CALL TO ORDER
Chair Alessio 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.

* 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 25, 2017 Regular Meeting Minutes including Study Session.

   COMMISSIONER KUSH MOVED TO APPROVE THE OCTOBER 25, 2017
   REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY
   VICE CHAIR FAKIH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF
   SEVEN (7) TO ZERO (0).

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, 2\textsuperscript{nd} 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.

    Request to speak: Vickie Falen

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.

* 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”
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.

   Written Comment Card: Alex Crown

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.**

**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.**

   Written Comment Cards: Patrick Van Den Bossche and Denise Van Den Bossche.

   Request to speak Cards: Vickie Falen, Dana Falen, Frank Magarelli, Marlene Magarelli, Malcom Sherman, Richard Frisch, Patty Badenoch, Thomas Krendl, Garry Jesteadt, Troy Jarvis, Brent Taylor, Don Edwards, Patrick Van Den Bossche and Quentin Smith.

* 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”
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.**

Written Comment Cards: Patrick Van Den Bossche and Denise Van Den Bossche.

Request to speak Cards: Vickie Falen, Dana Falen, Frank Magarelli, Marlene Magarelli, Malcom Sherman, Richard Frisch, Patty Badenoch, Thomas Krendl, Garry Jestadt, Troy Jarvis, Brent Taylor, Don Edwards, Patrick Van Den Bossche and Quentin Smith.

**Adjournment – Motion to adjourn at 6:43 p.m.**