5:00 P.M.  MARKED
PLANNING COMMISSION MEETING
City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:06 p.m.
Roll Call – All present with Commissioner Fakih by telephone and leaving meeting at 6:10pm

Minutes
1. Approval of the February 13, 2019 Regular Meeting Minutes, including Study Session
   Item No. 1: Approved 7-0; Motion by Vice Chair Smith, 2nd by Commissioner Young.

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.

Continuances
2. 22-ZN-2018 (Southbridge Two)

Staff and applicant request to continue this case to a date to be determined

Request by owner for approval of a zoning district map amendment from Central Business,
Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) to Downtown/Downtown Core - Type 1, Planned Block Development, Downtown Overlay
(D/DC-1 PBD DO), Downtown/Downtown Multiple Use - Type 2, Planned Block Development,
Downtown Overlay (D/DMU-2 PBD DO), and Downtown/Downtown Multiple Use - Type 3,
Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO), including approval of a
Development Plan with amended development standards, for a mixed-use development with 330
residential units and other non-residential space on a 9.94 +/- acre site located near the
intersection of E. 5th Avenue and N. Marshall Way. Staff contact person is Brad Carr, AICP, 480-
312-7713. Applicant contact person is Gary Roe, 602-618-7754.
3. **19-AB-2018 (Southbridge Two Abandonments)**

Staff and applicant request to continue this case to a date to be determined.

Request by owner to abandon multiple alley and other rights-of-way to allow development of a large, mixed-use development, with Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) zoning located near the intersection of E. 5th Avenue and N. Marshall Way. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Gary Roe, 602-618-7754.**

**Item No 2 & 3:** Move to continue case 22-ZN-2018 (Southbridge Two) and 19-AB-2018 (Southbridge Two Abandonments) to a date to be determined, by a vote of 7-0; Motion by Vice Chair Smith, 2nd by Commissioner Kush.

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**EXPEDITED AGENDA**

5. **12-UP-2016 (M & M Ranch)**

Request by owner for a Conditional Use Permit (CUP) for a “ranch” use on a +/- 5.0 acre (gross lot area) site, on the northwest corner of E. Via Dona Road and N. 82nd Street, with Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district designation, located at 8144 E. Via Dona Rd. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Monica Rahman, 480-695-7359.**

**Item No 5:** Recommended City Council approve case 12-UP-2016 (M & M Ranch), by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended conditions, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Bollinger.

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**REGULAR AGENDA**

*4. **15-UP-2018 (Shot Shack / Tavern)**

Request by owner for a Conditional Use Permit for a Bar on a +/- 1,144 square foot site with Central Business District, Parking P-3 District, Parking P-2 District, Downtown Overlay (C-2/P-3 P-2 DO) zoning located at 4417 North Saddlebag Trail. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is David Ross, 602-908-7405.**

- **Item No 4:** Move Case 15-UP-2018 from Expedited Agenda to Regular Agenda
- **Item No 4:** Move to continue case 15-UP-2018 (Shot Shack / Tavern) to a date to be determined, by a vote of 6-0; Motion by Commissioner Kush, 2nd by Commissioner Serena with Vice Chair Smith recusing himself.
- Commissioner Fakih left meeting at 6:10 pm.
PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF 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 STAFF AT (480-312-7767).