

**PLANNING COMMISSION MINUTES
GLENDALE CIVIC CENTER
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301
OCTOBER 1, 2020
6:00 P.M.**

CALL TO ORDER

Chairperson Hirsch called the meeting to order at approximately 6:00 p.m.

ROLL CALL

Commissioners Present: Commissioners Crow, Harper (departed at approximately 7:28pm), Nowakowski, Nyberg, Vice Chairperson Lenox (telephonically), and Chairperson Hirsch were present.

Commissioner Absent: Warren Wilfong.

City Staff Present: Vicky Rios, City Manager's Office, Lisette Camacho, Finance Director, Jack Friedline, Assistant City Manager, Trevor Ebersole, Transportation Director, Jim Burke, Parks and Recreation Director, Michelle Woytenko, Facilities, Don Bessler, Engineering, Edward Vigil, Planner, Tabitha Perry, Special Projects Executive Officer, Jim Gruber, Chief Deputy City Attorney, Lisa Collins, Interim Development Services Director, and Diana Figueroa, Recording Secretary.

CITIZEN COMMENTS

Chairperson Hirsch called for citizen comments. There were none.

APPROVAL OF THE MINUTES

Chairperson Hirsch called for approval of the Planning Commission Minutes of the Regular Meeting of September 3, 2020. He suggested an amendment to the minutes. Commissioner Harper seconded the amendment. All were in favor of the amendment.

Commissioner Crow made a motion to approve the September 3, 2020 Regular Meeting minutes as amended. Commissioner Harper seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Hirsch called for Withdrawals and Continuances. There were none.

PUBLIC HEARING ITEMS

Chairperson Hirsch called for the public hearing items.

URBANITE AT ZANJERO CONDITIONAL USE PERMIT CUP20-09:A request by Earl and Curley, PC on behalf of Urbanite Capital LLC, for a Conditional Use Permit to allow a continuous care retirement mixed-use facility, which includes independent living, assisted living,

skilled nursing, and memory care in the Zanjero PAD (Planned Area Development) zoning district. The site is located north of Glendale Avenue on Zanjero Boulevard, between 91st and 95th Avenues (7410 North Zanjero Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Special Projects Executive Officer (623) 930-2596, tperry@glendaleaz.com

Ms. Perry made staff's presentation.

Chairperson Hirsch called for the applicant's presentation.

Mr. Ric Toris, Earl and Curley, PC, provided a brief presentation.

Chairperson Hirsch called for questions from the Commission. Questions were answered by Mr. Toris.

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 APPROVE CUP20-09, subject to the stipulations noted in the staff report. Vice Chairperson Lenox SECONDED the MOTION, which was APPROVED UNANIMOUSLY.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action appealable to the City Council within 15 days.

DESERT RIVER II MINOR GENERAL PLAN AMENDMENT GPA20-07 AND ZON20-

12: A request by Shelby Duplessis, on behalf of Empire Residential Communities Fund IV, LLC., for a Minor General Plan Amendment from BP (Business Park) to EMU (Entertainment Mixed Use) and to rezone 65.58 acres from the Desert River PAD (Planned Area Development) to Desert River II PAD (Planned Area Development) to allow a variety of mixed uses. The site is located at the northwest corner of 99th Avenue and Desert River Boulevard; and is in the Yucca District. Staff Contact: Edward Vigil, Planner, 623-930-3071 or evigil@glendaleaz.com.

Mr. Edward Vigil, Planner, made staff's presentation.

Chairperson Hirsch called for the applicant's presentation.

Ms. Shelby Duplessis, Empire Residential Communities Fund IV, LLC, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from the Commission.

Questions were answered by staff and the applicant.

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

Chairperson Hirsch called for a motion.

Commissioner Nyberg made a motion to recommend APPROVAL of GPA20-07. Commissioner Crow SECONDED the MOTION, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is a recommendation which will be forwarded to City Council for final action.

Commissioner Crow made a motion to recommend approval of ZON20-12, subject to the six stipulations in the staff report. Vice Chairperson Lenox seconded the motion, which was APPROVED UNANIMOUSLY.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is a recommendation which will be forwarded to City Council for final action.

OTHER BUSINESS

Chairperson Hirsch called for Other Business.

City staff presented information regarding the upcoming Bond Election.

PLANNING STAFF REPORT

Chairperson Hirsch called for the Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Hirsch called for Commission Comments and Suggestions. He reminded everyone to continue to provide water and shade to any animals outdoors as the weather remains warm.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, November 5, 2020 at 6:00 p.m., at the Glendale Civic Center, 5750 West Glenn Drive, Glendale, Arizona, 85301.

ADJOURNMENT

With no further business, the meeting adjourned at 7:25pm.

Submitted by:

Diana Figueroa
Recording Secretary