



Raising Cane's GPA21-09 & ZON21-10

Planning Commission Meeting - October 7, 2021

Joseline Castaneda
Planning Project Manager





Request

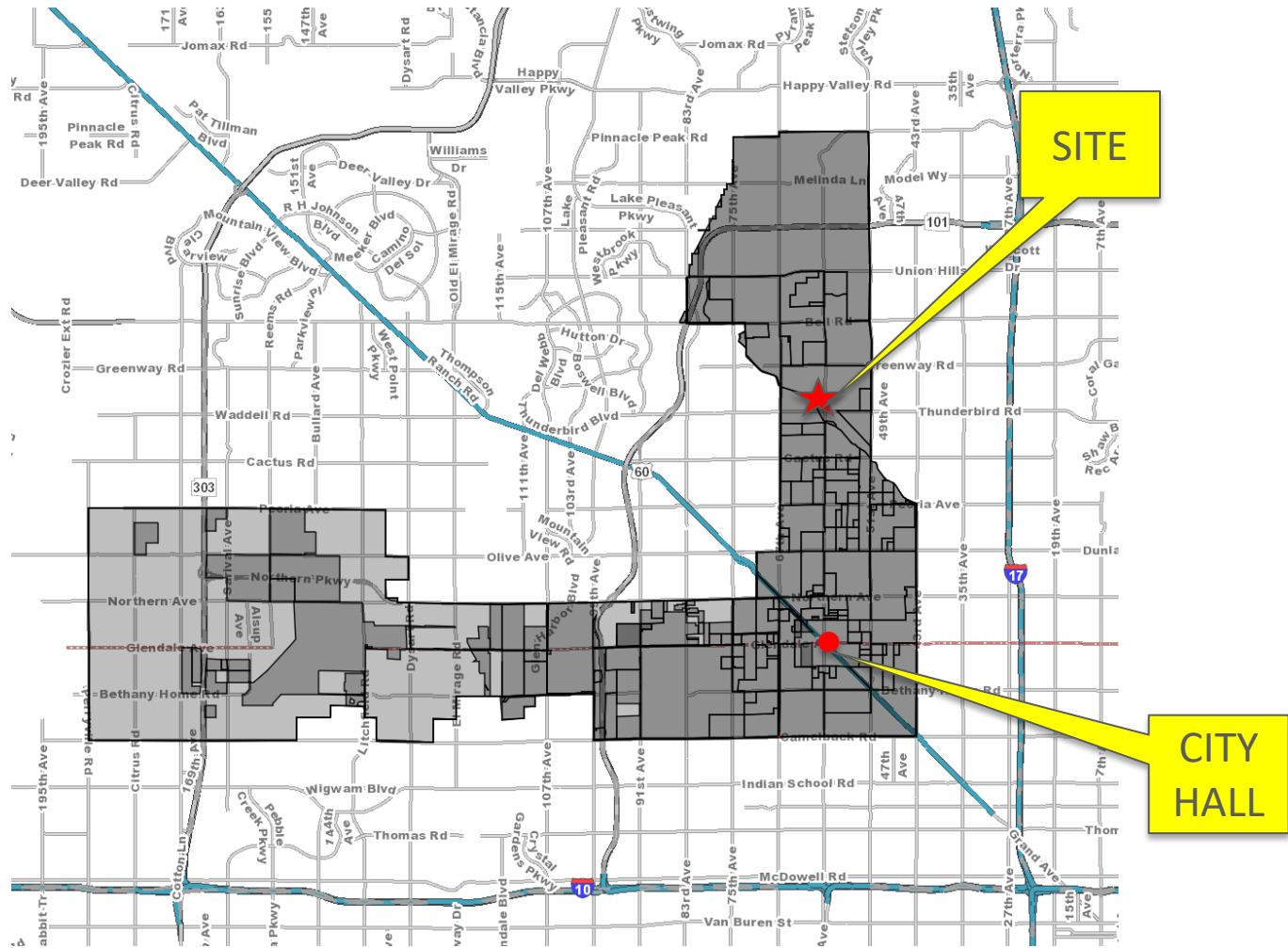
Request:

- 1) Minor General Plan amendment from OFC (Office) to GC (General Commercial)
- 2) Rezone approximately 0.47 acres of land from C-O (Commercial Office) zoning district to C-1 (Neighborhood Commercial)

Project Size: 0.97 acres - GPA
0.47 acres – ZON

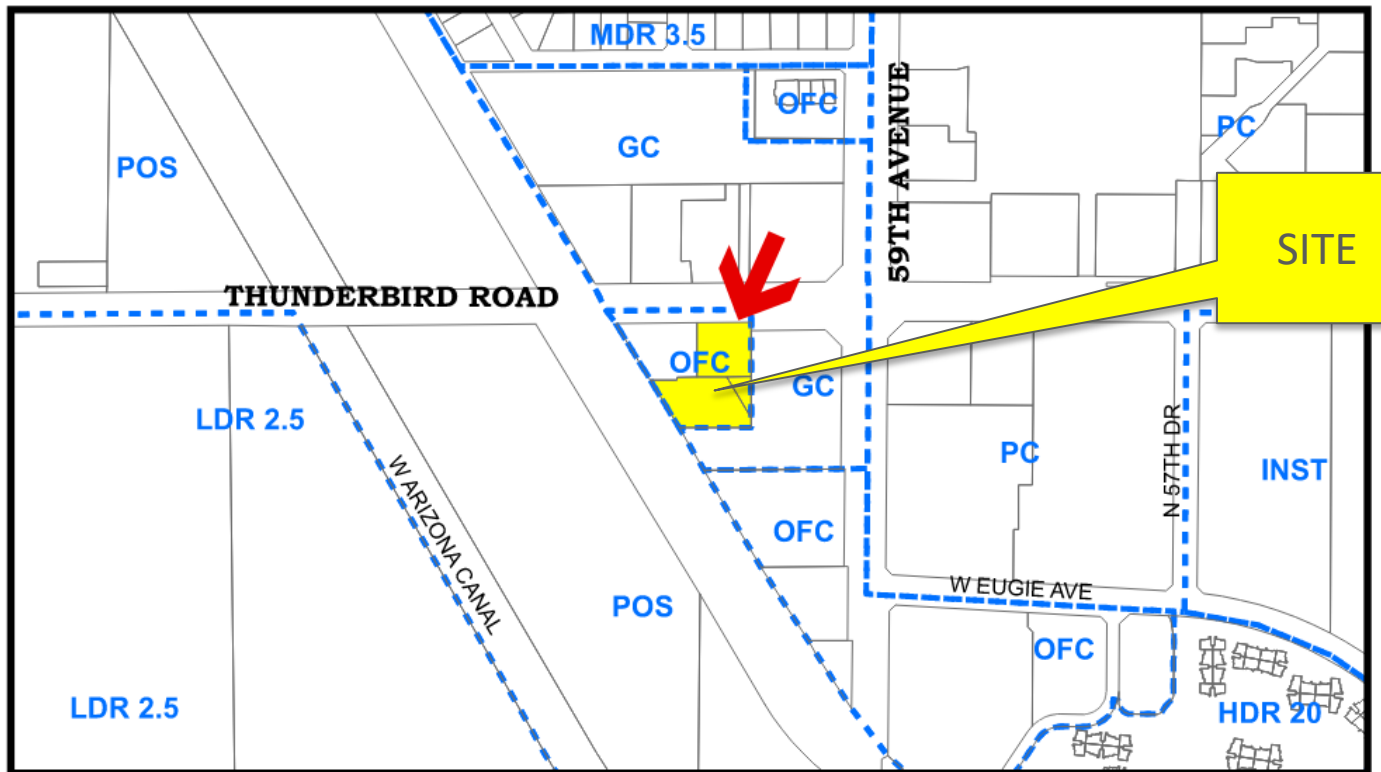


Vicinity Map

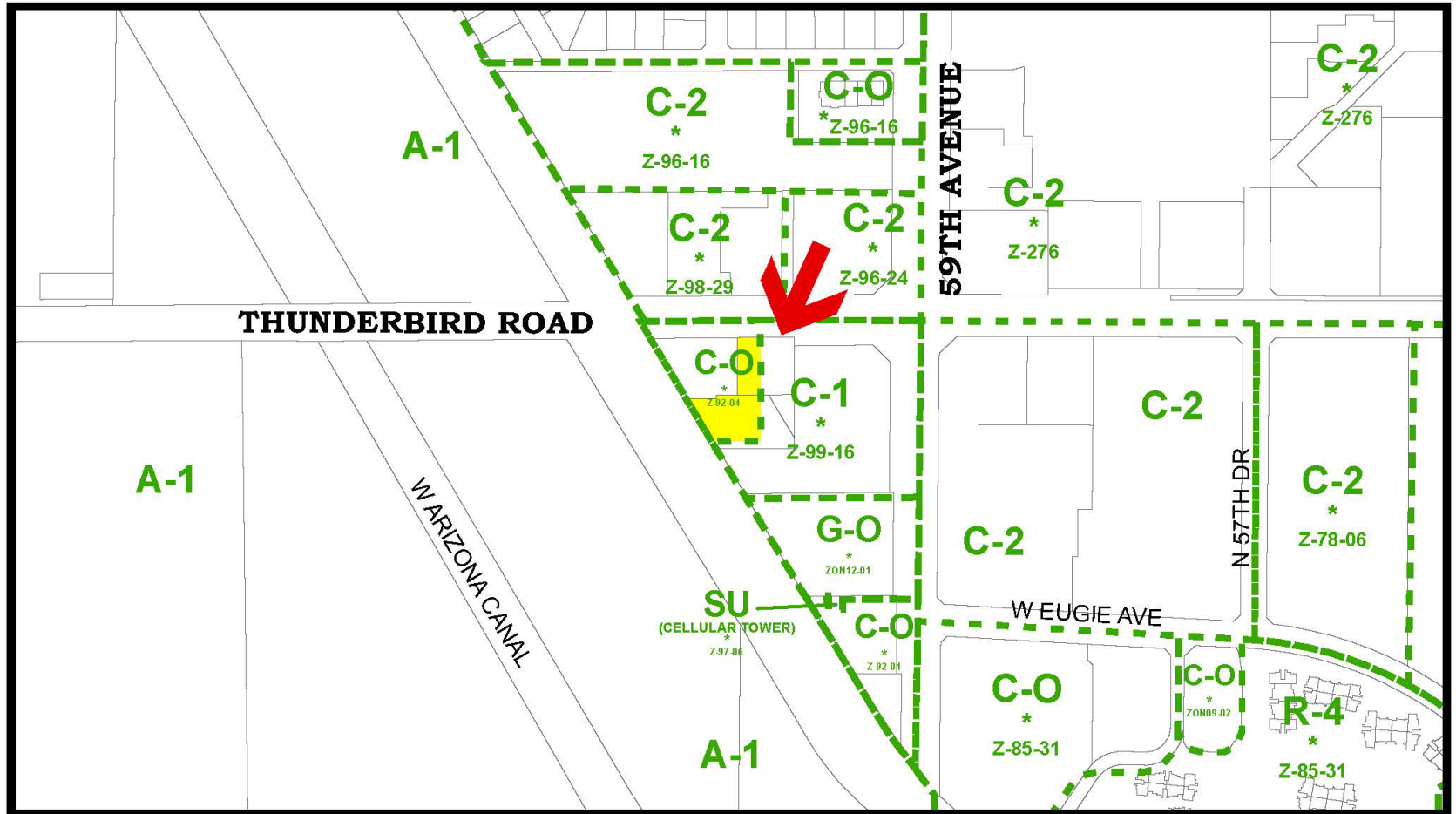


General Plan

General Plan
designation:
Office (OFC)



Zoning Map

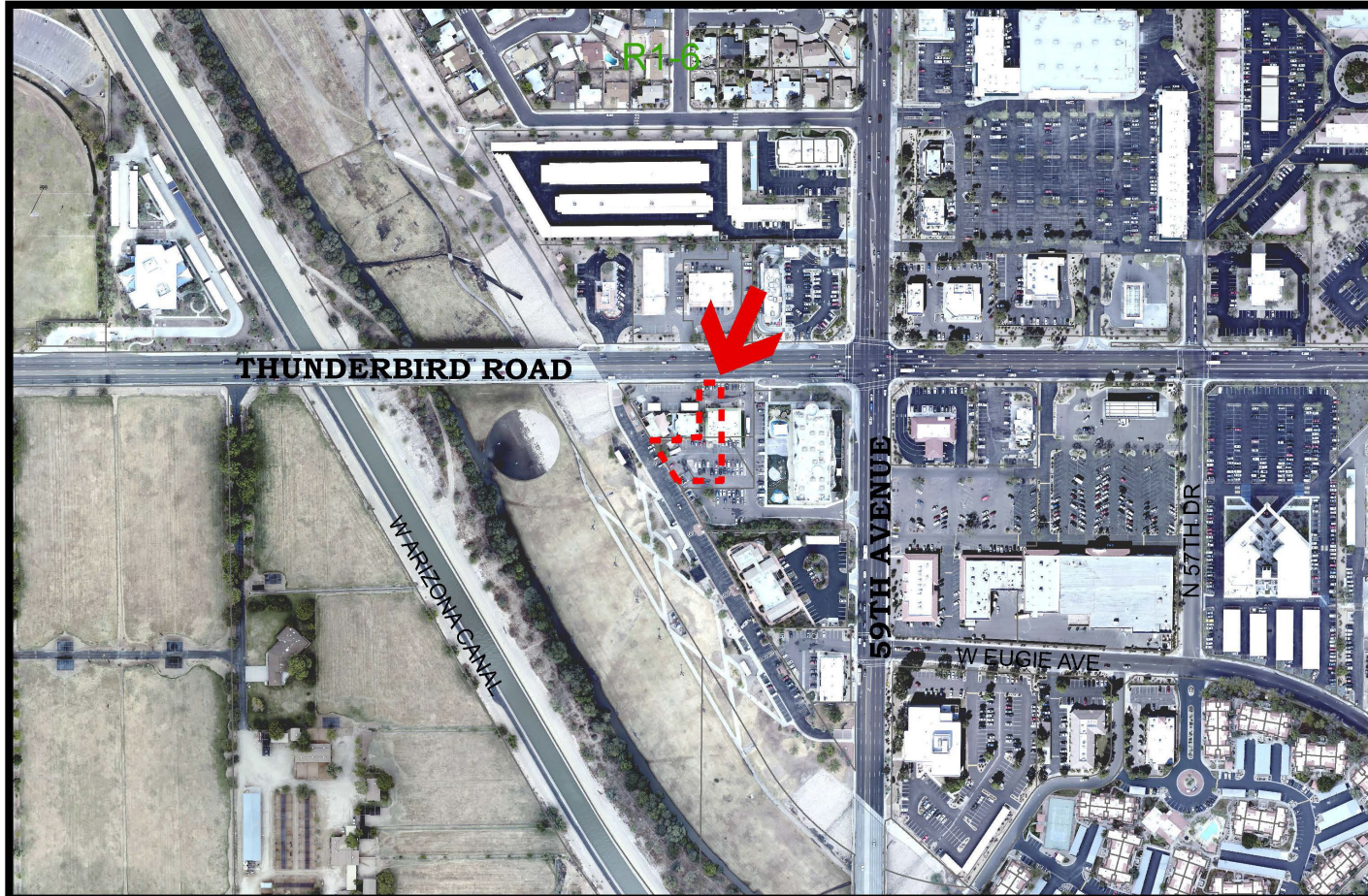




Aerial – General Plan



Aerial – Rezone





Public Involvement

- Notice mailed August 27th to property owners within 300 feet.
- Proposal posted on-site September 13th.
- Hearing/Request advertised September 16th in *The Glendale Star*.
- No comments have been received.



Findings

1. The proposed amendment is consistent in substance and location with the development objectives of the General Plan.
2. The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.



Analysis

- Amendment from Office to General Commercial is site appropriate and compatible with surrounding land use designations.
- C-1 allows for convenience use as use not permitted in C-O zone.
- Zoning consistent with adjacent parcels and allow for cohesive development.



Analysis

- Amendment is consistent with Envision Glendale 2040 Goals and Policies as follows:
 - Goal LU-1 (Land Use): Development is guided by sound growth management.
 - Goal HPD-6 (Historic Preservation and Design Element) - The City supports adaptive reuse of structures.



Analysis

- Goal NPR-1 (Neighborhood Preservation and Revitalization Element) – Glendale retains a sense of community through preserving and enhancing the character, identity, and quality of its diverse neighborhoods.
- All applicable city departments have reviewed the application and recommend approval.



Recommendation

Staff recommends approval subject to the following stipulation:

1. Development shall be in substantial conformance with the narrative dated September 19, 2021.



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