



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

**WEDNESDAY, OCTOBER 26, 2016**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael Edwards, Chair  
Larry S. Kush, Commissioner  
David Brantner, Commissioner - telephonically  
Matthew Cody, Vice Chair  
Ali Fakh, Commissioner  
Michael J. Minnaugh, Commissioner

**ABSENT:** Paul Alessio, Commissioner

**STAFF:** Tim Curtis  
Sherry Scott  
Greg Bloemberg  
Jesus Murillo  
Taylor Reynolds  
Sara Javoronok  
Doug Mann  
Phil Kercher  
John Bartlett

**CALL TO ORDER**

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

## **ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

## **MINUTES REVIEW AND APPROVAL**

1. Approval of October 19, 2016 Regular Meeting Minutes including the Study Session.

**COMMISSIONER KUSH MOVED TO APPROVE THE OCTOBER 19, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

## EXPEDITED AGENDA

2. [19-ZN-2002#4 \(Chauncey Marketplace\)](#)

Request by owner for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community (P-C) District with comparable Planned Regional Center (PRC) District, including Development Plan and amended PRC development standards; specifically, eliminate maximum floor area ratio for office and residential, increase allowed building height from 60 feet (exclusive of rooftop appurtenances) to 75 feet (inclusive of rooftop appurtenances), amend minimum building setbacks from property line (20 feet on E. Chauncey Lane, 25 Feet on N. 73rd Place), and reduce minimum property size from 25 acres (gross) to 12 acres (gross); and add Planned Shared Development (PSD) District overlay, including Development Agreement, for a mixed-use project on a +/- 12-acre site, located at the southeast corner of N. Scottsdale Road and E. Chauncey Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.

**Item No. 2: Recommended to City Council for approval of case 19-ZN-2002#4, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the PCD findings have been met and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by 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"

## REGULAR AGENDA

3. [3-TA-2016 \(Vacation Rentals or Short-Term Rentals\)](#)

Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.100 (Use Regulations), which affects all other Single Family Residential and Two Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5, and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multi-family Residential (R-5)), Sec. 5.1003 (Use Regulations), Sec. 5.2800 (Western Theme Park (W-P)), Sec. 5.2804 (Use Regulations), Sec. 6.800 (Special Campus (S-C)), Sec. 6.803 (Use Regulations), add Sec. 7.203 (Vacation rentals or Short-term Rentals) to Article VII (General Provisions), Sec. 8.511 (Travel accommodations and guest ranches (with one hundred or fewer guest rooms) in R-5, C-2, C-3 and D districts as follows), Sec. 8.512. (Travel accommodations and guest ranches (with one hundred or more guest rooms) in R-5, C-2, C-3 and D districts) and Sec. 8.513 (Travel accommodations and guest ranches in R-4R zones) to revise or eliminate definitions and Use Regulations related to vacation rental or short-term rental uses. Applicant/Staff contact person is Greg Bloemberg, 480-312-4306.

**Item No. 3: Recommended to City Council for approval of case 3-TA-2016, by a vote of 6-0; Motion by Commissioner Brantner, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Kush.**

4. [5-GP-2016 \(Desert Mountain Parcel 19\)](#)

Request by owner for a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Employment (6.1 +/- acres), Commercial (29.8 +/- acres), Office (29.9 +/- acres), Developed Open Space (18.8 +/- acres), and Rural Neighborhoods (7.1 +/- acres) to Suburban Neighborhoods (55.5 +/- acres) and Developed Open Space (Golf Courses) (36.2 +/- acres) on a 92 +/- acre site located north of the northeast corner of the N. Pima Road and the N. Cave Creek Road intersection. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is John Berry, 480-385-2727.

**Item No. 4: Recommended to City Council for approval of case 5-GP-2016, by a vote of 5-0; Motion by Commissioner Brantner, 2<sup>ND</sup> by Commissioner Fakh, Vice Chair Cody recused himself.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

5. [17-ZN-2016 \(Desert Mountain Parcel 19\)](#)

Request by owner for a Zoning District Map Amendment to rezone the subject 92+/- acre site from: the Open Space, Environmentally Sensitive Lands, Hillside District (O-S/ESL/HD), Single-family Residential District, Environmentally Sensitive Lands, Hillside District (R1-35/ESL/HD), Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1/ESL/HD), Central Business, Environmentally Sensitive Lands, Hillside District, and the Commercial Office, Environmentally Sensitive Lands, Hillside District (C-2/ESL/HD), to approximately 36 acres of the Open Space, Environmentally Sensitive Lands (O-S/ESL) and approximately 56 acres of the Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) zoning district designations, located north of the northeast corner of the N. Pima Road and the N. Cave Creek Road intersection. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is John Berry, 480-385-2727.

**Item No. 5: Recommended to City Council for approval of case 17-ZN-2016, by a vote of 5-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Fakh, Vice Chair Cody recused himself.**

6. [6-UP-2016 \(Desert Mountain Parcel 19\)](#)

Request by owner for a Conditional Use Permit for a Golf Course on approximately 36 acres, of the subject +/- 92-acre site, with the proposed zoning of Open Space, Environmentally Sensitive Lands (O-S/ESL) zoning district designations based off of case 17-ZN-2016, located north of the northeast corner of the N. Pima Road and the N. Cave Creek Road intersection. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is John Berry, 480-385-2727.

**Item No. 6: Recommended to City Council for approval of case 6-UP-2016, by a vote of 5-0; Motion by Commissioner Brantner, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2<sup>nd</sup> by Commissioner Fakh, Vice Chair Cody recused himself.**

Request to speak cards for item no's 4, 5 & 6; Ben Villietta and Tom Leire

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:43 p.m.

\* 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"