

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, JANUARY 16, 2020
6:00 PM**

CALL TO ORDER

Chairperson Hirsch called the meeting to order at approximately 6:01 PM.

ROLL CALL

Commissioners Present: Commissioners Crow, Harper, Nowakowski, Wilfong, and Vice Chairperson Lenox and Chairperson Hirsch were present.

Commissioner Absent: Commissioner Nyberg was absent and excused.

City Staff Present: Thomas Ritz, AICP, Senior Planning Project Manager, Tabitha Perry, Special Projects Executive Officer, Jim Gruber, Chief Deputy City Attorney, Lisa Collins, Planning Administrator, and Diana Figueroa, Recording Secretary.

CITIZEN COMMENTS

Chairperson Hirsch called for citizen comments.

Ms. Sue Anderson, Barrel District resident, stated she opposes the sale of Glen Lakes Golf Course.

Mr. David Mednansky, Barrel District resident, commented on the Glen Lakes Golf Course proposed development.

Mr. Phillip Erickson, Barrel District resident, commented on the Glen Lakes Golf Course proposed development.

Ms. Jane Bachman, Barrel District resident, commented on the Glen Lakes Golf Course proposed development.

Ms. Teresa David, Barrel District resident, commented on the Glen Lakes Golf Course proposed development.

Ms. Stella Greazzo, Barrel District resident, commented on the Glen Lakes Golf Course proposed development.

Mr. Ron Short, Cactus District resident, commented on the Glen Lakes Golf Course proposed development.

Chairperson Hirsch provided comments regarding the Envision Glendale 2040 Steering Committee, which he and other commissioners participated.

APPROVAL OF MINUTES

Chairperson Hirsch stated there were no minutes for approval.

WITHDRAWALS AND CONTINUANCES

Chairperson Hirsch asked for Withdrawals and Continuances.

GLEN LAKES SUBDIVISION GENERAL PLAN AMENDMENT GPA19-07 AND REZONING APPLICATION ZON19-17:

A request by the City of Glendale for a General Plan Amendment from POS (Parks and Open Space) to POS and MDR 5 (Medium Density Residential 3.5 to 5 dwelling units per acre) and a rezoning request on approximately 42.8 acres from A-1 to R1-6 PRD. The proposal would allow for a maximum 173-lot single family residential community. The site is located at 5450 West Northern Avenue and is in the Barrel District. Staff Contact: Lisa Collins, Planning Administrator.

Ms. Collins stated GPA19-07 and ZON19-17 will not be heard this evening and will be advertised for a future public hearing.

PUBLIC HEARING ITEMS

Chairperson Hirsch called for the public hearing items.

BUNGALOWS ON PARADISE ZONING APPLICATION ZON19-12:

A request by Jon M. Froke, on behalf of Ulises Gonzales, representing 6606 West Paradise, LLC, rezoning approximately three acres from R1-6 (Single Residence) to R-2 (Mixed Residence) to permit the development of a 27-unit duplex and triplex development. The site is located east of the northeast corner of Paradise Lane and 67th Avenue (6606 West Paradise Lane) and is in the Sahuaro District. Staff Contact: Thomas Ritz, AICP, Senior Planning Project Manager, 623-930-2588.

Mr. Thomas Ritz, AICP, Senior Planning Project Manager, made staff's presentation.

Chairperson Hirsch called for questions from the Commission, which were addressed by Mr. Ritz.

Mr. Jon Froke, applicant, introduced himself and the property owner, made a presentation, and stated he was available for questions.

Chairperson Hirsch opened the public hearing. With no one wishing to speak, he closed the public hearing.

Chairperson Hirsch called for a motion.

Commissioner Crow made a motion to recommend approval of ZON19-12 subject to the nine stipulations listed in the staff report. Commissioner Harper seconded the motion. The motion was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case ZON19-12. This item will be forwarded to City Council for final action.

CENTERPOINT REZONING ZON19-13: A request by Stephen Earl with Earl Curley, P.C, representing Kent Circle Partners, to rezone approximately 63 acres from PAD (Planned Area Development) to PAD to allow for a mixed-use development. The proposal would allow for land uses such as multifamily residence, office, indoor and outdoor recreation. The site is located at the southeast corner of Cardinals Way and Loop 101 Freeway and is in the Yucca District. Staff Contact: Tabitha Perry, Special Projects Executive Officer.

Ms. Tabitha Perry, Special Projects Executive Officer, made staff's presentation.

Chairperson Hirsch called for questions from the Commission, which Ms. Perry addressed.

Mr. Taylor Earl, Earl and Curley, P.C., applicant, representing Kent Circle Partners, introduced himself, made a presentation, and stated he was available for questions.

Chairperson Hirsch opened the public hearing. With no one wishing to speak, he closed the public hearing.

Chairperson Hirsch called for a motion.

Commissioner Nowakowski made a motion to recommend approval of ZON19-13 subject to the three stipulations contained in the staff report. Commissioner Crow seconded the motion. The motion was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case ZON19-13. This item will be forwarded to City Council for final action.

ZANJERO PAD GENERAL PLAN AMENDMENT GPA19-04 AND REZONING APPLICATION ZON19-10: A request Ed Bull/Brian Greathouse with Burch & Cracchiolo, P.A., on behalf of Zanjero Glendale LLC, for an approximately 39-acre site. The applicant is requesting entitlements for a minor general plan amendment to change the land use designation from CCC (Corporate Commerce Center) to EMU (Entertainment Mixed Use) and rezone the site from PAD (Planned Area Development) to PAD to allow for a mixed-use development. The proposed PAD would allow for land uses such as multifamily residence, restaurant, hotel and office. The site is located at the northwest corner of 91st Avenue and Glendale Avenue and is in the Yucca District. Staff Contact: Tabitha Perry, Special Projects Executive Officer.

Ms. Tabitha Perry, Special Projects Executive Officer, made staff's presentation.

Chairperson Hirsch called for questions from the Commission. There were none.

Mr. Brian Greathouse, Burch & Cracchiolo, applicant, representing Zanjero Glendale LLC, introduced himself, made a presentation, and stated he was available for questions.

Mr. Greathouse addressed questions from Commissioner Crow.

Chairperson Hirsch opened the public hearing. With no one wishing to speak, he closed the public hearing.

Chairperson Hirsch called for a motion for GPA19-04.

Vice Chairperson Lenox made a motion to recommend approval of GPA19-04. Commissioner Wilfong seconded the motion. The motion was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case GPA19-04. This item will be forwarded to City Council for final action.

Chairperson Hirsch called for a motion for ZON19-10.

Commissioner Crow made a motion to recommend approval of ZON19-10 subject to the two stipulations contained in the staff report. Vice Chairperson Lenox seconded the motion. The motion was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case ZON19-10. This item will be forwarded to City Council for final action.

MERA WESTGATE (SPARROW) PAD GENERAL PLAN AMENDMENT GPA19-06 AND REZONING APPLICATION ZON19-15: A request Ed Bull/Brian Greathouse with Burch & Cracchiolo, P.A. on behalf of Sparrow Partners, representing Next Gen Zanjero Falls, LLC for an approximately 10-acre site. The applicant is requesting entitlements for a minor general plan amendment to change the land use designation, on approximately 7 acres of the approximately 10 acres, from CCC (Corporate Commerce Center) to HDR-30 (High Density Residential 20-30 dwelling units per acre) and rezoning the entire site from PAD (Planned Area Development) to PAD to allow for a mixed-use development. The PAD would allow for land uses such as multifamily residence, childcare center, health clubs, and medical and dental offices. The site is generally located at the northwest corner of 91st Avenue and Zanjero Boulevard and is in the Yucca District. Staff Contact: Tabitha Perry, Special Projects Executive Officer.

Ms. Tabitha Perry, Special Projects Executive Officer, made staff's presentation.

Chairperson Hirsch called for questions from the Commission, which were addressed by Ms. Perry.

Mr. Brian Greathouse, Burch & Cracchiolo, applicant, on behalf of Sparrow Partners representing Next Gen Zanjero Falls, LLC, introduced himself, made a presentation, and stated he was available for questions.

Chairperson Hirsch opened the public hearing. With no one wishing to speak, he closed the public hearing.

Chairperson Hirsch called for a motion.

Commissioner Crow made a motion to recommend approval of GPA19-06. Commissioner Wilfong seconded the motion. The motion was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case GPA19-06. This item will be forwarded to City Council for final action.

Vice Chairperson Lenox made a motion to recommend approval of ZON19-15 subject to the two stipulations contained in the staff report. Commissioner Harper seconded the motion. The motion was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case ZON19-15. This item will be forwarded to City Council for final action.

OTHER BUSINESS FROM THE FLOOR

Chairperson Hirsch asked if there was any business from the floor. There was an announcement regarding the new terms for the Planning Commissioners.

PLANNING STAFF REPORT

Chairperson Hirsch asked if there was a Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Hirsch called for comments and suggestions.

Commissioner Nowakowski asked for an update on the Northern Parkway Corridor and more information on rental homes often referred to as “bungalows”.

NEXT MEETING

The next Planning Commission Public Hearing is scheduled for February 6, 2020.

ADJOURNMENT

With no further business, Chairperson Hirsch called for a motion to adjourn.

Commissioner Harper made a motion to adjourn. Commissioner Wilfong seconded the motion, which was approved unanimously.

The meeting was adjourned at 7:34pm.