

**COMMISSIONER STEINKE, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**ADMINISTRATIVE REPORT**

Ms. Galav announced that Frank Gray had submitted his resignation. Connie Padian will be the Interim Acting General Manager for the Planning department.

Ms. Galav mentioned that the next step in the General Plan update would be the formation of an advisory committee for the Southern and Airpark character area plans, which will be chaired by a Planning Commission member. Commissioners will select a chairperson for that committee at the next meeting.

New Commissioner appointments are expected at the June 24th City Council hearing. Replacements for the exiting chair and vice chair will be voted on during the July Planning Commission hearing.

**CONTINUANCE**

2. 37-ZN-1980#2 Highland Park Phase 2

Request by owner to amend the site plan and stipulations of the rezoning case #37-ZN-1980 on a +/- 4.8 acre site located at 4725 N. Scottsdale Road with Central Business District (C-2) zoning.

3. 27-UP-2007 Highland Park Phase 2

Request by owner for a Conditional Use Permit for a health studio on a +/- 4.8 acre site located at 4725 N. Scottsdale Road with Central Business District (C-2) zoning.

**COMMISSIONER BARNETT MOVED TO CONTINUE 37-ZN-1980#2 TO A DATE TO BE DETERMINED AND 27-UP-2007 TO A DATE TO BE DETERMINED. SECONDED BY COMMISSIONER SCHWARTZ, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**EXPEDITED AGENDA**

5. 5-ZN-2008 Indian River Plaza  
Request by applicant to rezone from Neighborhood Commercial District (C-1) to Central Business District (C-2) on an 8.232-acre parcel located at 2820 N. Hayden Road.

6. 17-UP-2007 Pranksters Too

Request by applicant for a Conditional Use Permit for a bar on an 8.3232-acre parcel located at 7919 E. Thomas Road; #101; with proposed Central Business District (C-2) zoning.

7. 18-UP-2007 Pranksters Too

*Approved 06-25-2008-cb*

Request by applicant for a Conditional Use Permit for Live Entertainment on an 8.232-acre parcel located at 7919 E. Thomas Road #101; with proposed Central Business District (C-2) zoning.

8. 16-UP-2007 Cambria Suites and Pima Condominium Suites

Request by applicant to amend an existing Conditional Use Permit for a Hotel on a 5.938+/- acre parcel at 7330 N. Pima Road with Multifamily Residential/Planned Community District (R-5/PCD) zoning.

9. 21-UP-2007 Drift

Request by applicant for a Conditional Use Permit for a bar on a 9,609.32+/- square-foot site located at 4341 N. 75th Street with Highway Commercial District, Parking District, Downtown Overlay (C-3/P-3 DO) zoning.

**COMMISSIONER BARNETT MOVED TO APPROVE 5-ZN-2008 INDIAN RIVER PLAZA; 17-UP-2007 PRANKSTERS TOO, ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA; 18-UP-2007 PRANKSTERS TOO, ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA; 16-UP-2007 CAMBRIA SUITES AND PIMA CONDOMINIUM SUITES, ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA; AND 21-UP-2007 DRIFT, ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA. SECONDED BY COMMISSIONER SCHWARTZ, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

4. 2-ZN-2008 Dynamite Hills

Request by applicant for approval of a density incentive bonus for Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL) zoning to increase units from six to seven dwelling units on 28+/- acres of land located at 1170 E. Via Dona Road.

Mr. Howard Myers spoke about the importance of regulating open space in the NAOS areas. He reiterated his previous suggestion that a text amendment be developed defining meaningful open space and the requirements for obtaining density incentives. It is important to encourage off-lot open space because of the difficulties in regulating on-lot NAOS.

Vice-Chairman Heitel underscored Mr. Myers' comments, noting his previous requests for development of regulations. With the limited number of critical R1-90 areas left, it is important to have a discussion about meaningful open space and the benefit to the City for granting extra lots. He stressed the importance of bringing a discussion forward before the City is placed in a position where they are required to give 25-percent bonuses to major projects for no return. He acknowledged the efforts of this Applicant to supply open space and small building envelopes.

Commissioner Hess agreed with comments of Vice-Chairman Heitel, noting the ease with which a solution could be agreed upon.

*Approved 06-25-2008-cb*