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

Call to Order - 5:01 P.M.  

Roll Call - Chair Alessio absent  

Minutes  

1. Approval of the October 11, 2017 Regular Meeting Minutes, including Study Session  
   Item No 1: Approved 6-0; Motion by Commissioner Kush, 2nd by Commissioner 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.  

REGULAR AGENDA  

2. 1-GP-2017 (Siena Estates)  
   Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive. Staff contact person is Sara Javoronok, 480-312-7918. Applicant contact person is Stephen Adams, 480-244-2557.  
   Item No 2: Recommend that City Council approve case 1-GP-2017, by a vote of 6-0; Motion by Commissioner Kush, 2nd by Commissioner Young.
3. **10-ZN-2017 (Siena Estates)**
Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-43) zoning district to Single-family Residential, Planned Residential District (R1-18/PRD) zoning district, with a Development Plan and Amended Development Standards, located on a +/- 3.8-acre site, at 5814 N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Stephen Adams, 480-244-2557.**

**Item No. 3:** Recommend that City Council approve case 10-ZN-2017, by a vote of 6-0; Motion by Commissioner Kush, finding that the rezoning with Amended Development Standards and Development Plan meet the PRD findings and are consistent and conform with the adopted General Plan, 2nd by Commissioner Young.

4. **3-GP-2017 (7676 E Pinnacle Peak)**
Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19.7-acre site located at 7676 E. Pinnacle Peak Road. Staff contact person is Taylor Reynolds, 480-312-7924. **Applicant contact person is Nick Wood, 602-382-6269.**

**Item No 4:** Recommend that City Council approve case 3-GP-2017, by a vote of 5-0; Motion by Commissioner Serena, 2nd by Commissioner Young, Vice Chair Fakih recused himself.

5. **11-ZN-2017 (7676 E Pinnacle Peak)**
Request by owner for a Zoning District Map Amendment from Service Residential, Environmentally Sensitive Lands (S-R ESL) zoning district, to Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-10 PRD ESL) zoning district, with a Development Plan and Amended Development Standards, on a +/- 19.7-acre site, located at 7676 E. Pinnacle Peak Road (incudes parcels 212-04-001B, 212-04-001C, 212-04-001D, and 212-04-001E). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Nick Wood, 602-382-6269.**

**Item No. 5:** Recommend that City Council approve case 11-ZN-2017, with additional stipulations by a vote of 5-0; Motion by Commissioner Serena, finding that the rezoning with Amended Development Standards and Development Plan meet the PRD findings and are consistent and conform with the adopted General Plan, 2nd by Commissioner Young, Vice Chair Fakih recused himself.

6. **4-GP-2017 (Bell Group Self Storage)**
Request by owner 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 +/- 2.8-acres of a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 116th St. Staff contact person is Sara Javoronok, 480-312-7918. **Applicant contact person is Jordan Rose, 480-505-3939.**

**Item No 6:** Motion to continue case 4-GP-2017 to the November 8, 2017 hearing, by a vote of 5-1; Motion by Commissioner Kush, 2nd by Commissioner Smith with Commissioner Young dissenting.
7. 9-ZN-2017 (Bell Group Self Storage)
Request by owner for a Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C-1) zoning on a 4.6-acre site, located at the southeast corner of Shea Blvd. and 116th St. Staff contact person is Bryan Cluff, 480-312-2258.  **Applicant contact person is Jordan Rose, 480-505-3939.**

Item No 7: Motion to continue case 9-ZN-2017 to the November 8, 2017 hearing, by a vote of 5-1; Motion by Commissioner Kush, 2nd by Commissioner Smith with Commissioner Young dissenting.

8. 2-TA-2017 (Care Homes/Group Homes Text Amendment)
Request by City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 1.202 (Interpretations and Decisions), Sec. 1.801 (Powers of the Board of Adjustment), Sec. 1.1304 (Enlargement, extension, reconstruction or structural alteration of nonconforming structure; enlargement of nonconforming use), Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.102 (Use Regulations), which affects all other Single-family Residential and Two-Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5 and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multiple-family Residential (R-5)), and Sec. 5.1003 (Use Regulations), add new Sec. 1.806 (Disability Accommodation), and add new Sec. 1.920 (Request for Disability Accommodation) to address various types of care homes and group homes in residential zoning districts.  **Staff/Applicant contact person is Greg Bloemberg, 480-312-4306.**

Item No. 8: Recommend that City Council approve case 2-TA-2017, by a vote of 5-1; Motion by Commissioner Kush, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Young, with Commissioner Serena dissenting.

Adjournment - 8:12 p.m.