SCOTTSDALE PLANNING COMMISSION
CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

WEDNESDAY, NOVEMBER 14, 2018

*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
Brad Carr
Greg Bloemberg
Jeff Barnes
Bryan Cluff

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.

MINUTES REVIEW AND APPROVAL
1. Approval of the October 24, 2018 Regular Meeting Minutes including Study Session.
   
   Commissioner Bollinger moved to approve the October 24, 2018 Regular Meeting Minutes, including Study Session, seconded by Commissioner Young.
   
   The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

* 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. **19-ZN-2002#7 (Crossroads East)**
   Request by owner for a Zoning District Map Amendment to amend the Crossroads East Development Plan’s Land Use Budget, approved with case 19-ZN-2002#6, to transfer 10 acres from the Commercial Office (C-O) allotment to the Multi-family Residential (R-5) allotment, with no change in overall residential density, located at the southwest corner of N. Hayden Road and E. Legacy Blvd. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.

   **Item No. 2: Recommended City Council approve case 19-ZN-2002#7, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, after determining that the PCD findings have been met and that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan, 2nd by Commissioner Smith.**

   The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

3. **5-TA-2018 (Planned Airpark Core Development Text Amendment (Raintree redevelopment))**
   Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 5.4000. (Planned Airpark Core Development), of the Zoning Ordinance, to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Kurt Jones, (602) 452-2729.

   **Item No. 3: Recommended City Council approve case 5-TA-2018, by a vote of 6-0; Motion by Commissioner Serena, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush. Commissioner Fakih recused himself.**

   The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Smith, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Fakih recused himself.

4. **8-UP-2018 (Black Rock Coffee)**
   Request by owner for a Conditional Use Permit for a new restaurant with drive-through on a +/- .6-acre site with Industrial Park (I-1) zoning located at 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Martin Flood, 602-999-1942.

   **Item No. 4: Recommended City Council approve case 8-UP-2018, by a vote of 6-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Kush. Commissioner Fakih recused himself.**

   The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Smith, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Fakih recused himself.

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5. **13-AB-2018 (Simoneau Abandonment)**  
Request by owner to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Joel Simoneau, 480-363-6690.

*Item No. 5: Recommended City Council approve case 13-AB-2018, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Smith.*

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

6. **14-UP-2018 (Wonderspaces)**  
Request by owner for a Conditional Use Permit for a bar in a gallery space internal to Fashion Square mall in a +/- 15,987-square foot suite with Downtown/Downtown Regional Use - Type 2, Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning located at 7014 E. Camelback Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Andrea Lewkowitz, 602-200-7222.

*Item No. 6: Recommended City Council approve case 14-UP-2018, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Smith.*

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

7. **10-ZN-2018 (Pima & Bronco)**  
Request by owner for approval of Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-70 ESL) to Single-family Residential Planned Residential Development Environmentally Sensitive Land (R1-43 PRD ESL) zoning and approval of a Development Plan and Amended Development Standards on a +/- 20-acre site, located at the southwest corner of N. Pima Road and E. Bronco Trail. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Tom Kirk, 480-367-4316.

*Item No. 7: Recommended City Council approve case 10-ZN-2018, by a vote of 5-0; Motion by Commissioner Young, per the staff recommended stipulations, after determining that the PRD findings have been met and that the proposed Zoning District Map Amendment, Development Plan and the Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Serena. Commissioner Kush and Commissioner Smith recused themselves.*

The motion carried with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Fakih, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Kush and Commissioner Smith recused themselves.

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REGULAR AGENDA

8. 6-ZN-2018 (Papago Plaza)
Request by owner for approval of a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Community (P-C) District zoning, utilizing the P-C comparable Planned Regional Center (PRC) District, including adopting a development plan and amended PRC development standards on a +/-11-acre site located 7047 and 7115 E. McDowell Rd. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, 602-230-0600.

Item No. 8: Recommended City Council approve case 6-ZN-2018, by a vote of 5-0; Motion by Commissioner Serena, per the staff recommended stipulations and an additional stipulation, after determining that the PCD and PRC findings have been met and that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Bollinger. Commissioner Kush and Commissioner Young recused themselves.

The motion carried with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Fakih, Commissioner Smith, Commissioner Serena, and Commissioner Bollinger. Commissioner Kush and Commissioner Young recused themselves.

Adjournment - 6:25 p.m.

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