PLANNING COMMISSION MEETING
MEETING NOTICE AND AGENDA

Planning Commission
Paul Alessio, Chairman
Ali Fakih, Vice Chair
Prescott Smith
Kelsey Young

Larry S. Kush
Kevin Bollinger
Christian Serena

Wednesday, November 8, 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 - All present

Minutes

1. Approval of the October 25, 2017 Regular Meeting Minutes, including Study Session
   Item No 1: Approved 7-0; Motion by Commissioner Kush, 2nd by Vice Chair Fakih

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. 9-GP-2016 (Rose Lane Commercial Parcel)
   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 Resort/Tourism to Neighborhood Commercial
   on a +/- 2.6-acre site located at 6160 N. Scottsdale Road. Staff contact person is Greg
   Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.

3. 22-ZN-2016 (Rose Lane Commercial Parcel)
   Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R4-
   R) to Neighborhood Commercial (C-1) on a +/- 2.6-acre site located at 6160 N. Scottsdale Rd.
   Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John
   Berry, 480-385-2727.

   Item No’s 2 & 3: Recommended City Council approve cases 9-GP-2016 & 22-ZN-2016, by a
   vote of 6-0; Motion by Commissioner Young, per the staff recommended stipulations after
determining that the proposed Zoning District Map Amendment is consistent and conforms
with the adopted General Plan, 2nd by Commissioner Kush, Commissioner Smith recused
himself.
4. **3-TA-2017 (Legal Protest Text Amendment)**

Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 1.102. (Severability), Section 1.706. (Legal protest by property owners), Section 3.100. of Article III (Definitions), Section 4.100. (Division of City into Districts; Enumeration), and Section 4.201. (Rules where uncertainty may arise) to update the legal protest provisions, and other applicable sections of the Zoning Ordinance, consistent with State of Arizona House Bill 2116. **Applicant/Staff contact person is Brad Carr, AICP, 480-312-7713.**

5. **4-AB-2017 (Storyrock Abandonment)**

Request by owner to abandon the eastern 20 feet of the 55-foot N.128th Street right-of-way located north of E. Ranch Gate Road, the eastern 15 feet of the 55-foot N.128th Street right-of-way located approximately 1300 feet south of E. Ranch Gate Road and to abandon public right-of-way within the proposed Storyrock subdivision with Single-Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-43 PCD ESL, R1-35 PCD ESL, R1-70 PCD ESL, and R1-18 PCD ESL) zoning. **Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Keith Nichter, 480-994-0994.**

6. **6-AB-2017 (Gustafson Abandonment)**

Request by owner to abandon the portions of a 33-foot of GLO easement, located along the eastern boundary of parcel 216-67-160 (N. 71st Street alignment), with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, located at 7077 E. Wildcat Drive. **Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Josh G. Funkhouser, 440-506-3398.**

7. **5-GP-2017 (North 70)**

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 Urban Neighborhoods to Suburban Neighborhoods on the eastern +/- 5-acres (Parcel #129-12-005A) of a +/- 9.9-acre site located at 7010 E. Continental Drive. **Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Keith Nichter, 480-994-0994.**

8. **12-ZN-2017 (North 70)**

Request by owner for a Zoning District Map Amendment from Manufactured Home (M-H) to Multiple-family Residential (R-5) zoning on a +/- 9.9 acre site located at 7010 E. Continental Drive. **Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Keith Nichter, 480-994-0994.**

**Item No’s. 4, 5, 6, 7 & 8: Recommended City Council approve cases 3-TA-2017, 4-AB-2017, 6-AB-2017, 5-GP-2017 & 12-ZN-2017, by a vote of 7-0; Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the proposed Text Amendment, Abandonment, and Zoning Map Amendment are consistent and conform with the adopted General Plan, 2nd by Commissioner Serena.**

**PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO AT (480-312-7620).**
REGULAR AGENDA

9. **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 Street. Staff contact person is Sara Javoronok, 480-312-7918. **Applicant contact person is Jordan Rose, 480-505-3939.**

   Item No 9: Recommended City Council approve case 4-GP-2017 by a vote of 4-3; Motion by Commissioner Kush, 2nd by Commissioner Bollinger with Vice Chair Fakih, Commissioner Smith and Commissioner Young dissenting.

10. **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 Street. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Jordan Rose, 480-505-3939.**

   Item No 10: Recommended City Council approve case 9-ZN-2017, by a vote of 4-3; Motion by Commissioner Kush, per the staff recommended stipulations with an 18’ max height inclusive of mechanical equipment, and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Bollinger with Vice Chair Fakih, Commissioner Smith and Commissioner Young dissenting.

Adjournment - 6:43 p.m.