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

WEDNESDAY, OCTOBER 25, 2017

*SUMMARIZED MEETING MINUTES *

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

ABSENT:
Paul Alessio, Chair

STAFF:
Tim Curtis
Joe Padilla
Jesus Murillo
Greg Bloemberg
Bryan Cluff
Lorraine Castro
Randy Grant
Erin Perreault
Sara Javaronok
Taylor Reynolds
Alex Acevedo
Wayland Barton

CALL TO ORDER
Vice Chair Fakih called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

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

* 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”
MINUTES REVIEW AND APPROVAL

1. Approval of the October 11, 2017 Regular Meeting Minutes including Study Session.

   COMMISSIONER KUSH MOVED TO APPROVE THE OCTOBER 11, 2017
   REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY
   COMMISSIONER SMITH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE
   OF SIX (6) TO ZERO (0).

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.

   Request to speak card: Dale Johnson

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.

* 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”
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 (includes 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.

   Request to speak cards: Dana Falen, Vickie Falen, Frank Magarelli, Marlene Magarelli, Patty Badenoch, Don Favreau, Troy Jarvis, Carolyn Linderman, Richard Frisch, Tamra Frisch, Zuhdi Tasser and Don Edwards

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.

   Request to speak cards: Dana Falen, Vickie Falen, Frank Magarelli, Marlene Magarelli, Patty Badenoch, Don Favreau, Troy Jarvis, Carolyn Linderman, Richard Frisch, Tamra Frisch, Zuhdi Tasser and Don Edwards

* 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”
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, 2<sup>nd</sup> by Commissioner Young, with Commissioner Serena dissenting.**

**Request to speak: Judy Pollick**

**Written comment card: Michelle Siwek**

Adjournment – Motion to adjourn at 8:12 p.m.

* 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”