
   zoning located at 10200 N. Scottsdale Rd. Staff contact person is Bryan Cluff, 480-312-2258.
   Applicant contact person is William Scarbrough, 602-850-8141.

3. 7-UP-2017 (Crown Castle Days Inn and Suites)
   Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment
   Wireless Communication Facility (WCF) in the design of a +/- 62-foot, 6-inch tall artificial palm
   tree, located at the Days Inn and Suites Hotel at 7330 N. Pima Road with Multiple-family
   Residential, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith
   Niederer, 480-312-2953. Applicant contact person is Mark Sawyer, 480-550-2088.
Item No’s. 2 & 3: Recommended City Council approve cases 10-UP-2016 and 7-UP-2017, by a vote of 6-0; motion by Vice Chair Brantner, per the staff recommended stipulations as revised, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Fakih.

**REGULAR AGENDA**

4. **2-AB-2017 (118th & Jomax)**
   Request by owner to abandon a 110-foot-wide Roadway and Public Utility Easement along the N. 120th Street alignment between E. Jomax road and E. Redbird Road, abandon 25-feet of Roadway and Public Utility Easement along the north side of E. Jomax Road between N. 118th Street and the N. 120th Street alignment, and abandon 15-feet of Roadway and Public Utility easement along the E. Redbird Road alignment, east of the dedicated but undeveloped cul-de-sac located east of the N. 121st Street alignment. **Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.**

5. **25-ZN-2016 (118th & Jomax)**
   Request by owner for a Zoning District Map Amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL) and Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) (+/- 6.7 acres), (R1-70 ESL) (+/- 12.9 acres) and (R1-43 ESL) (+/- 47.7 acres) on +/- 68 acres of a +/- 80 acre site, located at the northeast corner of N. 118th Street and E. Jomax Road. **Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.**

Item No’s. 4 & 5: Recommended City Council approve cases 2-AB-2017 and 25-ZN-2016, by a vote of 4-0; motion by Vice Chair Brantner, per the staff recommended stipulations, based upon the finding that the proposed Zoning District Map Amendment and Abandonment are consistent and conform with the adopted General Plan. 2nd by Commissioner Minnaugh. Commissioners Fakih and Smith recused themselves.

Adjournment - 6:06 p.m.