

**PLANNING COMMISSION MINUTES  
GLENDALE CITY HALL  
COUNCIL CHAMBERS  
5850 W. GLENDALE AVENUE  
GLENDALE, ARIZONA 85301  
AUGUST 5, 2021  
6:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

**Commissioners Present:** Chairperson Crow, Vice Chairperson Nyberg, Commissioners Crow, Cole, Wilfong, Nowakowski, and Heath.

**City Staff Present:** Jim Gruber, Chief Deputy City Attorney, Jamsheed Mehta, Development Services Director, Tabitha Perry, Interim Planning Manager, Edward Vigil, Senior Planning Project Manager, Alex Lerma, Planner, and Joseline Castaneda, Planner, and Diana Figueroa, Recording Secretary.

**CITIZEN COMMENTS**

Chairperson Crow called for citizen comments. There were none.

**APPROVAL OF THE MINUTES**

Chairperson Crow called for a motion.

**Commissioner Cole made a motion to approve the April 1, 2021, Regular Meeting minutes as revised, the May 6, 2021 Workshop minutes as written, and the June 17, 2021 Regular Meeting minutes as revised. Vice Chairperson Nyberg seconded the motion, which was approved unanimously.**

**WITHDRAWALS AND CONTINUANCES**

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

**PUBLIC HEARING ITEMS**

Chairperson Crow called for the public hearing items.

**AMBRA RESIDENTIAL MINOR GENERAL PLAN AMENDMENT GPA21-03 AND REZONING APPLICATION ZON21-07:**

A request by Taylor C. Earl, Earl & Curley, P.C., for a Minor General Plan amendment from LDR 2.5 (Low Density Residential, 1-2.5 du/ac) to MDR 5 (Medium Density Residential, 3.5-5 du/ac) and to Rezone approximately 24 acres of land from R1-6 PRD (Single Family Residence Planned Residential Development) and R1-6 (Single Family Residence) to R1-4 PRD (Single Family Residence Planned Residential Development) to allow 122 single family homes with a minimum lot size of 4,500 square feet. The site is located east of the southeast corner of Northern Avenue and 80<sup>th</sup> Drive and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Chairperson Crow opened the public hearing and called for speakers in the audience. With no one wishing to speak, he closed the public hearing.

Chairperson Crow called for a motion.

**Commissioner Crow made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA21-03 and to RECOMMEND APPROVAL of Rezoning Application ZON21-07 with two stipulations. Commissioner Cole seconded the motion, which was APPROVED with Commissioners Wilfong, Nowakowski, and Heath voting nay due to the small lot sizes proposed.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation will go forward to the City Council for final action.

**AVILLA PALOMINO MINOR GENERAL PLAN AMENDMENT GPA21-02 AND REZONING APPLICATION ZON21-02:** A request by Brennan Ray with Burch & Cracchiolo, P.A., for a Minor General Plan amendment from GC (General Commercial) and MDR 5 (3.5-5 du/ac) to MHDR 12 (Medium High Density, 8-12 du/ac) and to Rezone 17.72 acres of land from R1-6, C-2, & C-3 to R-2 (Multiple Residence) to allow 197 single story, detached rental units. The site is located south and east of the southeast corner of 51<sup>st</sup> Avenue and Peoria Avenue, and is in the Cactus District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Chairperson Crow opened the public hearing and called for speakers in the audience. With no one wishing to speak, he closed the public hearing.

Chairperson Crow called for a motion.

**Commissioner Wilfong made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA21-02 as written. Commissioner Crow seconded the motion, which was APPROVED unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation will go forward to the City Council for final action.

**Vice Chairperson Nyberg made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-02 with the seven stipulations noted in the staff report and an eighth stipulation to read “The developer will work with City staff including the Traffic Engineer to determine if a right out only along 51<sup>st</sup> Avenue is warranted.” Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation will go forward to the City Council for final action.

**MODERNE AT ARROWHEAD MINOR GENERAL PLAN AMENDMENT GPA21-04 & REZONING APPLICATION ZON21-08:** A request by David Cisiewski for a Minor General Plan amendment to amend the 0.8 acre corner located at the northeast corner of 67<sup>th</sup> Avenue and Greenway Road from GC (General Commercial) to HDR20 (High Density Residential, 12-20 du/ac) and to Rezone 9.4 acres from C-2 (General Commercial) and R-3 (Multiple Residence) to R-5 (Multiple Residence) to allow 182 multi-family residential units, up to 3 story, and 19.46 dwelling units per acre. The site is located at the northeast corner of 67<sup>th</sup> Avenue and Greenway Road and is in the Sahuaro District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Chairperson Crow opened the public hearing and called for speakers in the audience. With no one wishing to speak, he closed the public hearing.

Chairperson Crow called for a motion.

**Commissioner Wilfong made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA21-04 and to RECOMMEND APPROVAL of Rezoning Application ZON21-08 with seven stipulations noted in the staff report. Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation will go forward to the City Council for final action.

**75<sup>TH</sup> & GLENDALE RETAIL CENTER REZONING APPLICATION ZON21-06:** A request by Maria Grishina, SimonCRE JC Tucker IV, LLC, representing H & W Properties, Inc., for approval of a zone change from C-2 (General Commercial) zoning district to PAD (Planned Area Development) zoning district on an approximate 7.46-acre parcel. The site is located at the southeast corner of 75<sup>th</sup> Avenue and Glendale Avenue and is in the Yucca District. Staff Contact: Alex Lerma, Project Planner, (623) 930-2810, [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com)

Chairperson Crow opened the public hearing and called for speakers in the audience. With no one wishing to speak, he closed the public hearing.

Chairperson Crow called for a motion.

**Commissioner Nowakowski made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-06 with ten stipulations noted in the staff report. Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation will go forward to the City Council for final action.

**BOLINGER FIREARMS SOLUTIONS CUP21-05:** A request by John Bolinger, Firearms Solutions, LLC, for a Conditional Use Permit to allow the sale of firearms as a Home Occupation in the R1-6 (Single Residence) zoning district. This site is located at the southwest corner of 49th

Avenue and Turquoise Avenue at 4903 West Turquoise Avenue and is in the Cactus District. Staff Contact: Joseline Castaneda, Planner, (623) 930-2823, [jcastaneda@glendaleaz.com](mailto:jcastaneda@glendaleaz.com)

Chairperson Crow opened the public hearing and called for speakers in the audience. With no one wishing to speak, he closed the public hearing.

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to APPROVE Conditional Use Permit CUP21-05 subject to the four stipulations noted in the staff report, a revision to stipulation five, and the additional of stipulations six and seven to read:**

- 5. The existing security system shall stay active for the duration of this home-based business and properly maintained and in good working order.**
- 6. No retail sales are permitted.**
- 7. The Conditional Use Permit shall expire upon sale of the property.**

**Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final approval appealable to City Council.

#### **OTHER BUSINESS**

Chairperson Crow called for Other Business.

Ms. Perry stated staff will begin to provide to the Planning Commission copies of the mailing labels of those property owners who were sent notification of a citizen participation neighborhood letter / meeting and public hearings.

She shared that the city meets the then intent of the state statute and zoning ordinance so we are in compliance for publication of public hearings in the Glendale Star. After discussion, the Commission requested this item be brought back at the next meeting.

#### **PLANNING STAFF REPORT**

Chairperson Crow called for the Planning Staff Report.

Ms. Perry stated staff will provide an update regarding development surrounding Westgate in an upcoming meeting.

#### **COMMISSION COMMENTS AND SUGGESTIONS**

Chairperson Crow called for Commission Comments and Suggestions.

Commissioner Nowakowski would like to discuss why the Commission's recommendations are not being provided to the City Council. Mr. Gruber said this item could be placed on a future agenda.

**NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for September 2, 2021, at 6:00 p.m., at the Glendale City Hall, Council Chambers, 5850 West Glendale Avenue, Glendale, Arizona, 85301.

**ADJOURNMENT**

Chairperson Crow called for a motion to adjourn.

With no further business, the meeting was adjourned at 8:18pm.

Submitted by:

Diana Figueroa  
Recording Secretary

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