

# PLANNING COMMISSION REPORT



Meeting Date: August 26, 2020  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## **ACTION**

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### **Medical Marijuana Text Amendment 1-TA-2020**

#### **Request to consider the following:**

1. A recommendation to City Council regarding a request by applicant to amend the City of Scottsdale Zoning Ordinance (Ord. 455) for the purpose of amending Sections 1.403.M.1.g and 1.403.M.2.g to change the allowed hours of operation for medical marijuana uses from 6:00 AM to 7:00 PM to 6:00 AM to 10:00 PM.

#### **Goal/Purpose of Request**

The applicant's request is to amend the Conditional Use Permit criteria for medical marijuana (MM) uses to allow for extended hours of operation.

#### **Key Items for Consideration**

- Amendment revised to include MM uses established after September 30, 2016
- Consistency with State Law
- Many surrounding cities allow medical marijuana uses to operate until 9:00 PM or 10:00 PM daily
- Public Comment received (Refer to Attachment 2)
- Planning Commission recommended approval of the original amendment by a vote of 7-0

## **OWNER**

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Steve White  
(480) 417-6781

## **APPLICANT CONTACT**

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Lauren Niehaus

Action Taken \_\_\_\_\_

Harvest House of Cannabis  
303-827-9039

## **LOCATION**

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Citywide

## **BACKGROUND**

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In 2011, the City of Scottsdale Zoning Ordinance was amended in response to the Arizona Medical Marijuana Act (Proposition 203), which legalized the use of marijuana (or cannabis) for medical purposes only (8-TA-2010). How MM is regulated varies from city to city. In the case of Scottsdale, it was determined that MM uses only be permitted in three zoning districts: Commercial Office (C-O), Light Industrial (I-1) and Special Campus (S-C), and that a Conditional Use Permit be required to locate in any of these three districts. Presently, there are five MM uses operating in Scottsdale: four dispensaries and one cultivation facility.

Shortly after the original ordinance was adopted, an amendment was approved in 2012 (8-TA-2010#2) in response to knowledge gained through implementation of the original ordinance. This amendment consolidated all MM uses into one use category and expanded the list of protected uses. A third amendment was approved in 2016 (8-TA-2010#3) that further expanded the list of protected uses and increased the previously established separation requirements for new MM uses established after September 30, 2016.

On July 8, 2020 the Planning Commission heard the original request by the applicant to amend Section 1.403.M.1.g to revise the hours of operation from 6:00 AM to 7:00 PM to 6:00 AM to 10:00 PM for MM uses established prior to September 30, 2016. It was determined after that hearing that the amendment needs to include the same option for MM uses established after September 30, 2016. As such, the amendment is returning to the Planning Commission for a recommendation on the revised amendment that includes revised hours of operation for both sections of the ordinance.

### **Other Related Policies, References:**

- Zoning Ordinance
- 8-TA-2010: Approved original MM ordinance
- 8-TA-2010#2: Amended MM ordinance to consolidate all MM uses into one category and expanded list of protected uses
- 8-TA-2010#3: Amended MM ordinance to expand list of protected uses and increase separation requirements established after September 30, 2016
- Arizona Revised Statutes, Title 36, Chapter 28.1
- Arizona Department of Health Services, Title 9, Chapter 17

## **APPLICANT'S PROPOSAL**

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The applicant seeks to amend the MM ordinance, specifically the Conditional Use Permit (CUP) criteria spelled out in Sections 1.403.M.1.g and 1.403.M.2.g of the Zoning Ordinance to expand the permitted hours of operation from 6:00 AM-7:00 PM to 6:00 AM-10:00 PM for MM uses established prior to September 30, 2016, and MM uses established after September 30, 2016. The applicant cites in their narrative the fact that State law already permits MM uses to operate until 10:00 PM, and most of the surrounding communities, in accordance with State law, allow MM uses to operate until 9:00 or 10:00 PM. The applicant also states the expanded hours of operation are necessary to accommodate patients who work later hours (past 7:00 PM), and to prevent patients from having to travel to an adjacent jurisdiction where dispensaries are open past 7:00 PM. No other amendments to the CUP criteria are proposed.

## **IMPACT ANALYSIS**

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### **Public Safety**

The Scottsdale Police Department expressed some concern about the later hours of operation, primarily due to the remote location of these facilities; however, in general there are no objections to the proposed amendment.

### **Community Involvement**

The City's Text Amendment Interested Parties List was notified of the request. Additionally, the applicant sent written notification to property owners within 750 feet of their location (15190 N. Hayden Road), published an 1/8-page add in the Daily Independent and held a pair of Open Houses. The first Open House was held on 3/3/2020 at the Residence Inn North Scottsdale, located at 17011 N. Scottsdale Road from 5:30-8:00 PM, and the second Open House was held on 3/4/2020 at the Courtyard Scottsdale Old Town, located at 3311 N. Scottsdale Road from 5:30-8:00PM. Per the applicant's report, there no attendees at either Open House. Staff has received public comment related to this request.

### **Policy Implications**

- Expanded hours of operation may increase convenience for patients and reduce the need for additional dispensaries in Scottsdale in the future.
- There are four existing MM dispensaries established prior to September 30, 2016, that will require an amendment to the Conditional Use Permit(s) to take advantage of longer hours of operation.
- Aligns Scottsdale's ordinance with surrounding communities and State law.

## STAFF RECOMMENDATION

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### Recommended Approach:

Staff recommends that the Planning Commission determine that the proposed zoning text amendment is consistent with and conforms to the adopted General Plan and make a recommendation to City Council for approval.

## RESPONSIBLE DEPARTMENT

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### Planning and Development Services

Current Planning Services

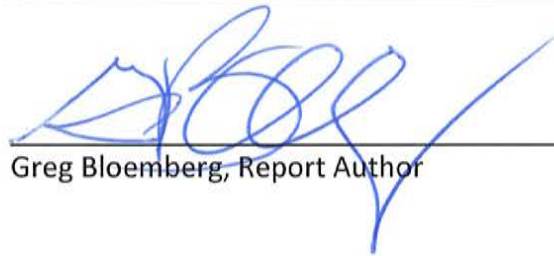
## STAFF CONTACT

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Greg Bloemberg  
Senior Planner  
480-312-4306  
E-mail: gbloemberg@ScottsdaleAZ.gov

## APPROVED BY

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Greg Bloemberg, Report Author

8-5-2020  
Date



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Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

8/14/2020  
Date



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Randy Grant, Executive Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

8/19/20  
Date

## **ATTACHMENTS**

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1. Proposed Text Amendment
2. Applicant's Narrative
3. Community Involvement
4. Current MM Use Location Map
5. City Notification Map
6. July 8, 2020 Planning Commission meeting minutes

M. *Medical marijuana use.*

1. *Active Permitted Uses Existing as of September 30, 2016.* Active Medical marijuana uses legally established and operating under a valid Conditional Use Permit before September 30, 2016, including extensions, renewals, and amendments to existing approvals, shall be subject to the following conditions:

a. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.

b. The medical marijuana use is at least five hundred (500) feet from the following uses within the City limits:

(1) Any residential use in a residential district shown on Table 4.100.A., or the residential portion of a Planned Community PC or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., and,

(2) Any elementary or secondary school or pre-school.

c. The medical marijuana use is at least one thousand three hundred twenty (1,320) feet from the following uses within the City limits:

(1) Medical marijuana caregiver cultivation use, or

(2) Another medical marijuana use.

However, no separation between these uses is required in the Industrial Park District I-1 where a medical marijuana caregiver cultivation use or a medical marijuana use hold a state issued caregiver registry identification card and/or a nonprofit medical marijuana dispensary registration certificate under the same name or organization.

d. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.

e. The property owner has provided a written exterior refuse control plan, subject to City approval.

f. The property owner has provided a written public safety plan, subject to City approval.

g. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 a.m. and no later than ~~7:00~~ 10:00 p.m.

h. There is no drive-through service, take-out window, or drive-in service.

2. *Permits issued after September 30, 2016.* Medical marijuana uses seeking a Conditional Use Permit after September 30, 2016 shall be subject to the following:

a. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, and regulations issued thereunder as amended

b. The medical marijuana use is at least one thousand five hundred (1,500) feet from the following Uses within the City limits:

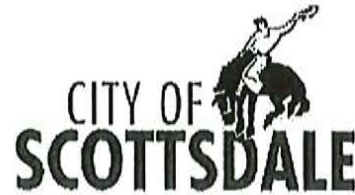
- (1) Any residential use in a residential district shown in Table 4.100.A, or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
- (2) Any elementary or secondary school or pre-school.
- (3) Any Place of worship.
- (4) Any Day care.
- (5) Any Public park.

c. The medical marijuana use is at least two thousand six hundred forty (2,640) feet from the following uses within the City limits:

- (1) Medical marijuana caregiver cultivation use, or
- (2) Another medical marijuana use.

However, no separation is required in the Industrial Park I-1 where a medical marijuana caregiver cultivation use and a medical marijuana use hold a state issued caregiver registry identification card and a nonprofit medical marijuana dispensary registration certificate, respectively, under the same name or organization.

- d. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
- e. The property owner has provided a written exterior refuse control plan, subject to City approval.
- f. The property owner has provided a written public safety plan, subject to City approval.
- g. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells or dispenses medical marijuana are no earlier than 6:00 a.m. and no later than ~~7:00~~ 10:00 pm.
- h. There is no drive-through service, take-out window, or drive-in service.



## SUBMITTED PRE-APPLICATION

### Project Details

Pre-Application Number

**866-PA-2019**

Project Name

**Harvest Retail Hours of Operation Expansion**

Project Description

**We are requesting an amendment to Scottsdale Zoning Code Appendix B, Article 1 Sec. 1.403(M)1(g) to extend the operating hours at Harvest House of Cannabis Scottsdale. Currently, most cities adjacent to or nearby Scottsdale allow dispensaries to stay open later to match the state law closing hour of 10:00 pm. Scottsdale residents who work later hours are forced to either rush to make the 7:00 pm deadline or travel to a neighboring jurisdiction, causing Scottsdale to lose out on tax revenue.**

Project Types

**Minor Amendment**

Location

**15190 N HAYDEN RD**

Subdivision

**SCOTTSDALE AIRPARK CORPORATE CENTER**

Lot Number

**2**

Total Amount

**\$95.00**

## Bloemberg, Greg

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**From:** Castro, Lorraine  
**Sent:** Wednesday, May 20, 2020 10:58 AM  
**To:** Bloemberg, Greg  
**Subject:** FW: 1-TA-2020 MEDICAL MARIJUANA TEXT AMENDMENT

**From:** Pamela Iacovo <piacovo@cox.net>  
**Sent:** Wednesday, May 20, 2020 10:52 AM  
**To:** Castro, Lorraine <Lcastro@scottsdaleaz.gov>  
**Subject:** 1-TA-2020 MEDICAL MARIJUANA TEXT AMENDMENT

**⚠ External Email: Please use caution if opening links or attachments!**



I am not in favor of the change in hours from 6:00 a.m. to 10:00 p.m. There are lots of locations and options for Medical Marijuana to be purchased within the existing 13-hour window. Is there a good reason to adjust the hours of operation to extend the purchasing day? The applicant has a Colorado cell number, where Cannabis is legal for everyone. This request could be more about the money to be made by extending the hours. Just because it can be changed, does not mean it should be changed. -- sent by Pamela M Iacovo (case# 1-TA-2020)



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**ATTACHMENT 3**

# HARVEST

February 7, 2020

Dear interested property owner,

Harvest of Scottsdale, a medical marijuana dispensary located at 15190 N. Hayden Road, Scottsdale, Arizona 85260, is seeking a text amendment to Scottsdale city code regarding the extension of our operating hours.

Harvest of Scottsdale is currently open from 7:00am – 7:00pm. We are seeking to extend our closing hour to 10:00pm to be in line with Arizona State Law.

As required by the city of Scottsdale, we will be holding two open houses to allow community members to ask questions of the Harvest team. Full project and open house information can be found below.

**Project Description:** We are requesting an amendment to extend the operating hours at Harvest of Scottsdale. Currently, most cities adjacent to or nearby Scottsdale allow dispensaries to stay open later than 7:00 pm to match the state law closing hour of 10:00 pm. Scottsdale residents who work later hours are forced to either rush to make the 7:00 pm deadline or travel to a neighboring jurisdiction, causing Scottsdale to lose out on tax revenue.

**Pre-Application Number:** 866-PA-2019

**Contact:**

Lauren Niehaus

Government Relations Specialist, Harvest Health and Recreation, Inc.

[LNiehaus@harvestinc.com](mailto:LNiehaus@harvestinc.com)

303.827.9039

**Scheduled open houses:**

Tuesday March 3<sup>rd</sup> – North Scottsdale

Location: Residence Inn Scottsdale North

Address: 17011 N. Scottsdale Road, Scottsdale, AZ 85255

Time: 5:30 – 8:00pm

Wednesday March 4<sup>th</sup> – South Scottsdale

Location: Courtyard Scottsdale Old Town

Address: 3311 North Scottsdale Road, Scottsdale, AZ 85251

Time: 5:30 – 8:00pm

Thank you,



Lauren Niehaus, Government Relations Specialist  
Harvest Health and Recreation, Inc.

# **INDEPENDENT NEWSMEDIA INC. USA**

17220 N. Boswell Blvd., Suite 101, Sun City, AZ 85373 • 1-800-282-8588

**State of Arizona:**

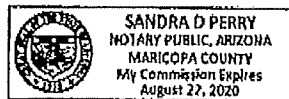
**County of Maricopa:**

## **Affidavit of Publication**

I Charlene Bisson, Arizona group publisher of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)  
02/17/20

Sworn to and subscribed before me this 17th Day of February, A.D., 2020



Ad Caption: Harvest Public Notice  
Ad Number: 392233  
Total Cost:\$108.00

**North Scottsdale  
Open House**

**Harvest of Scottsdale**

Open House March 3, 2020

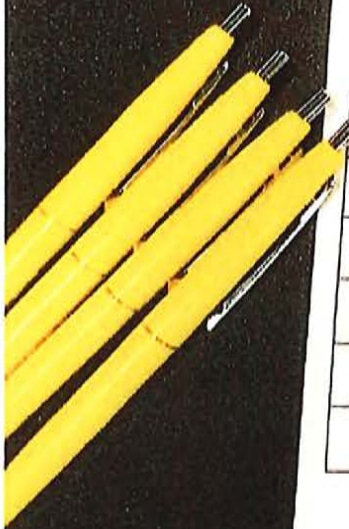
5:30pm - 8:00pm

Residence Inn Scottsdale North

17011 N. Scottsdale Road

Scottsdale, AZ 85255

First Name	Last Name	Property Address	Email Address	Phone



**Harvest of Scottsdale**

Open House March 3, 2020  
5:30pm - 8:00pm

Residence Inn Scottsdale North  
17011 N. Scottsdale Road  
Scottsdale, AZ 85255

Comments: \_\_\_\_\_  
\_\_\_\_\_  
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**Harvest of Scottsdale**

Open House March 3, 2020  
5:30pm - 8:00pm

Residence Inn Scottsdale North  
17011 N. Scottsdale Road  
Scottsdale, AZ 85255

Comments: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_





**HARVEST**  
**HOUSE OF CANNABIS**

Do our tips  
scan in color?

THE JOY  
OF STAYING

**COLORES**  
 QUALITY CANDIDATE AWARDS 2018

**NOTHING ARTIFICIAL**  
 ALL NATURAL FRUIT DERIVED FLAVORS

NO VIBRANT & NO VIBRANT FLAVORS  
 (NONE OF THE 10)




**SUPERIOR QUALITY SCIENCE**

COLORES  
 Superior Quality Science

COLORES  
 Superior Quality Science

**2020  
 PRODUCT  
 PORTFOLIO**

EVOLAB **COLORES** **HighTopz**



**HighTopz**

**CAROLINA MUSICAL**  
**FLIGHT FLAVOR**  
**CHICKEN FLAVOR**

**SUMMER IS A STATE OF MIND**

HighTopz has created the ultimate  
 flavor for your next trip to the beach. It's a  
 mix of the best of both worlds: a tropical  
 island vibe and a savory chicken flavor.

COLORES

Flavor	Availability	Availability
HighTopz	Only in the US	Only in the US
HighTopz	Only in the US	Only in the US
HighTopz	Only in the US	Only in the US



# South Scottsdale Open House

**Harvest of Scottsdale**  
Open House March 4, 2020  
5:30pm - 8:00pm

Country Club Scottsdale Old Town  
3311 South Scottsdale Road  
Scottsdale, AZ 85254

**Comments:**

**Harvest of Scottsdale**  
Open House March 4, 2020  
5:30pm - 8:00pm

Country Club Scottsdale Old Town  
3311 South Scottsdale Road  
Scottsdale, AZ 85254

**Comments:**



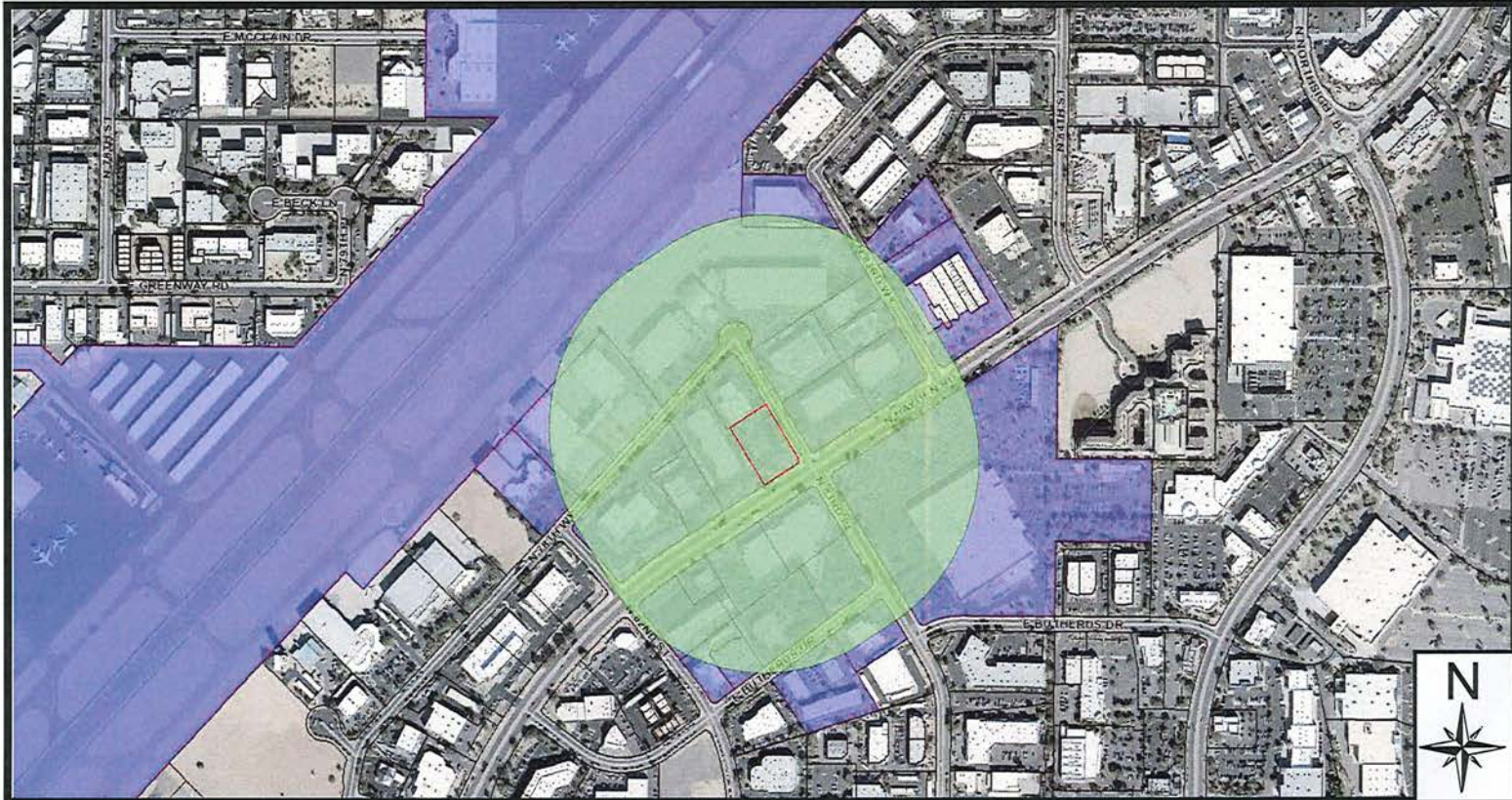






# City Notifications – Mailing List Selection Map

ATTACHMENT 5



**Additional Notifications:**

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
May 6, 2020

**Map Legend:**



Site Boundary



Properties within 750-foot

Postcards: 103

**1-TA-2020**



**SCOTTSDALE PLANNING COMMISSION  
ELECTRONIC REMOTE**

**WEDNESDAY, JULY 8, 2020**

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

**PRESENT:** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Ali Fakh, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner  
Renee Higgs, Commissioner

**STAFF:** Jesus Murillo  
Margaret Wilson  
Keith Niederer  
Jeff Barnes  
Greg Bloemberg  
Bryan Cluff  
Katie Posler  
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.

**Administrative Report and possible discussion – Jesus Murillo**

**MINUTES REVIEW AND APPROVAL**

1. Approval of May 27, 2020 Regular Meeting Minutes including Study Session.

**COMMISSIONER KUSH MOVED TO APPROVE THE MAY 27, 2020 REGULAR MEETING MINUTES. 2ND BY COMMISSIONER HIGGS.**

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0); BY CHAIR ALESSIO, VICE CHAIR SMITH, COMMISSIONER FAKIH, COMMISSIONER BOLLINGER, COMMISSIONER KUSH, COMMISSIONER SERENA AND COMMISSIONER HIGGS.**

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

## CONSENT AGENDA

2. 44-UP-2000#4 (Scottsdale Ranch Community Association Type 4 Wireless Communication Facility)

Request by owner to renew a Conditional Use Permit for an Existing Type 4 Alternative Concealment-Wireless Communication Facility (WCF) concealed within two existing flagpoles at 10585 N. 100th Street with Open Space, Planned Community District (O-S PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953.

3. 11-AB-2019 (Shaw Butte Abandonment)

Request by owner for approval of an abandonment of portions of the General Land Office Patent Easements (GLOs) along the north, east, and south boundary of a property with Single-family Residential (R1-43) zoning located at 10535 E. Cactus Road. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Mischael Ligget, 602-695-1845.

**ITEM NO. 3: RECOMMENDED CITY COUNCIL APPROVE CASE 11-AB-2019, BY A VOTE OF 6-0; MOTION PER COMMISSIONER KUSH PER THE STAFF RECOMMENDED STIPULATIONS, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, 2ND BY COMMISSIONER SMITH, WITH COMMISSIONER BOLLINGER RECUSING HIMSELF.**

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0); BY CHAIR ALESSIO, VICE CHAIR SMITH, COMMISSIONER FAKIH, COMMISSIONER KUSH, COMMISSIONER SERENA AND COMMISSIONER HIGGS WITH COMMISSIONER BOLLINGER RECUSING HIMSELF.**

4. 4-AB-2020 (Haughton Abandonment)

Request by owner for abandonment of 13-feet of GLO easement located along N. 77th Street, 33-feet of GLO easement located along E. Cavedale Drive, and 20-feet of Right-of-Way located along E. Cavedale Drive for a property with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 7720 E. Cavedale Drive. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is John Berry, 480-385-2727.

5. 1-TA-2020 (Medical Marijuana Text Amendment)

Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ord. 455) for the purpose of amending Section 1.403.M.1.g to change the allowed hours of operation for medical marijuana uses from 6:00 AM to 7:00 PM to 6:00 AM to 10:00 PM. Staff contact person is Greg Bloomberg, 480-312-4306. Applicant contact person is Lauren Niehaus, 303-827-9039.

6. 4-GP-2020 (Scottsdale Civic Center Medical Plaza)

Request by owner for approval of a non-major General Plan amendment from Urban Neighborhoods to Minor Office on a +/- 1.37-acre site at 3271 N. Civic Center Plaza. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Colin Slais, 480-907-6893.

7. 10-ZN-2019 (SCOTTSDALE CIVIC CENTER MEDICAL PLAZA)  
REQUEST BY OWNER FOR APPROVAL OF A ZONING DISTRICT MAP AMENDMENT FROM SERVICE RESIDENTIAL (S-R) TO COMMERCIAL OFFICE (C-O) ON A +/- 1.37-ACRE SITE AT 3271 N. CIVIC CENTER PLAZA. STAFF CONTACT PERSON IS BRYAN CLUFF, 480-312-2258. APPLICANT CONTACT PERSON IS COLIN SLAIS, 480-907-6893.

**ITEM NO'S 2, 4, 5, 6 & 7: RECOMMENDED CITY COUNCIL APPROVE CASES 44-UP-2000#4, 4-AB-2020, 1-TA-2020, 4-GP-2020 & 10-ZN-2019, BY A VOTE OF 7-0; MOTION BY COMMISSIONER KUSH, PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT, TEXT AMENDMENT AND ZONING DISTRICT MAP AMENDMENT ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, 2<sup>ND</sup> BY COMMISSIONER BOLLINGER.**

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0); BY CHAIR ALESSIO, VICE CHAIR SMITH, COMMISSIONER FAKIH, COMMISSIONER BOLLINGER, COMMISSIONER KUSH, COMMISSIONER SERENA AND COMMISSIONER HIGGS.**

## **REGULAR AGENDA**

8. 1-ZN-2020 (Canalside)  
Request by owner for a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple-Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO), including development plan and development standards for gross floor area and building setbacks, for a new mixed-used development consisting of 51 units of multi-family residential and +/-1,074 square feet of commercial space, located at 6804, 6806, 6808, 6810, 6820 and 6824 E. Indian School Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is George Pasquel III, 602-230-0600.

**ITEM NO. 8: RECOMMENDED TO CITY COUNCIL FOR APPROVAL OF CASE 1-ZN-2020 BY A VOTE OF 5-0; 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, 2<sup>ND</sup> BY COMMISSIONER SERENA WITH COMMISSIONER SMITH AND COMMISSIONER FAKIH RECUSING THEMSELVES.**

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0); BY CHAIR ALESSIO, COMMISSIONER BOLLINGER, COMMISSIONER KUSH, COMMISSIONER SERENA AND COMMISSIONER HIGGS, WITH VICE CHAIR SMITH AND COMMISSIONER FAKIH RECUSING THEMSELVES.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:00 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"