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, December 12, 2018

5:00 P.M. MARKED

PLANNING COMMISSION MEETING
The Design Studio 7506 E. Indian School Rd.

Call to Order - 5:00 p.m.
Roll Call - All Present

Minutes

1. Approval of the November 14, 2018 Regular Meeting Minutes, including Study Session
   Item No. 1: Approved 7-0; Motion by Commissioner Young, 2nd by Commissioner Smith.

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 2019 Calendar.
   Item No. 2: Move to approve the 2019 Planning Commission Calendar, by a vote of 7-0;
   Motion by Commissioner Kush, 2nd by Commissioner Smith.

3. 7-UP-2018 (Verizon PHO Pima & McDonald)
    Request by owner for approval of a Conditional Use Permit for a new Type 4 Alternative
    Concealment Wireless Communication Facility (WCF), concealed within a 60-foot-tall artificial
    broadleaf tree, with associated ground mounted equipment, located at 8465 E. McDonald Drive
    (A.P.N. 173-75-004L) with Highway Commercial (C-3) zoning. Staff contact person is Keith
    Niederer, 480-312-2953. Applicant contact person is Declan Murphy, 602-326-0111.
4. **17-UP-2018 (Verizon PHO Firebank)**
   Request by owner for approval of a Conditional Use Permit for a new Type 4 Alternative Concealment Wireless Communication Facility (WCF), concealed within a 53-foot-tall artificial palm tree, with associated ground mounted equipment, located at 4410 N. Miller Road (A.P.N. 173-40-006A) with Planned Neighborhood Community (PNC) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Declan Murphy, 602-326-0111.**

   Item No’s 3, & 4: Recommended City Council approve cases 7-UP-2018 and 17-UP-2018, by a vote of 7-0; Motion by Commissioner Young, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Smith.

5. **12-ZN-2018 (JLB Partners - The McDowell)**
   Request by owner for a Zoning District Map Amendment from Highway Commercial, Conditional (C-3 C) to Planned Unit Development (PUD), including Development Plan and amended development standard for residential floor area ratio, building setbacks and building stepbacks, for a +/- 12.3-acre site located at 6601 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, (480) 385-2727.**

   Item No. 5: Recommended City Council approve case 12-ZN-2018, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the PUD findings have been met, and the proposed Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Bollinger with Vice Chair Fakih and Commissioner Smith recused themselves.

Adjournment - 5:11 p.m.

---

**PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO AT (480-312-7767). 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 (480-312-7767).**