



75th & Glendale Retail Center ZON21-06

City Council Hearing – September 14, 2021

Tabitha Perry, Interim Planning Manager

A decorative graphic in the bottom right corner consisting of two overlapping curved shapes. The top shape is orange and the bottom shape is red, both curving upwards and to the right.



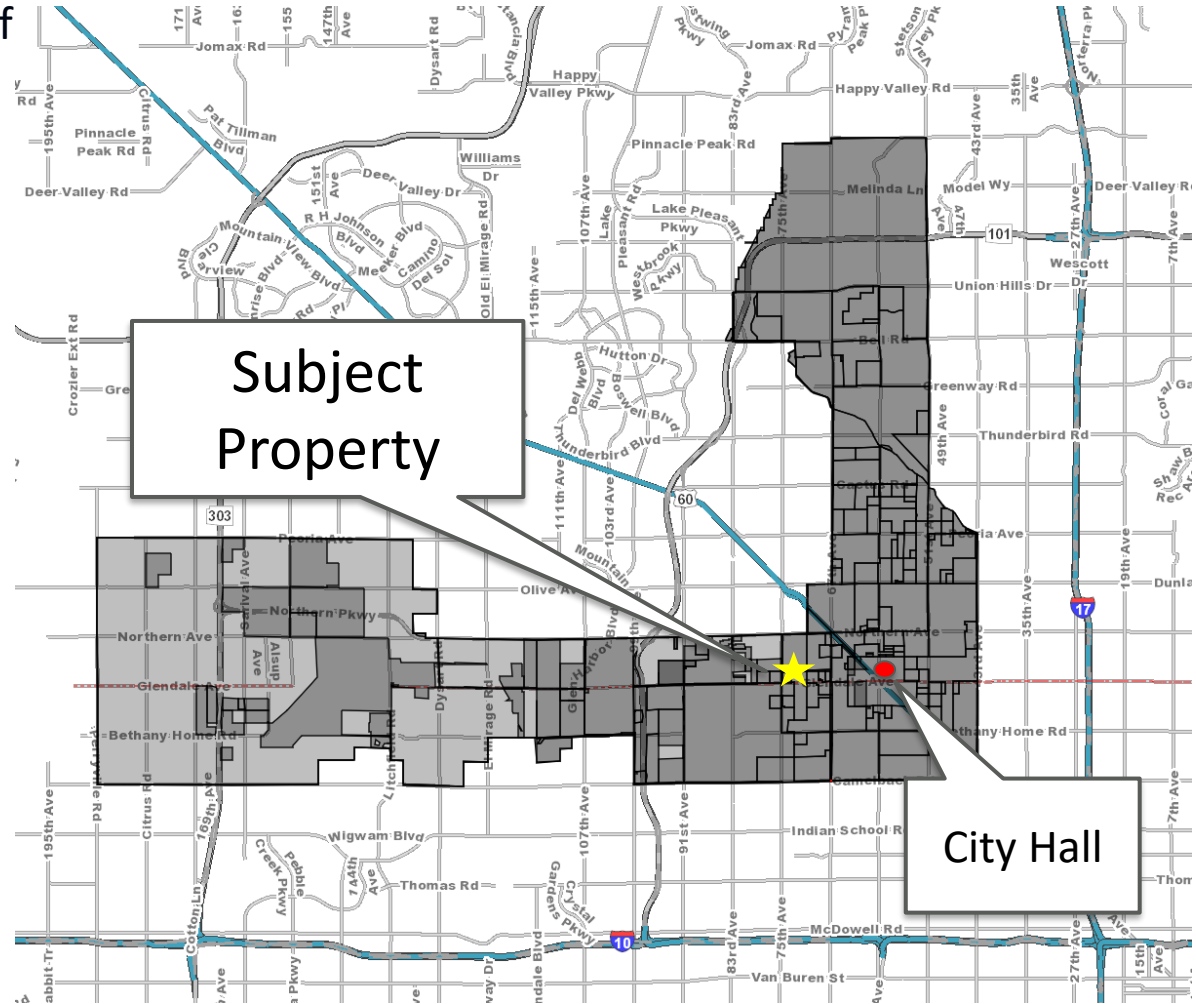
Request

Rezone from C-2 (General Commercial) to PAD (Planning Area Development) for a future mixed commercial development.

Applicant: Maria Grishina with SimonCRE/ H&W Properties, Inc.

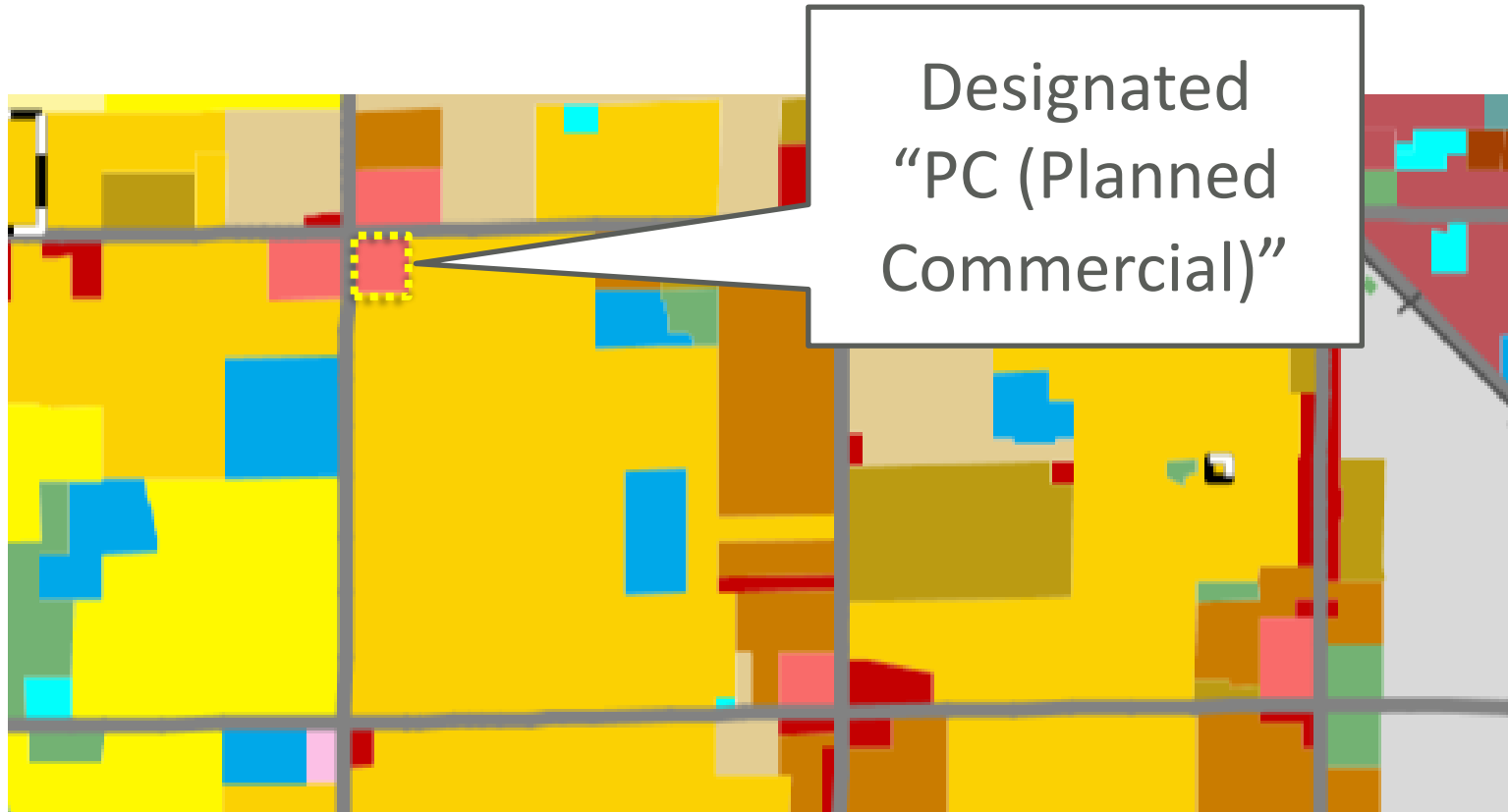
Vicinity Map

Located at the SEC of
75th Avenue and
Glendale Avenue





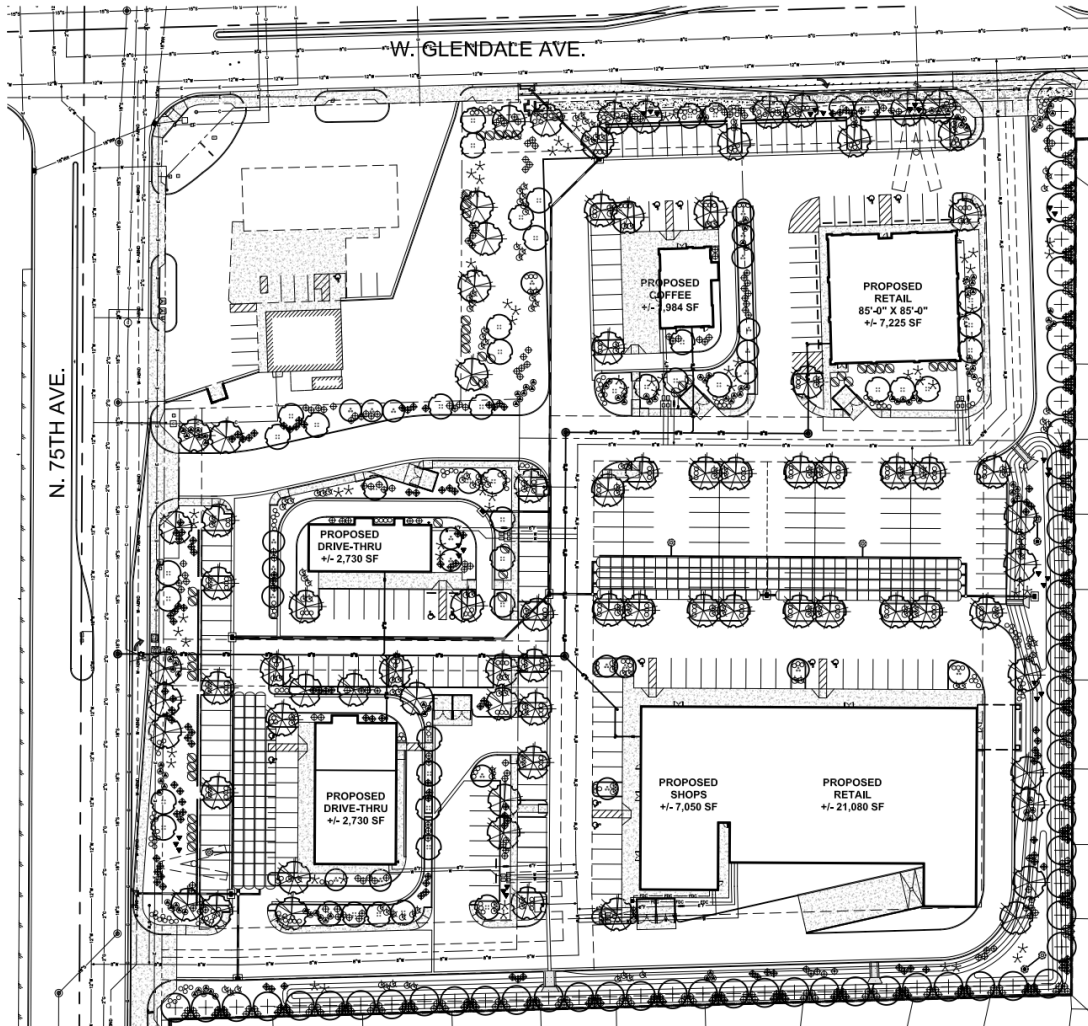
General Plan







Landscape Plan



LANDSCAPE LEGEND

- CERCOCARPUS THYMIODES
DESERT MUSEUM PALO VERDE
34" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- ACACIA ANEURA
YUCCA (SPP/SPS APPROVED)
24" BOX
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON
- CASAHUATE MEXICANA
MEXICAN BRD OF PARADISE
5 GALLON
- TECOMA ORANGE JUBILEE
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED TUCCA
5 GALLON
- DASYLICON WHEELERI
DESERT SPOON
5 GALLON
- AGAVE GEMINIFLORA
TWIN FLOWERED AGAVE
5 GALLON
- YUCCA PENINSULARIS
BALLA YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
ICED HONEY
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- BOUGAINVILLEA TORCH GLOW
BUSH BOUGAINVILLEA
5 GALLON
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS





Analysis

- The proposed amendment is consistent with the goals and policies of the General Plan.
- The proposal is compatible with existing and planned developments in the surrounding area.
- The proposed zoning will allow for development opportunities that meet current and future market demands.



Public Involvement

- The Citizen Participation Process was completed.
- There were no public comments regarding the item at the August 5, 2021, Planning Commission Public Hearing.



Recommendation

The Planning Commission recommended approval subject to ten (10) stipulations outlined in the staff report(s).



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