SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, OCTOBER 23, 2019

*SUMMARIZED MEETING MINUTES*

PRESENT: Paul Alessio, Chair
Larry S. Kush, Commissioner
Ali Fakih, Commissioner – participated telephonically
Kevin Bollinger, Commissioner
Christian Serena, Commissioner
Renee Higgs, Commissioner

ABSENT: Prescott Smith, Vice Chair

STAFF: Tim Curtis
Joe Padilla
Randy Grant
Brad Carr
Bryan Cluff
Adam Yaron
Doris McClay
Phil Kercher
Kiran Guntupalli
Meredith Tessier
Melissa Berry
Lorraine Castro

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 16, 2019 Remote Hearing Meeting Minutes
2. Approval of the October 16, 2019 Regular Meeting Minutes including Study Session.
   
   Commissioner Kush moved to approve the October 16, 2019 Remote Hearing Meeting Minutes, the Study Session and Regular Meeting, seconded by Commissioner Higgs.

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

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.

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

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 amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan. 2nd by Commissioner Serena.

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

* 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”
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 Commissioner Kush recusing himself.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Serena, Commissioner Bollinger, Commissioner Higgs, and Commissioner Fakih with Commissioner Kush recusing 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 Commissioner Kush recusing himself.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Serena, Commissioner Bollinger, Commissioner Higgs, and Commissioner Fakih with Commissioner Kush recusing 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.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Serena, Commissioner Bollinger, Commissioner Higgs, and Commissioner Kush.

Comment cards: Jim Hines, Tracy Lendyok and William Littleton.

Speaker cards: Tracy Lendyok, Jason Alexander, Mary Turner, Chrystal Wehby, Giovanni Mangove, Celeste Stone, Elise Prosnier, Robin Graul and Marilyn Atkinson

* 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”
7. **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.**

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

Comment cards: Jim Hines, Tracy Lendyok and William Littleton.

Speaker cards: Tracy Lendyok, Jason Alexander, Mary Turner, Christal Wehby, Giovanni Mangove, Celeste Stone, Elise Prosnier, Robin Graul and Marilynn Atkinson

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:32 p.m.