SCOTTSDALE
PLANNING COMMISSION MEETING
MEETING NOTICE AND AMENDED Agenda
*ITEM 2 DATE CORRECTED

PLANNING COMMISSION
Paul Alessio, Chairman
Prescott Smith, Vice Chair
Ali Fakih
Larry S. Kush

Kevin Bollinger
Christian Serena
Renee Higgs

Wednesday, October 23, 2019

5:00 P.M. MARKED

PLANNING COMMISSION MEETING
City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:00 p.m.

Roll Call – Commissioner Smith absent, Commissioner Fakih participated telephonically

Public Comment
Public Comment time is reserved for citizens to comment on non-agendized items that are within the Planning Commission’s jurisdiction and is limited to a total of 15 minutes. No official Planning Commission action can be taken on these items. Speakers may submit a comment card to address the Planning Commission and are limited to three minutes.

Minutes
1. Approval of the October 16, 2019 Remote Hearing Meeting Minutes.
*2. Approval of the October 16, 2019 Regular Meeting Minutes, including Study Session
   ___ Item No’s 1 & 2: Approved 6-0; Motion by Commissioner Kush, 2nd by Commissioner Higgs.

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 Consent 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.
CONSENT AGENDA

3. **8-UP-2019 (Market Street at DC Ranch (Benedetto’s Restaurant))**
   Request by applicant for a Conditional Use Permit for live entertainment (dancing) at Benedetto’s in a +/- 3,818 square foot tenant space, with Planned Neighborhood, Planned Community District (PNC PCD) zoning, located at 20707 E. Pima Rd., Ste. 200. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Jason Bowles, 480-397-1900.**
   **Move to make a recommendation to City Council for approval of 8-UP-2019 by a vote of 6-0. Motion by Commissioner Kush, per the staff recommended stipulations after determining that the Conditional Use Permit criteria have been met. 2nd by Commissioner Bollinger.**

REGULAR AGENDA

4. **19-ZN-2013#2 (Core Center)**
   Request by owner for a zoning district map amendment to amend the approved Development Plan for the site, including approval of Bonus Development Standards for floor area ratio (FAR) in exchange for Special Public Improvements, for a +/- 7.58-acre site with Planned Airpark Core Development - Airpark Mixed Use (PCP-AMU) zoning located at 15301 N. Hayden Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Michael Leary, (480) 991-1111.**
   **Move to make a recommendation to City Council for approval of 19-ZN-2013#2 by a vote of 6-0. Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan. 2nd by Commissioner Serena.**

5. **8-ZN-2019 (Senior Living at McDowell Mountain Ranch)**
   Request by owner for a Zoning District Map Amendment from Single-family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Commercial Office, Planned Community District, Environmentally Sensitive Lands (C-O PCD ESL) and Development Plan amendment on a +/-5-acre site located at 9875 & 9909 E. McDowell Mountain Ranch Rd (217-14-037A and 217-14-038A). Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Michael Leary, 480-991-1111.**
   **Move to Continue case 8-ZN-2019 to the November 13, 2019 meeting by a vote of 5-0. Motion by Commissioner Bollinger, 2nd by Commissioner Higgs with Commissioners Kush recused himself.**

6. **5-AB-2019 (Senior Living at McDowell Mountain Ranch)**
   Request to abandon the thirty-three (33) foot General Land Office Patent Easement (GLOPE) on the east side of parcel 217-14-037A, the thirty-three (33) foot General Land Office Patent Easement on the west side, the thirty-three (33) foot General Land Office Patent Easement on the south side and the thirteen (13) feet of the thirty-three (33) foot General Land Office Patent Easement on the east side, located on parcel 217-14-038A located at 9875 & 9909 E. McDowell Mountain Ranch Road. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Michael Leary, 480-991-1111.**
   **Move to Continue case 5-AB-2019 to the November 13, 2019 meeting by a vote of 5-0. Motion by Commissioner Bollinger, 2nd by Commissioner Higgs with Commissioners Kush recused himself.**
7. **3-GP-2019 (Gentry on the Green)**
Request by owner for a major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Urban Neighborhoods to Mixed-Use Neighborhoods on a +/- 41.5-acre site located at the southwest corner of North Hayden and East Camelback Roads. Staff contact person is Adam Yaron, 480-312-2761. **Applicant contact person is John Berry, 480-385-2727.**

**Move to make a recommendation to City Council for approval of 3-GP-2019 by a vote of 6-0. Motion by Commissioner Kush, 2nd by Commissioner Serena.**

8. **11-ZN-2019 (Gentry on the Green)**
Request by owner for approval of a Zoning District Map amendment from Multiple-family Residential (R-5) district to Planned Unit Development Planned Shared Development (PUD PSD) district, including a Development Plan and Amended Development Standards, on a +/- 41.5-acre site located at the southwest corner of North Hayden and East Camelback Roads. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, (480) 385-2727.**

**Move to make a recommendation to City Council for approval of 11-ZN-2019 by a vote of 6-0. Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Serena.**

Adjournment - 6:32 p.m.