SOUTHLAKE
PLANNING COMMISSION MEETING
MEETING NOTICE AND SECOND AMENDED AGENDA

*CHANGED LOCATION OF MEETING
**MOVED ITEM # 9 FROM REGULAR TO EXPEDITED

PLANNING COMMISSION
Paul Alessio, Chairman
Ali Fakih, Vice Chair
Prescott Smith
Kelsey Young

Wednesday, December 13, 2017
5:00 P.M. MARKED

PLANNING COMMISSION MEETING
*Community Design Studio, 7506 E. Indian School Rd.

Call to Order - 5:00 p.m.
Roll Call – Vice Chair Fakih absent

Minutes
1. Approval of the November 8, 2017 Regular Meeting Minutes, including Study Session Item No 1: Approved 6-0; Motion by Commissioner Kush, 2nd by Commissioner Serena

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. Approval of the Planning Commission 2018 Calendar.

3. 5-AB-2017 (Rosewood 17)
   Request by owner to abandon the northern fifteen-foot (15-ft) portion of right-of-way located along the north side of E. Hawknest Road, adjacent to parcel 216-34-013C, with Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) zoning located at 8604 E. Hawknest Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Mike Delmarter, (602) 906-1374.

4. 8-AB-2017 (Wilshire Place Abandonment)
   Request by owner to abandon +/- 989-square feet of E. Wilshire Drive right-of-way located along the northwestern boundary of parcel 129-05-010D, with Medium Density Residential (R-3) zoning located at 7121 E. Wilshire Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Edmir Dzudza, 602-481-9282.
5. 9-AB-2017 (Lawrence Abandonment)
Request by owner to abandon +/- 630-square feet of right-of-way located along the southern boundary of E. Indian School Road, with Single-family Residential District (R1-7) zoning located at 4013 N. 86th Street. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is James Lawrence, 480-949-9597.

6. 10-AB-2017 (Lewis Abandonment)
Request by owner to abandon portions of a 33-foot GLO easement along the east and south boundaries of parcel 217-32-017G, with Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12424 E. Cochise Drive. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Reece Ubben, 623-703-0399.

7. 11-UP-2017 (Fraesfield Mountain Trailhead MUMSP)
Request by City of Scottsdale for approval of a Municipal Use Master Site Plan for the improvement of a trailhead (located within the McDowell Sonoran Preserve) with Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL and R1-190/ESL) zoning, located at 13400 E. Rio Verde Drive (northwest corner of E. Rio Verde Dr. and N. 136th St.). Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Scott Mars, 480-312-2619.

8. 12-UP-2017 (Granite Mountain Trailhead)
Request by City of Scottsdale for approval of a Municipal Use Master Site Plan for the improvement of a trailhead (located within the McDowell Sonoran Preserve) with Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning, located at 31402 N 136th Street (northwest corner of E. Lone Mountain Road and N. 136th Street). Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Scott Mars, 480-312-2619.

Item No’s 2, 3, 4, 5, 6, 7 & 8: Move to approve the 2018 Planning Commission Calendar and make a recommendation to City Council for approval of cases 5-AB-2017, 8-AB-2017, 9-AB-2017, 10-AB-2017, 11-UP-2017 and 12-UP-2017, by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Abandonments and the Municipal Use Master Site Plan criteria have been met and are consistent and conform with the adopted General Plan, 2nd by Commissioner Young.

**9. 11-UP-2016 (The Outpost)
Request by owner for a Conditional Use Permit (CUP) for a gas station use on +/- 2.25-acres of an +/- 8.61-acre site, with Planned Neighborhood Center, Environmentally Sensitive Lands Foothills Overlay (PNC/ESL/FO) zoning, located at 8738 E Dynamite Blvd. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Andrew J. Armstrong, 480-429-3060.

Item No 9: Recommended City Council approve case 11-UP-2016, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Bollinger with Commissioner Smith recused himself.

Adjournment - 5:12 p.m.

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).