SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, JULY 26, 2017

* SUMMARIZED MEETING MINUTES *

PRESENT:  Paul Alessio, Chair
          Ali Fakih, Vice Chair
          Larry S. Kush, Commissioner
          Prescott Smith, Commissioner
          Kelsey Young, Commissioner
          Kevin Bollinger, Commissioner
          Christian Serena, Commissioner

STAFF:    Tim Curtis
          Joe Padilla
          Alex Acevedo
          Steve Perone
          Casey Steinke
          Jeff Barnes
          Keith Niederer
          Dan Symer

CALL TO ORDER
Chair Allesio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL
A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL
1. Approval of June 28, 2017 Regular Meeting Minutes including Study Session.
   Commissioner Kush moved to approve the June 28, 2017 regular meeting minutes, Seconded by Commissioner Young. The motion carried unanimously with a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search “Planning Commission”
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.
   Request to speak cards: Ken Berry

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, 480-991-1111.
   Item No. 2-3; Recommended City Council to approve cases 1-UP-2017 and 3-UP-2017 by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that Conditional Use Permit criteria have been met. Seconded by Commissioner Fakih.

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.
   Request to speak cards: Terry Tower, Jim Schamadan
   Written cards: Lisa Chamberlain, Terry Tower

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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.

Request to speak cards: Debra Fisher, Barbara Carpenter (time donated by Sherron Kulwin, Lisa West, Dana Finglaton), David Bost (time donated by Patty Badenoch, Robert Copple, Kevin O’Connor, Sara Mauricio, Richard Katz, Derek Hummert).

Written cards: Bob Handeg, Sonnie Kirtley, Donald Clark

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.

Request to speak cards: Robert Julien

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:29 p.m.

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