

DRAFT



MINUTES

**PLANNING COMMISSION
COUNCIL CHAMBERS
5850 W. GLENDALE AVE.
GLENDALE, ARIZONA 85301**

**MARCH 24, 2022
6:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

Present: Vern Crow, Chair
Gary Hirsch, Vice Chair
Tom Cole, Commissioner
John Crow, Commissioner
Martin Nowakowski, Commissioner
John Geurs, Commissioner

3. CITIZEN COMMENTS

Chairperson Crow called for citizen comments. There were none.

4. APPROVAL OF THE MINUTES

- a. Planning Commission Minutes of January 13, 2022, Regular Meeting.
- b. Planning Commission Minutes of February 24th, 2022, Regular Meeting.
- c. Planning Commission Minutes of February 24th, 2022, Special Workshop

Chairperson Crow called for Questions or comments.

Commissioner Geurs requested a question asked at the February 24th Special workshop in regard to air quality and the final inspection be reworded for better clarification, in addition to correcting the spelling of his last name on the February 24th regular meeting minutes.

There were no other comments

Chairperson Crow asked for a motion to approve the January 13th minutes and to have the February 24th Special Workshop and Regular minutes amended and brought back at a later

meeting.

Commissioner Hirsch made a motion as stated and Commissioner Cole seconded the motion.

AYE: Chair Vern Crow

Vice-Chair Gary Hirsch

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

Commissioner John Geurs

PASSED

5. WITHDRAWALS AND CONTINUANCES

Chairperson Crow called for Withdrawals and Continuances, there were none.

6. PUBLIC HEARING ITEMS

Chairperson Crow called for the public hearing items

1. **ZON21-28- Sun Rise Apartments Rezone Application** - A request by Francisco Soto-Revueltas on behalf of Soto Design Studio, LLC, representing H & M One Real Estate Holdings to rezone 10 acres from C-2 (General Commercial) to R-4 (Multiple Residence) to allow for a 120-unit multifamily development. The site is located at the northwest corner of Missouri Avenue and 59th Avenue (5544 North 59th Avenue) and is in the Ocotillo District. Staff Contact: Christina LaVelle, Planner, 623-930-2553.

Ms. Christine Lavelle provided Staffs presentation

Chairperson Crow called for questions from the commission

Commissioner Geurs asked what makes the development luxury

Ms. Lavelle stated the amenities provided are more than required by the zoning district, also the community is gated with a sophisticated look with ample open space, significant landscaping, and setbacks. Ms. Lavelle would let the applicant elaborate further.

Commissioner Geurs noted traffic was not addressed and asked how many gates for pedestrians are there in the complex and where would the school busses stop to pick up the children. He was concerned the buses would stop on 67th avenue stopping traffic for an extended period.

Ms. Lavelle said the city transportation Department approved the project and approved the preliminary site plan. Ms. Lavelle doesn't have any information about the bus routes and hadn't received any reply from the school district in relation to the project. Ms. Lavelle also indicated the applicant may have more information.

Commissioner Geurs stated he drove by the site and Montebello Avenue isn't a wide street and wanted the applicant to address how many parking spaces are being allotted for the project with the concern being to many people parking on the street.

Ms. Lavelle stated the applicant would answer that question.

Applicant Francisco Soto Phoenix AZ made a presentation

Mr. Soto indicated the development is defined as luxury due to the size of the units being larger than those in the area, the abundance of amenities, the level of quality in the finishes.

The applicant stated he had a conversation with traffic, and it was determined a bus stop was not needed and, the applicant agreed they would not want to put a bus stop or more traffic on 59th Avenue.

Commission Geurs asked if there was a picture with the fencing being proposed around the property and wanted to know would it be a screen type fence.

Mr. Soto responded it would be a combination fence some solid and some see through.

Mr. Soto indicated the pedestrian gates do connect back to the public area and vision fencing would be provided to help with security, there will be a variety of fencing

Commission Geurs wanted confirmation of the following, it was a gated community locked at night, also there is a main entrance along with, two exits, one exit on Montebello and one on Missouri Avenue and if there is any other on 59th Avenue.

The applicant confirmed there is an entrance one on 59th Avenue and two exits as referenced.

Commissioner Geurs indicated he would like the applicant to look into the exits on Montebello and Missouri Avenue if there is an area where kids could wait out of the street to try and keep busses off 59th

Mr. Soto agreed.

Chair person Crow called for any speakers and final comments from the staff
There were none and Chairperson Crow closed the Public Hearing

Chairperson Crow called for a motion

Vice Chair Hirsch made a motion to approve ZON21-28 subject to the stipulations in the staff report

Commissioner Nowakowski 2nd the motion

Commissioner Nowakowski thanked the presenters and liked the concept of 4 unit clusters, the luxury rooms, more space and hoped there is follow up on the buses pull out on 59th Avenue.

AYE: Chair Vern Crow

Vice-Chair Gary Hirsch

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

Commissioner John Geurs

PASSED

Mr. Gruber, Chief Deputy City Attorney, stated these recommendations would be forwarded to the City Council for final action.

2. **GPA21-11 & ZON21-27 Glendale on Centerline located east of the southeast corner of 67th Avenue and Glendale Avenue** - A request by Stephen W. Anderson on behalf of Gammage & Burnham, PLC, representing Saia Family Limited Partnership, for a Minor General Plan Amendment from HDR20 (High Density Residential 12.0 - 20.0 du/ac) to DMU (Downtown Mixed-Use designation) and a Rezone for a 14.6-acre site from R-4 (Multiple Residence) zoning district to PAD (Planned Area Development) zoning district. The site is located east of the southeast corner of 67th Avenue and Glendale Avenue in the Ocotillo District. Staff Contact: Alex Lerma, Planner, (623) 930-2810.

Mr. Lerma provided staffs' presentation.
Chairperson Crow called for questions from the Commission.

Commissioner Nowakowski asked if there would be a perimeter wall on Ocotillo Road
Mr. Lerma stated there would not be a perimeter wall on Ocotillo Road, the only perimeter wall will be on the east of the development.

Commissioner Nowskowski asked for clarification of the 10-foot setbacks, 4-story building placement as well as the limited commercial uses on the first floor and if dog parks and walkway connections are available for the neighborhood. Commissioner also wanted the applicant to address what steps are being proposed to make the area safe and if CPTED(Crime Prevention Through Environmental Design) would be contacted to assist in the design.

Mr. Lerma clarified that the setbacks are measured form the property line not the street, the building will be 4-story on Glendale Avenue only and the staff has included what uses are available for the first floor in the PAD. They are retail in nature and, traditionally dog parks and walkway connections are made for the residents however Mr. Lerma deferred to the applicant.

Mr. Lerma did note that security and other issues would also be looked at in the design review.

Chairperson Crow called for the applicant's presentation.

Applicant representative Steven Anderson and Applicant Dan Klocke from the Gorham & Co.

Mr. Anderson stated this is affordable housing, and they are working with the Arizona Department of Housing and staff has worked hard to meet all deadlines.

Dan Klocke made the applicants' presentation. Mr. Klocke stated they specialize in affordable housing noting that the company integrated with Development, Architecture, Construction and Asset/Property Management in house. They manage property for the long haul not to flip, they will be a part of the community.

Mr. Klocke stated they would create safety using population and using the buildings as walls and openings with cameras. The applicant also stated they build CPTED into all their projects. The first floor would possibly contain a commercial kitchen for small businesses, business silos for those starting a business and, exercise classes.

Commissioner Geurs asked where would the customers park using the businesses proposed on the commercial first floor.

Mr. Klocke said there would be 6-8 parking spots in the back of the building, the businesses proposed are not high traffic and wouldn't need a lot of parking.

Commissioner Geurs asked if they would be doing all the ventilation work related to the commercial kitchen especially venting through the 4th floor

Mr. Klocke indicated all the work required in relation to the commercial kitchen would be done by the company.

Commissioner Geurs asked why there isn't any access off of Ocotillo Road the concern being trying to get across 67th, He also asked if you could take a left off of Glendale Avenue.

Mr. Klocke said that there is only a right turn on 67th, and you can take a left off of Glendale Ave. The applicant also stated with this type of development they don't have many drivers, and they would not bring a flood of traffic that other developments bring.

Commissioner Geurs stated the apartment complex south side of Ocotillo Road on the east is fairly high crime site how would they protect the cars etc. how would they secure things in

an open architecture?

Mr. Klocke stated there will be people onsite working. He stated they know the situation there, and they are trying to begin change in the area to alter how that part of Glendale Avenue feels.

Commissioner Geurs Congratulated the applicant that the Loft development built in 2008 looks just as good today

Chairperson Crow closed the [public hearing as there were no speaker cards and no further comments from Staff

Chairperson Crow called for a motion for GPA21-11

Commissioner Cole recommended GPA 21-11 as written

Commissioner Crow second

AYE: Chair Vern Crow

Vice-Chair Gary Hirsch

Commissioner Tom Cole

Commissioner John Crow commented he thought this would be a great addition to the neighborhood

Commissioner Martin Nowakowski commented he knew Mr. Glockey reputation in the affordable housing community and hopes they will follow up with CPTED

Commissioner John Geurs

Chairperson Crow called for a motion for ZON21-27

Vice Chair Hirsch recommended ZON 21-27 subject to the stipulations as outlined in the staff report.

Commissioner Crow second

AYE: Chair Vern Crow

Vice-Chair Gary Hirsch

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

Commissioner John Geurs

PASSED

Mr. Gruber, Chief Deputy City Attorney, stated these recommendations would be forwarded to the City Council for final action.

7. OTHER BUSINESS

Ms. Perry indicated there was no other business.

Chairperson Crow updated the commission on the great progress being made by Vice-Chair Nyberg

8. PLANNING STAFF REPORT

- a. Chairperson Crow called for the Planning Staff Report. There was none

9. COMMISSION COMMENTS AND SUGGESTIONS

10. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for April 28th at 6:00 p.m., in the Council Chambers located at 5850 W. Glendale Ave, Glendale, Arizona, 85301.

11. ADJOURNMENT

Chairman Crow called for a motion to adjourn

Commissioner Cole made a motion to adjourn and Vice-Chair Hirsch 2nd

AYE: Chair Vern Crow

Vice-Chair Gary Hirsch

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

Commissioner John Geurs

Passed

The Planning Commission meeting minutes of March 24th, 2022 were submitted and approved this 28th day of April 2022.

Lisa Wilson
Recording Secretary