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 - All present

One or more members of the Planning Commission may be unable to attend the Planning Commission meeting in person and may participate telephonically, pursuant to A.R.S. §38-431(4).

Minutes

1. Approval of June 28, 2017 Regular Meeting Minutes, including Study Session
   Item No. 1: Approved 7-0; Motion by Commissioner Kush, 2nd by Commissioner Young.

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. 1-UP-2017 (Scottsdale Discount Auto)
   Request by the applicant for a Conditional Use Permit for Vehicle Repair located at 1620 North 87th Street with Highway Commercial (C-3) zoning. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Herbert Wagner, 480-745-9555.

3. 3-UP-2017 (101 Restaurant)
   Request by owner for a Conditional Use Permit for live entertainment on a +/-13,042 square foot site with Highway Commercial (C-3) zoning located at 8740 E Frank Lloyd Wright Blvd. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Mike Leary, 480-
REGULAR AGENDA

4. 8-GP-2016 (Granite Reef Townhomes (aka Hudson East))
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 Commercial to Urban Neighborhoods on a +/- 1.27-acre site located at 8340 & 8350 E. McDonald Drive. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Alexandra Schuchter, 480-947-8800.

5. 10-ZN-2016 (Granite Reef Townhomes (aka Hudson East))
Request by owner for a Zoning District Map Amendment from Neighborhood Commercial (C-1) to Multiple-family Residential (R-5) zoning on a +/-1.27-acre site located at 8340 & 8350 E. McDonald Drive. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Alexandra Schuchter, 480-947-8800.

Item No. 4-5; Recommended City Council to approve cases 8-GP-2016 and 10-ZN-2016 by a vote of 7-0; Motion by Commissioner Kush, per staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan and to include an additional stipulation to limit the site plan to two stories and one roof top deck. Second by Commissioner Young.

6. 28-ZN-2016 (Wolf Springs Ranch)
Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-35) to Single-family Residential, Planned Residential Development (R1-18 PRD) zoning including a Development Plan and Amended Development Standards on a +/- 20-acre site located at 12475 N. 93rd St., 12435 N. 93rd St., 9320 E. Cactus Rd., 9350 E. Cactus Rd., 9370 E. Cactus Rd. and 9390 E. Cactus Rd. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Shelby Duplessis, 602-679-4438.

Item No. 6; Chair Alessio and Vice Chair Fakih were recused. Commissioner Kush acted as Chair. Recommended City to approve case 28-ZN-2016, by a vote of 4-1; with Commissioner Kush dissenting. Motion by Commissioner Young, per the staff recommended stipulations, after determining the PRD findings have been met, and proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan and to also remove item 13.B from the stipulations related to the 93rd Street roadway access from full access to emergency only, seconded by Commissioner Smith.
7. 60-ZN-1983#3 (Escondido Manor Zoning Amendment)
Request by owner for a Zoning District Map Amendment to amend the Development Plan Standards and including Stipulations of Case 60-ZN-1983#2 to allow for a second-story addition to the existing home on Lot 10 of Escondido Manor with Single-Family Residential Planned Residential Development (R1-7 PRD) zoning, located at 12768 N. Windrose Drive. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Corey Sheen, 480-521-6926.

Item No. 7; The applicant requested to continue 60-ZN-1983#3 to a date to be determined. Motion to continue 60-ZN-1983#3 by a vote of 7-0; Motion by Commissioner Kush, seconded by Commissioner Serena.

Adjournment - Motion to adjourn by Commissioner Young, seconded by Commissioner Serena - 7:29 p.m.