

**PLANNING COMMISSION MINUTES  
GLENDALE CITY HALL  
COUNCIL CHAMBERS  
5850 W. GLENDALE AVENUE  
GLENDALE, ARIZONA 85301  
NOVEMBER 4, 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, and Wilfong.

**Commissioners Absent:** Commissioners Nowakowski and Heath were absent and excused.

**City Staff Present:** Jamsheed Mehta, Development Services Director, Tabitha Perry, Interim Planning Manager, Jim Gruber, Chief Deputy City Attorney, Edward Vigil, Senior Planning Project Manager, George Gehlert, Senior Planning Project Manager, Christina LaVelle, Planner, Alex Lerma, Planner, and Jonatan Ramirez, Associate Planner, and Diana Figueroa, Recording Secretary.

**CITIZEN COMMENTS**

Chairperson Crow called for citizen comments.

Mr. Jim Hagedorn, West Cheryl Drive, Waddell, AZ 85355, expressed health concerns as they relate to the development occurring in west Glendale.

**APPROVAL OF THE MINUTES**

Chairperson Crow called for a motion.

**Commissioner Wilfong made a motion to approve the November 4, 2021, Regular Meeting minutes as written. Commissioner Cole 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 PRELIMINARY PLAT PP21-05:** A request by Matthew Mancini with 3 engineering, LLC, for a Preliminary Plat on approximately 24 acres of land to construct 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 83<sup>rd</sup> Avenue and is in the Yucca District. Staff Contact: Edward Vigil, Planner, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Mr. Edward Vigil, Senior Planning Project Manager, provided staff's presentation.

Mr. Taylor Earl, Earl and Curley, applicant, was present.

Chairperson Crow opened the public hearing. With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Crow made a motion to APPROVE Preliminary Plat PP21-05 subject to one stipulation listed in the staff report. Commissioner Cole seconded the motion, which was APPROVED with a vote of 4 to 1 (Wilfong).**

Commissioner Wilfong stated the streets in the proposed plats are getting more and more narrow. He felt this is not the direction the city of Glendale should take.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action by the Planning Commission subject to appeal within 15 days.

**MARLOWE PRELIMINARY PLAT PP21-06:** A request by David West, with Terrascope Consulting, for Preliminary Plat approval on approximately 17.13 acres of land to construct 80 single family homes with a minimum lot size of 6,000 square feet. The site is located at the northeast corner of 51<sup>st</sup> Avenue and Brown Street and is in the Cactus District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Mr. Edward Vigil, Senior Planning Project Manager, provided staff's presentation.

Mr. David West, Terrascope, applicant, was present.

Chairperson Crow opened the public hearing.

Mr. Dennis Duffy, North 49<sup>th</sup> Drive, Cactus District, stated the streets do not comply with regulations. This development has a road width of 36 feet. He said the pavement widths should be maintained. Please lookout for the residents of the area.

With no one further wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Cole made a motion to APPROVE Preliminary Plat PP21-06 subject to the findings in the staff report. Commissioner Crow seconded the motion, which was APPROVED UNANIMOUSLY.**

Commissioner Wilfong stated he is concerned with the recent proposed plats which have narrow roads and is happy to see a large lot subdivision.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action by the Planning Commission subject to appeal within 15 days.

**E-Z SERVE CONDITIONAL USE PERMIT APPLICATION CUP21-09:** A request by Heather Dukes Esq., representing E-Z Serve, LLC & DR Auto Sales, for a Conditional Use Permit to allow for New and Used Vehicle Sales and Minor Auto Repair Services in the C-2 (General Commercial) zoning district. The 0.39-acre property is located at the northeast corner of 55<sup>th</sup> Avenue and Glendale Avenue at 5452 and 5446 West Glendale Avenue in the Ocotillo District. Staff Contact: Alex Lerma, Planner Project Manager, (623) 930-2810, [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com)

Mr. Alex Lerma, Planner, provided staff's presentation.

Ms. Heather Dukes, Esq., 5064 E. Yucca St., Scottsdale, applicant, provided a presentation.

Chairperson Crow opened the public hearing.

Mr. David McGonisol, East Harvard Drive, Tempe, AZ 85301, was in support but wished not to speak.

With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Crow made a motion to APPROVE Conditional Use Permit CUP21-09 subject to the four stipulations in the staff report with a revision to #2 to read:** Dedication of additional right-of-way on Glendale Avenue to provide a total half-width of 40 feet shall be made 90 days of date of CUP approval. **Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action by the Planning Commission subject to appeal within 15 days.

**THE CAPISTRANO GENERAL PLAN AMENDMENT GPA21-10 AND REZONING APPLICATION ZON21-25:**

A request by Shaine T. Alleman, on behalf of Tiffany & Bosco, PA, representing Nirvana at Zanjero LLC, for a Minor General Plan Amendment from (CCC) Corporate Commerce Center to (EMU) Entertainment Mix-Use designation and Rezone on a 7.50-acre site from Planned Area Development (PAD) zoning district to Planned Area Development (PAD) zoning district. The site is located at the northwest corner of 91<sup>st</sup> Avenue and Zanjero Boulevard at 7410 North Zanjero Boulevard and is in the Yucca District. Staff Contact: Alex Lerma, Planning Project Manager, (623) 930-2810, [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com)

Mr. Alex Lerma, Planner, provided staff's presentation.

Mr. Shaine Alleman, Tiffany & Bosco, applicant, provided a presentation and added the property owner was also present

Chairperson Crow opened the public hearing. With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Cole made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA21-10 as written. Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**Vice Chairperson Nyberg made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-25 subject to the three stipulations in the staff report. Commissioner Crow seconded the motion, which was APPROVED UNANIMOUSLY.**

Commissioner Cole said he is thankful to the staff and applicant as this this looks like a great addition to our community.

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**THOMPSON THRIFT MINOR GENERAL PLAN AMENDMENT GPA21-06 AND REZONING APPLICATION ZON21-18:**

A request by Wendy Riddell, on behalf of Berry Riddell, LLC., for a Minor General Plan Amendment from BP (Business Park) to RMU (Regional Mixed Use) and to Rezone 24 acres from C-2 (General Commercial) to PAD (Planned Area Development) to allow a variety of mixed uses. The site is located on the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Mr. Edward Vigil, Senior Planning Project Manager, provided staff's presentation.

Ms. Wendy Riddell, Berry Riddell, applicant, provided a presentation and introduced Mr. Andrew Call with Thompson Thrift, to provide traffic and transportation information.

Chairperson Crow opened the public hearing. With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Crow made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA21-06 as written. Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**Vice Chairperson Nyberg made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-18 subject to the six stipulations in the staff report. Commissioner Crow the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**PARKWAY 303 WEST REZONING APPLICATION ZON21-22:** A request by Adam Baugh, on behalf of Withey Morris, PLC, representing Suburban Land Reserve, Inc., to rezone 260.68 acres from RU-43 (Rural / 43,000 SF minimum lot size) to PAD (Planned Area Development). The site is located at the southeast corner of Peoria Avenue and Cotton Lane (just west of Loop 303) and is in the Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager, (623) 930-2597, [ggehlert@glendaleaz.com](mailto:ggehlert@glendaleaz.com)

Mr. George Gehlert, Senior Planning Project Manager, provided staff's presentation.

Mr. Adam Baugh, on behalf of Withey Morris, PLC, applicant, was present and made a brief presentation.

Chairperson Crow opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Crow made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-22 subject to the six stipulations in the staff report. Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.**

Commissioner Wilfong stated he hopes the applicant takes into consideration the idea of interior roads.

Commissioner Cole stated he hopes the applicant is sensitive and considerate of the residents, who have been in the area for sometime.

Chairperson Crow agreed with Commissioners Wilfong and Cole's statements.

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**ORGANICS LOOP 303 REZONING APPLICATION ZON21-21:** A request by Michael Buschbacher, on behalf of Hunter Engineering, Inc., representing Russell Organics, LLC and Roth

Development Corp., to rezone 75 acres from RU-43 (Rural / 43,000 SF minimum lot) to PAD (Planned Area Development). The site is located at the southwest corner of Bethany Home Road and Sarival Avenue and is in the Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager, (623) 930-2597, [ggehlert@glendaleaz.com](mailto:ggehlert@glendaleaz.com)

Mr. George Gehlert, Senior Planning Project Manager, provided staff's presentation.

Mr. Michael Buschbacher, on behalf of Hunter Engineering, Inc., applicant, was present.

Chairperson Crow opened the public hearing.

Mr. Ken Roth, 1524 Williams Drive, stated he has worked with city staff on this and other projects and wanted to express his appreciation.

With no one further wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Cole made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-21 subject to the six stipulations in the staff report with a revision to stipulation #5 to read: Record 45' common (shared) private access easement along west property line from Bethany Home Road to Missouri Avenue and stipulation #6 to read: Record a 45' common (shared) private access easement for Missouri Avenue alignment from the west property boundary to Sarival Avenue. Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**ERGAS 303 REZONING APPLICATION ZON21-20:** A request by Rod Miller, of Ryan Companies US Inc., to rezone approximately 63 acres from M-1 (Light Industrial) to PAD (Planned Area Development) to permit an industrial and commercial complex. The site is located on the south of the southeast corner of Northern Avenue and Cotton Lane and is in the Yucca District. Staff Contact: Christina Lavelle, Planner, (623) 930-2553, [clavelle@glendaleaz.com](mailto:clavelle@glendaleaz.com)

Ms. Christina LaVelle, Planner, provided staff's presentation.

Mr. Gary Hayes, applicant, Ryan Companies US Inc., made his presentation.

Chairperson Crow opened the public hearing.

Ms. Jane Summy, North Cotton Lane, Waddell, stated there are 179 bungalows coming into the area along with this project and another housing subdivision which will create more traffic. This is in addition to the big warehouses coming into the area. She was also concerned about property values.

Ms. Debby Hanna, 7532 North Cotton Lane, Waddell, concerned about semi-truck parking and stated Cotton Lane floods when it rains. She asked the Commission take into consideration the existing homeowners.

Mr. Hayes said they do want to be a good neighbor and are exploring a secondary access. They will continue to work and meet with the homeowners.

With no one further wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Commissioner Crow made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-20 subject to the three stipulations in the staff report. Vice Chairperson Nyberg seconded the motion.**

Commissioner Wilfong said it appears if the traffic did not travel along Cotton Lane the residents would be less affected. He hopes the applicant will be a good neighbor and keep trucks off of Cotton Lane.

Commissioner Cole stated this proposed building size does not fit in the community.

**The MOTION was APPROVED with a vote of 4 -1 (Cole).**

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**ALTO REZONING APPLICATION ZON21-12:** A request by Taylor C. Earl, of Earl and Curley, P.C., to rezone approximately 15 acres from R1-6 (Single Residence) to R1-4 PRD (Planned Residential Development). The site is located at the southeast corner of 75<sup>th</sup> Avenue and Orangewood Avenue in the Yucca District. Staff Contact: Christina Lavelle, Planner, (623) 930-2553, [clavelle@glendaleaz.com](mailto:clavelle@glendaleaz.com)

Ms. Christina LaVelle, Planner, provided staff's presentation.

Mr. Taylor Earl, Earl and Curley, P.C., made a presentation.

Chairperson Crow opened the public hearing.

The following persons submitted speaker cards in support but chose not to speak:

Felipe Perez, West Palmar Avenue, Glendale, AZ 85303

Gloria Perez, West Palmar Avenue, Glendale, AZ 85303

Cheryl Chambers, North 75<sup>th</sup> Avenue, Glendale, AZ 85303

Teresa Zaddacck, North 83<sup>rd</sup> Avenue, Glendale, AZ 85303

Mark & Judy Marcos, West Oranewood Avenue, Glendale, AZ 85303

Mark Marcos, West Oranewood Avenue, Glendale, AZ 85303

With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-12 subject to the five stipulations in the staff report. Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.**

Commissioner Wilfong said the applicant has done a very good with this proposal.

Mr. Jim Gruber, Chief Deputy City Attorney, stated the recommendation will be forwarded to the City Council for final action.

**ALTO PRELIMINARY PLAT PP21-03:** A request by Matthew Mancini, of 3 engineering LLC, for Preliminary Plat approval on approximately 15 acres for an 89-lot subdivision to known as Alto. The site is located at the southeast corner of 75<sup>th</sup> Avenue and Oranewood Avenue in the Yucca District. Staff Contact: Christina Lavelle, Planner, (623) 930-2553, [clavelle@glendaleaz.com](mailto:clavelle@glendaleaz.com)

Ms. Christina LaVelle, Planner, provided staff's presentation.

Mr. Taylor Earl, Earl and Curley, P.C., made a presentation.

Chairperson Crow opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to APPROVE Preliminary Plat PP21-03 subject to one stipulation in the staff report. Commissioner Crow seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action by the Planning Commission subject to appeal within 15 days.

#### **OTHER BUSINESS**

Chairperson Crow called for Other Business. There was none.

#### **PLANNING STAFF REPORT**

Chairperson Crow called for the Planning Staff Report.

Mr. Jonatan Ramirez, Associate Planner, made a presentation regarding new development occurring around the Westgate Sports and Entertainment District.

**COMMISSION COMMENTS AND SUGGESTIONS**

Chairperson Crow called for Commission Comments and Suggestions. There was none.

**NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for December 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.

**Commissioner Wilfong made a motion to ADJOURN. Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.**

With no further business, the meeting was adjourned at 9:51pm.

Submitted by:

Diana Figueroa  
Recording Secretary